

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 12, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) APPOINTMENTS

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(IV) CONSENT AGENDA

- (2) Approval of Minutes for the December 29, 2020 Planning and Zoning Commission meeting.

(V) PUBLIC HEARING ITEMS

(3) **Z2020-055 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB 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.

(4) **Z2020-056 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

(5) **Z2020-057 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Zoning Change superseding Specific Use Permit No. 57 (S-57; Ordinance No. 08-39) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

(6) **Z2020-058 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by David LeCour for the approval of a Specific Use Permit (SUP) for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.

(7) **Z2020-060 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

(VI) ACTION ITEMS

(8) **SP2020-032 (DAVID GONZALES)**

Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a *Gymnasium and Classrooms* in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

(9) **SP2020-033 (DAVID GONZALES)**

Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an Amended Site Plan for a *Gas Canopy* in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

(VII) DISCUSSION ITEMS

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

- P2020-051: Final Plat for Lot 1, Block A, SDI Rockwall Addition (**APPROVED**)
- P2020-053: Replat for Lot 1, Block I, Lake Rockwall Estates East Addition (**APPROVED**)
- Z2020-041: Text Amendment to Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the UDC (**APPROVED; 2nd READING**)
- Z2020-048: SUP for Residential Infill in an Established Subdivision at 701 T. L. Townsend Drive (**APPROVED; 2nd READING**)
- Z2020-049: SUP for Residential Infill in an Established Subdivision at 304 E. Bourn Street (**APPROVED; 2nd READING**)
- Z2020-050: SUP for Residential Infill in an Established Subdivision at 501 S. Clark Street (**APPROVED; 2nd READING**)
- Z2020-051: SUP for Residential Infill in an Established Subdivision at 38 Shadydale Lane (**APPROVED; 2nd READING**)
- Z2020-052: Zoning Change (AG to C) for 5651 SH-276 (**APPROVED; 2nd READING**)
- Z2020-053: Zoning Change (LI to PD) for 1700 Justin Road (**APPROVED; 2nd READING**)

(VIII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on January 8, 2021 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 29, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

3
4 Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were Mark Moeller, Jean Conway, Sedric Thomas,
5 and Vice-Chairman Jerry Welch. Absent from the meeting were Commissioners Derek Deckard and John Womble. Staff members
6 present were Planning and Zoning Director Ryan Miller, Civil Engineers Sarah Johnston and Jeremy White, and City Engineer Amy
7 Williams. Absent from the meeting were Planning and Zoning Manager David Gonzales, Planner Henry Lee, and Planning and Zoning
8 Coordinator Angelica Gamez.

9
10 II. OPEN FORUM

11
12 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There
13 being no one coming forward, Chairman Chodun closed the open forum.

14
15 III. APPOINTMENTS

16
17 Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments
18 for items on the agenda requiring architectural review.

19
20 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the
21 Architectural Review Board meeting.

22
23 IV. CONSENT AGENDA

24
25 1. Approval of Minutes for the December 8, 2020 Planning and Zoning Commission meeting.

26
27 2. **P2020-051 (HENRY LEE)**

28 Consider a request by Bryan Connally of CBG Surveying, TX LLC on behalf of SDI S. Rockwall, LLC for the approval of a *Final Plat* for Lot 1,
29 Block A, SDI Rockwall Addition being a 0.92-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County,
30 Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District,
31 addressed as 2901 Ridge Road, and take any action necessary.

32
33 3. **P2020-053 (HENRY LEE)**

34 Consider a request by J. W. Jones on behalf of Lupe Guardiola for the approval of a *Replat* for Lot 1, Block I, Lake Rockwall Estates East Addition
35 being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall
36 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and
37 take any action necessary.

38
39 Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a
40 vote of 5-0 with Commissioners Deckard and Womble absent.

41
42 V. ACTION ITEMS

43
44 4. **MIS2020-018 (DAVID GONZALES)**

45 Discuss and consider a request by Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a *Miscellaneous Case* for a
46 variance to the *General Overlay District Requirements* stipulated by the Unified Development Code (UDC) to allow the construction of a building
47 on a 27.446-acre parcel of land identified as Lot 1, Block A, Rockwall – CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural
48 (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 2301 John King Boulevard, and take any action
49 necessary.

50
51 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting the approval
52 of a variance for a commercial building on the property. In this case, it falls within an Overlay District which requires it to have a minimum
53 masonry percentage. The applicant is proposing to put the structure in the location in the rear and will be screened on all sides. It will
54 be a Tuff Shed building clad in hardie panel. Due to this being a variance, it does require a ¾ majority vote of the Commissioners present.
55 Mr. Miller then advised the Commission that a representative from the Rockwall Independent School District (RISD) and Staff were
56 present and available for questions.

57
58 The representative came forward and provided additional details regarding the request. He stated that the RISD is always seeking and
59 needing additional storage space.

60
61 Chairman Chodun asked if it was a fixed building. The applicant replied that it would be.

62 Vice-Chairman Welch asked if there were similar buildings at other campuses. He then asked Mr. Miller what the difference was between
63 what the applicant was asking and past requests for portable buildings.
64

65 Commissioner Moeller made a motion to approve MIS2020-018 with staff recommendations. Commissioner Thomas seconded the
66 motion which passed by a vote of 5-0.
67

68 5. **SP2020-034 (DAVID GONZALES)**

69 Discuss and consider a request by Drew Hayes of METHODArchitecture, PLLC on behalf of the owner Mary Courtin of Courtin Dental for the
70 approval of an Amended Site Plan for a daycare facility in conjunction with a medical office on a 1.743-acre tract of land identified as a portion of
71 Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for
72 Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any
73 action necessary.
74

75 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. He reminded the Commission that they
76 had previously approved a site plan for this facility and for a medical office at the last meeting. As part of that, there were elevations for
77 the daycare facility that involved variances that were denied. The applicant has since come back with new elevations that were more in
78 line with the Architectural Review Board (ARB) recommendations. The building itself does have the same variances that were originally
79 requested last time but addressed all the things the ARB asked them to address in order to ask for those variances. They are now asking
80 for a variance on the roof pitch but no compensatory measures are required since it was an ARB recommendation. Again, due to this
81 being a variance request, it does require a ¾ majority vote from the Commissioners present. Commissioners will be voting tonight on
82 two variances: one for the primary building façade and another for secondary building façade but both for articulation.
83

84 Chairman Chodun asked the applicant to come forward.

85
86 Drew Hayes
87 3227 McKinney Avenue, Suite 201
88 Dallas, TX 75204
89

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

91
92 Commissioner Thomas expressed appreciation to the applicant for complying with the ARB recommendations.
93

94 Commissioner Conway made a motion to approve SP2020-034 with ARB recommendations. Commissioner Thomas seconded the
95 motion which passed by a vote of 5-0.
96

97 VI. DISCUSSION ITEMS
98

99 6. **Z2020-055 (DAVID GONZALES)**

100 Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit
101 (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County,
102 Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor
103 Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.
104

105 Planning and Zoning Director Ryan Miller explained that the applicant currently has an established store in the Downtown area and is
106 looking to move to this new location. A general retail store requires a Specific Use Permit (SUP) in Planned Development (PD) area.
107

108 Chairman Chodun asked the applicant to come forward.
109

110 Caroline Harklau
111 102 E. Rusk
112 Rockwall, TX 75087
113

114 The applicant came forward and requested approval of an SUP due to outgrowing their previous location. She explained that her store
115 is a women's and men's apparel store. She is looking to continue expanding in the Downtown area.
116

117 Mr. Miller added that this location was previously granted an SUP for a restaurant and, at that time, they were providing enough parking.
118 The applicant has provided Staff with a floor plan and are in compliance with the parking requirements on the site. He also added that
119 there are no major non-conformities with this request.
120

121 Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.
122

123 7. **Z2020-056 (RYAN MILLER)**

124 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison
125 Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned
126 Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey,

127 Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District,
128 generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

129
130 Chairman Chodun asked the applicant to come forward.

131
132 Adam Buczek
133 8214 Westchester Drive, Suite 900
134 Dallas, TX 75225
135

136 Mr. Buczek came forward and provided a brief summary in regards to his request. He stated that his past request had been denied in
137 November by the Commission by a vote of 4-3. The request then went before the City Council and they had two conditions for the
138 applicant which they have followed. One of those was to increase the minimum home size in the PD to 2200 square feet and the other
139 was to make all the 70-foot wide lots have a 6-foot side setback. The applicant agreed to the conditions but the motion failed due to
140 them needing super majority (vote was 5-2). Mr. Buczek stated that they have returned with revised plans including both of those
141 conditions that garnered those 5 votes from City Council and modified the lots whereby average lot sizes are larger. Mr. Buczek then
142 presented a PowerPoint showing the new plan design, lot sizes, and amenities.

143
144 Commissioner Thomas asked what lot size were shown on the picture renderings given.

145 Vice-Chairman Welch asked about the side setbacks on the 60-foot lots.

146
147 Planning and Zoning Director Ryan Miller provided an explanation regarding the Comprehensive Plan. The Comprehensive Plan is built
148 around the idea of having an 80/20 land use mix and as you make changes on one side-it affects the other side. Based on previous
149 changes in other areas of the community and changing this area to low-density residential, it brings us close to that 80/20 mix. However,
150 making a change to the Plan is a discretionary decision. Mr. Miller added that there is also a misunderstanding on how the City calculates
151 density. The City actually calculates land on the gross. With regards to the district strategies, suburban residential calls for a balance
152 of lot products.

153
154 Chairman Chodun asked if there were any exceptions for density definition purposes for undeveloped property. He then address the
155 applicant and explained that he wanted to make sure that the intent of the original zoning was in play.

156
157 Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.

158
159 8. **Z2020-057 (RYAN MILLER)**

160 Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the
161 approval of a Zoning Change superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39)* and changing the zoning from a Single-Family
162 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified
163 as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41)
164 for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action
165 necessary.
166

167 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The developer is requesting is to come
168 back and establish a medical office there. In order to do that, along with the daycare, he would need to change the zoning to a General
169 Retail (GR) District. That would either allow us to amend Planned Development District 41 (PD-41) to remove that section and make this
170 a straight General Retail District or bring it into PD-41. Either way, the PD would have to be amended. The applicant has chosen to
171 amend PD-41 and bring in that SF-10 portion and regenerate this property to a General Retail District. There is also a plat that is currently
172 coming thru to subdivide the property and the Commission cannot approve that until the zoning has been approved or denied. Coming
173 thru with that plat is a parking agreement. All three businesses (office, medical office, and daycare) will share parking. Once they turn
174 in a parking study then it'll show that the requirement has been met and they'll be parking sufficient.

175
176 Chairman Chodun asked if the intent was to have a General Retail area all along.

177
178 Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.

179
180 9. **Z2020-058 (HENRY LEE)**

181 Hold a public hearing to discuss and consider a request by David LeCour for the approval of a Specific Use Permit (SUP) for an accessory structure
182 on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
183 Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.
184

185
186 Chairman Chodun asked the applicant to come forward.

187
188 David LeCour
189 507 S. Clark Street
190 Rockwall, TX 75087

191 Mr. LeCour came forward and provided a brief summary in regards to his request. When the tornado hit, his barn was destroyed and he
192 was looking for a way to replace it. He did not know he was not in compliance and began work without a permit. He is now coming
193 forward and requesting approval to continue working on his barn.
194

195 Planning and Zoning Director Ryan Miller asked for the size of the structure to which the applicant replied that it was 782 square feet.
196 Mr. LeCour added that he already has poles in the ground and would like the structure to continue being the same size.
197

198 Vice-Chairman Welch asked what the purpose of the shed was or if it was possible to have a driveway to get to the shed.
199

200 Mr. Miller added that there is an amount of floodplain in this lot. The applicant must show that this structure is not being built within the
201 floodplain. There is also a sewer easement that traverses the property from east to west and Staff would need to see that the structure
202 is not within that either.
203

204 Chairman Chodun asked for clarification on the nonconformance of the property.
205

206 Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.
207

208 10. Z2020-060 (DAVID GONZALES)

209 Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald
210 Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family
211 Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07
212 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate
213 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-
214 3097], and take any action necessary.
215

216 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. He explained that the applicant had
217 previously requested the zoning change to a SF 2.0 District and has now decided to subdivide into three lots instead of two, changing
218 the zoning to a SF 1.5 District. This is in conformance with the Comprehensive Plan because it is low density residential.
219

220 Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.
221

222 11. P2020-052 (HENRY LEE)

223 Discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for
224 Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake
225 Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10)
226 District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.
227

228 Planning and Zoning Director Ryan Miller explained that he had gone over the details of this in a previous case but it does meet all the
229 technical requirements if the zoning is approved.
230

231 Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.
232

233 12. SP2020-032 (DAVID GONZALES)

234 Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the
235 approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land
236 identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District,
237 situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.
238

239 Chairman Chodun asked the applicant to come forward.
240

241 Phil Craddock
242 828 McCall Drive
243 Fate, TX 75087
244

245 Mr. Craddock provided a brief summary in regards to his request. He made a presentation for the Commission showing the existing
246 buildings and the requested renderings.
247

248 Planning and Zoning Director Ryan Miller added that currently the property is subject to the Overlay District requirements and there
249 are variances to the 90% primary materials which are masonry materials. The building is shy on the articulation standards but the
250 standards are typically written to control square buildings. Another thing that ARB requested that some kind of relief be added to the
251 back wall that has a flat expense along with planting some additional trees along Damascus to conceal that wall more. Other than that,
252 the plan does meet all the technical criteria.
253

254 Chairman Chodun asked if the materials were an approved variance for the primary facility.
255

Commissioner Thomas asked if the applicant had any concerns with the recommendations made by ARB.

256
257 **Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.**
258

259 **13. SP2020-033 (DAVID GONZALES)**

260 Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an
261 Amended Site Plan for a Gas Canopy in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land identified
262 as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
263 District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad
264 Street, and take any action necessary.
265

266 **Chairman Chodun asked the applicant to come forward.**

267
268 **David Bond**
269 **765 Custer Road**
270 **Plano, TX 75075**
271

272 **Mr. Bond came forward and provided a brief summary in regards to his request. He explained that the business (RaceTrac) is in an**
273 **existing facility that was recently remodeled this year to update the interior product offerings. This site is requesting to add a second**
274 **canopy meant for the box trucks and F350s. According to the Unified Development Code (UDC), there needs to be 2 new canopies and**
275 **4 new ornamental trees in the first 20-foot buffer. The applicant is asking for a variance to not install the landscape buffer due to the**
276 **heavy vegetation that is already in place there. At the moment, there are 135 protected trees on site and they would only need to remove**
277 **one of them with this request.**
278

279 **Vice-Chairman Welch asked if the road was still considered 276, since they have done new construction in the area.**

280 **Chairman Chodun asked if semi-trucks are allowed to use those new pumps.**

281 **Commissioner Conway asked how they would handle a semi-truck driver wanting to stay there overnight.**
282

283 **Chairman Chodun indicated that the case will come back to the Commission on January 12, 2021 for discussion or action.**
284

285 **14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**
286

- 287 • P2020-047: Preliminary Plat for the Phase 3 of the Saddle Star South Subdivision [APPROVED]
- 288 • Z2020-041: Text Amendment to Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development*
289 *Standards*, of the UDC [APPROVED; 1st READING]
- 290 • Z2020-048: SUP for Residential Infill in an Established Subdivision at 701 T. L. Townsend Drive [APPROVED; 1st READING]
- 291 • Z2020-049: SUP for Residential Infill in an Established Subdivision at 304 E. Bourn Street [APPROVED; 1st READING]
- 292 • Z2020-050: SUP for Residential Infill in an Established Subdivision at 501 S. Clark Street [APPROVED; 1st READING]
- 293 • Z2020-051: SUP for Residential Infill in an Established Subdivision at 38 Shadydale Lane [APPROVED; 1st READING]
- 294 • Z2020-052: Zoning Change (AG to C) for 5651 SH-276 [APPROVED; 1st READING]
- 295 • Z2020-053: Zoning Change (LI to PD) for 1700 Justin Road [APPROVED; 1st READING]
- 296 • Z2020-054: SUP for Accessory Structure at 707 Parks Avenue [DENIED]
- 297

298 **Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council**
299 **meeting.**
300

301 **VII. ADJOURNMENT**
302

303 **Chairman Chodun adjourned the meeting at 7:36 PM.**
304

305 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this
306 _____ day of _____, 2021.
307

308 _____
309 Eric Chodun, Chairman

310 Attest:

311 _____
312 Angelica Gamez, Planning and Zoning Coordinator
313



CITY OF ROCKWALL

CITY COUNCIL 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: January 12, 2021
APPLICANT: Caroline Harklau; *Southern Roots, LLC*
CASE NUMBER: Z2020-055; *SUP for a General Retail Store at 505 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB 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.

BACKGROUND

The subject property is a 0.23-acre parcel of land identified as Block 20B of the Amick Addition. It is situated within the North Goliad Corridor Overlay (NGC OV) District, and is addressed as 505 N. Goliad Street. Currently situated on the subject property is a 1,916 SF single family home, which according to the *Historic Resource Survey -- performed by the City of Rockwall in 2017* -- was constructed circa 1915, and is identified as a *Medium Contributing Property (i.e. a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance)*. According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses since August 5, 2002. The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional offices and/or retail businesses, which create a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of the homes in Planned Development District 50 (PD-50) would extend the economic life of these structures. With this being said, on June 3, 2019, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 19-22*] allowing for a *restaurant less than 2,000 SF without a drive-through or drive-in* to be established. Due to site constraints, the subject property was granted the ability to be classified as a limited service restaurant, which carried a parking requirement of one (1) parking space per 250 SF of building area. This equated to eight (8) parking spaces; however, after reviewing the floor plan for the restaurant only seven (7) parking spaces were required. On June 20, 2019, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. H2019-006*] for the proposed parking areas and changes to the exterior of the existing building. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-015*] for the proposed restaurant (*i.e. Bonafide Betties Pie Company*) on the subject property. This site plan officially converted the use of the property from residential to commercial; however, the restaurant never applied for a Certificate of Occupancy (CO). The property has remained vacant since the completion of the parking lot and changes to the exterior of the existing building.

PURPOSE

The applicant, Caroline Harklau of Southern Roots, LLC, has submitted a request for a Specific Use Permit (SUP) to allow for a *General Retail Store* within Planned Development District 50 (PD-50). According to the applicant the purpose of this request is to allow for the relocation of a clothing boutique (*i.e. Southern Roots*) from the downtown square to the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (*i.e. Hallie B's*), situated on a 0.2296-acre parcel of land. This business is being operated under a Specific Use Permit (SUP) [*Ordinance No. 20-28; S-229*] allowing a *General Retail Store* and *Hair Salon and/or Manicurist*, and is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property are two (2) parcels of vacant land (*i.e. a 0.420-acre parcel of land identified as Lot 1, Block A, Hazel and Olive Addition and a 0.2065-acre parcel of land identified as Lot 21, Block 19C, of the Amick Addition*). These properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this is the couplet or split dividing N. Goliad Street [*SH-205*] into N. Goliad Street and N. Alamo Street. This roadway is identified as a P3U (*i.e. principal arterial, three [3] lane, divided roadway*) -- *in both directions* -- on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan .

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4U-M (*i.e. modified major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a *General Retail* store (*i.e. The Lakeside Florist*) and a single-family residential home located along N. Goliad Street. Both properties are zoned Planned Development District 50 (PD-50) for Residential Office District (RO) land uses.

West: Directly west of the subject property are two (2) single-family homes zoned Single-Family 7 (SF-7) District. Beyond this is N. Alamo Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

Southern Roots is currently located at 102 E. Rusk Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location is located with Planned Development District 50 (PD-50), which has an underlying zoning of Residential Office (RO) District. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the Residential Office (RO) District requires a Specific Use Permit (SUP) for the *General Retail Store* land use. The parking requirement for a *General Retail Store* is calculated at one (1) parking space per 250 SF of area, which would require eight (8) parking spaces [*i.e. 1916 SF/250 SF = 8 Parking Spaces*]; however, based on floor plan provided by the applicant, staff was able to adjust the retail square footage to only require a total of seven (7) parking spaces for the site. This is similar to how the parking was calculated for the approved site plan [*Case No. SP2019-015*], which involved a limited service restaurant at the same parking ratio. Staff has included a copy of the floor plan and an operational condition to the Specific Use Permit (SUP) ordinance requiring that the second floor only be used for storage purposes.

CONFORMANCE WITH THE CITY'S CODES

Based on the approved site plan [*Case No. SP2019-015*] the subject property is in conformance with all density and dimensional requirements stipulated by the Unified Development Code (UDC).

INFRASTRUCTURE

The subject property will not require any additional infrastructure to be constructed as a result of the approval of this Specific Use Permit (SUP).

STAFF ANALYSIS

The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional office and/or retail businesses. This creates a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of this home would extend the economic life of the structure. The use as a *General Retail Store* is consistent with other properties in the district, and the property directly north of the subject property has successfully operated a similar business since 2013. Included in the attached packet is a concept plan, floor plan, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the

applicant's request does appear to be consistent with the intent of the district; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 22, 2020, staff mailed 92 notices to property owners and residents within 500-feet of the subject property. There are no Home Owners Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received five (5) notices from seven (7) properties in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) allowing a *General Retail Store*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - a) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
 - b) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
 - c) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
 - d) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
 - e) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 505 NORTH GOLIAD

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____

Proposed Zoning _____ Proposed Use _____

Acreage _____ Lots [Current] _____ Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner CAROLINE HARKLAU Applicant

Contact Person CAROLINE HARKLAU Contact Person

Address 102 E. RUSK Address

City, State & Zip ROCKWALL, TX 75087 City, State & Zip

Phone 972-333-3844 Phone

E-Mail hersouthernroots@gmail.com E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Caroline Harklau [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 30 day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

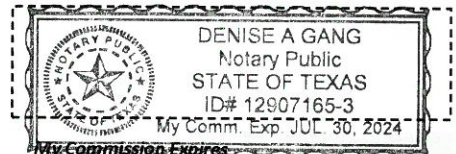
Given under my hand and seal of office on this the 30 day of December, 2020.

Owner's Signature


Caroline Harklau

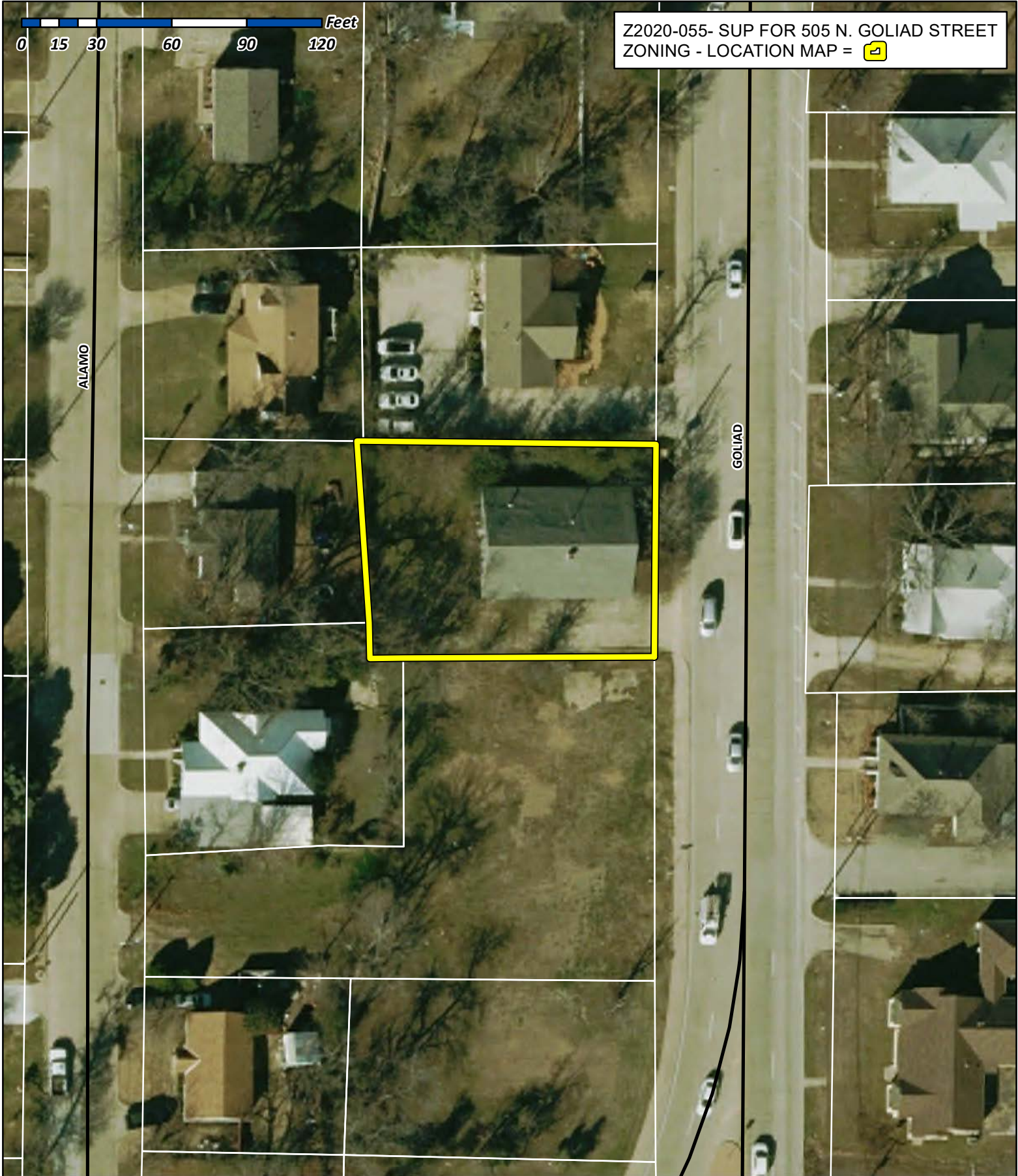
Notary Public in and for the State of Texas

[Signature]



0 15 30 60 90 120 Feet

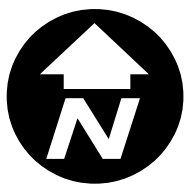
Z2020-055- SUP FOR 505 N. GOLIAD STREET
ZONING - LOCATION MAP = 



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.

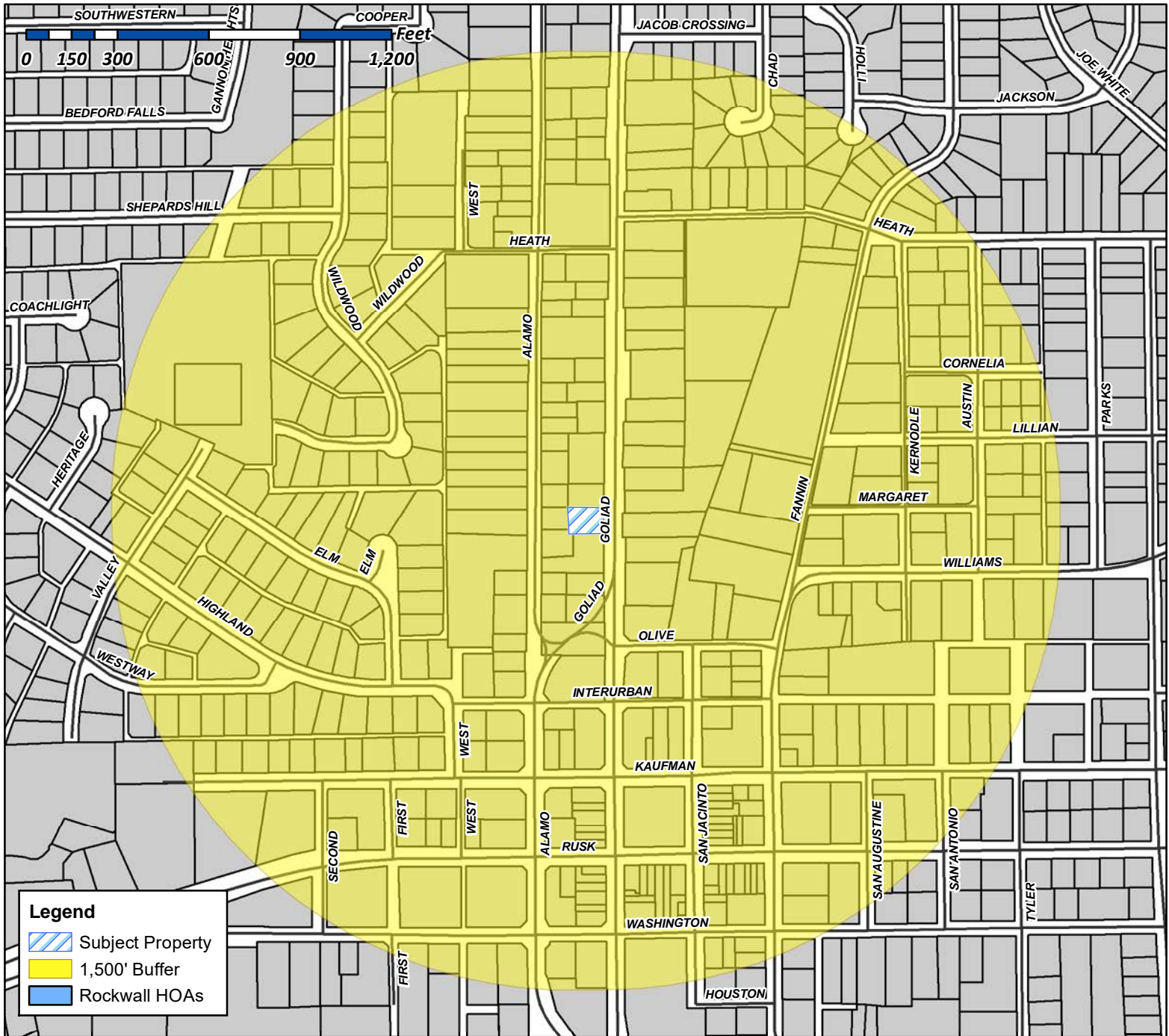
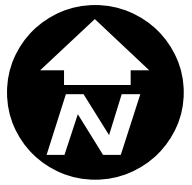




City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

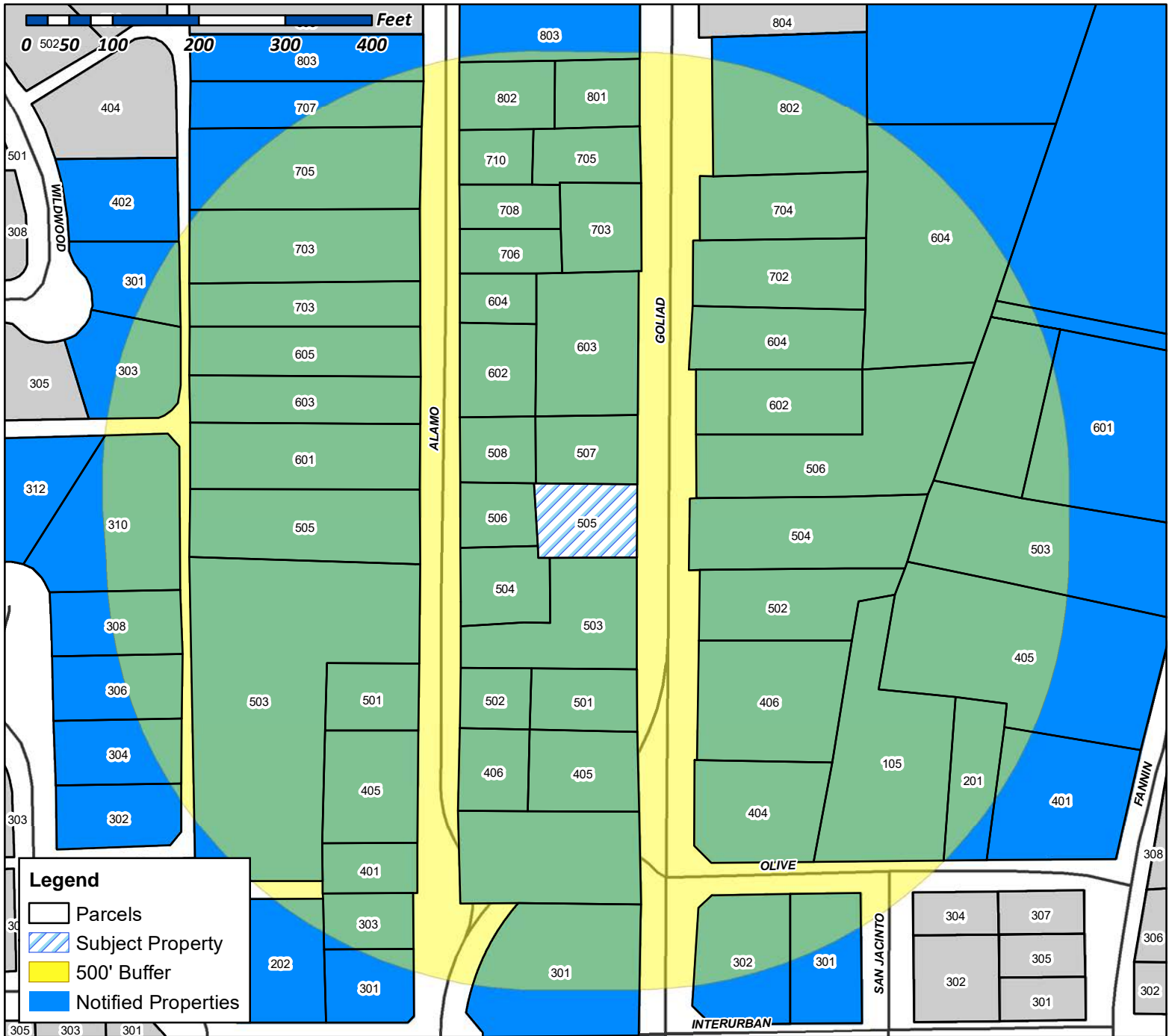
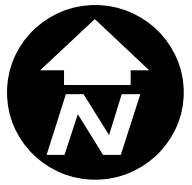




City of Rockwall

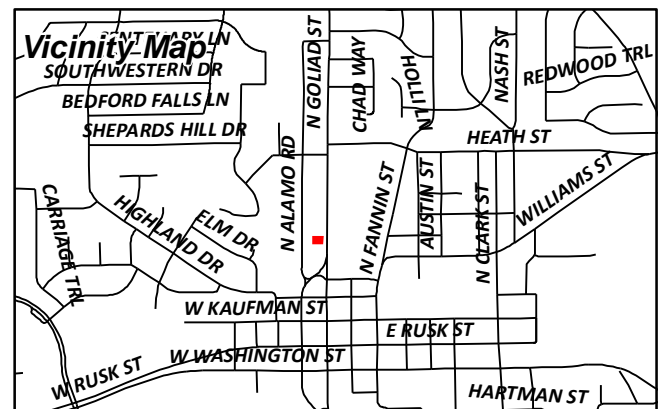
Planning & Zoning Department
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Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745



 = RESPONSE RECEIVED

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

R & S OPERATING CO LP
105 OLIVEST
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

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

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
215 GRIFFIN AVE.
ROYSE CITY, TX 75189

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
301 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
301 N SAN JACINTO
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
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

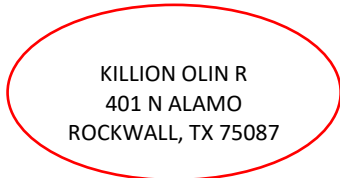
WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

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

SMITH MARY SUE
312 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

 KILLION OLIN R
401 N ALAMO
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
401 N FANNIN ST
ROCKWALL, TX 75087

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

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
ROCKWALL, TX 75087

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

KILLION OLIN R & AGATHA
405 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
474 KEYSTONE BEND
HEATH, TX 75032

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

MILDER SCOTT & LESLIE
501 CAMP CREEK RD
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
501 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
501 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
502 N ALAMO
ROCKWALL, TX 75087

BLACK SHIRLEY M
502 N GOLIAD
ROCKWALL, TX 75087

KILLION OLIN R
503 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
503 N FANNIN ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
503 N GOLIAD ST
ROCKWALL, TX 75087

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

CRAWFORD STEVE
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

POINTER PRICE AND
MANUEL LOZANO
505 N GOLIAD
ROCKWALL, TX 75087

LAYTON ERIC A
506 N ALAMO
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

PATEL ASMINI BHAVIK
508 N ALAMO RD
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

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

TREVINO BERTHA & LOUIS
601 N ALAMO
ROCKWALL, TX 75087

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

CRISWELL BARBARA
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
603 N GOLIAD
ROCKWALL, TX 75087

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

CRISWELL BARBARA
604 N GOLIAD
ROCKWALL, TX 75087

RNDI COMPANIES INC
605 N ALAMO
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
703 N ALAMO RD
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
703 N ALAMO RD
ROCKWALL, TX 75087

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704 N GOLIAD
ROCKWALL, TX 75087

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705 N ALAMO RD
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705 N GOLIAD ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
708 N ALAMO
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
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

CONSELMAN EQUITIES LLC
802 N GOLIAD
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
803 N GOLIAD ST
ROCKWALL, TX 75087

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

POINTER PRICE AND
MANUEL LOZANO
906 N GOLIAD STREET
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2020-055: Specific Use Permit for a General Retail Store

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-055: Specific Use Permit for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

PUBLIC NOTICE



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

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

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

Case No. Z2020-055: Specific Use Permit for a General Retail Store

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-055: Specific Use Permit for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

THIS AREA/NEIGHBORHOOD IS SUITABLE FOR THIS USE. NO REASON TO NOT ALLOW THIS TO HAPPEN.

Name: G DAVID SMITH

Address: 702 N. GOLIAD

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

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Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-055: Specific Use Permit for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Great use for this property. Rockwall should install sidewalks on the east side of N. Goliad all the way to the Thumb Thumb shopping center & let N Goliad develop organically as full retail. Rockwall needs to expand the non-residential tax base.

Name: Dr. Stuart Meyers
Address: 506 N. Goliad

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

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Case No. Z2020-055: Specific Use Permit for a General Retail Store

Please place a check mark on the appropriate line below:

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

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

We have property at 401, 405, 503 Alamo

Name: Olin + Agatha Killion

Address: 8709 Dalrock Rd. Rowlett TX.

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

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CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
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Property Owner and/or Resident of the City of Rockwall:

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Case No. Z2020-055: Specific Use Permit for a General Retail Store

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-055: Specific Use Permit for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

SO EXCITED! WILL BRING SO MUCH TO THE COMMUNITY & EXTEND THE FUN 😊

Name: HALLIE FLEMING
Address: 507 N Goliad St Rockwall, TX 75087

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-055

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

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

Support

Respondent Information

Please provide your information.

First Name *

Rockwall

Last Name *

Rustic Ranch, LLC

Address *

406 N Goliad

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

capricemichelle@gmail.com

Phone Number

214-789-7364

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

This content is neither created nor endorsed by Google.

Google Forms

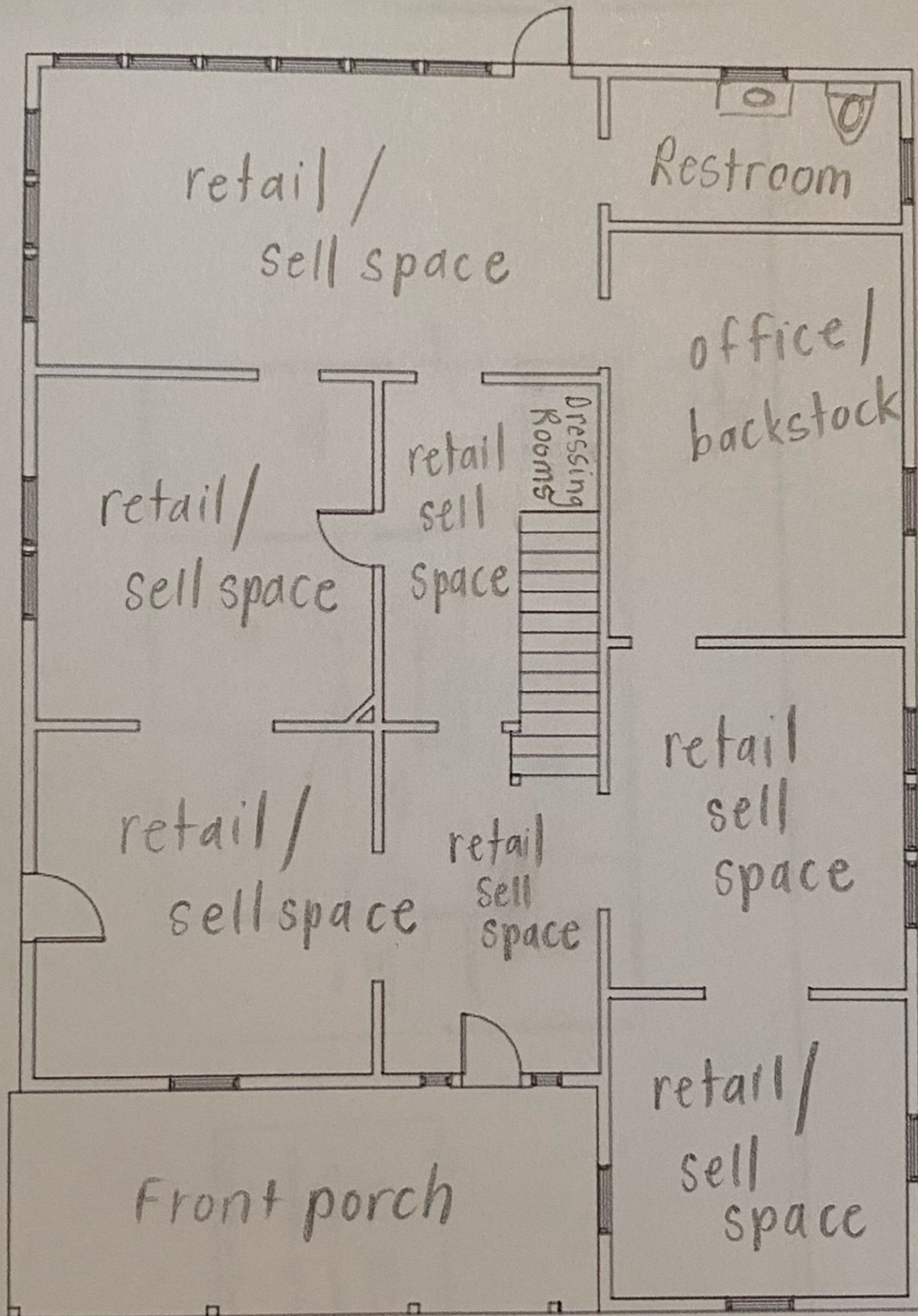


As the owner of Southern Roots during these unprecedented times, it is with great pride I can confirm our success during the year of 2020. We have not only seen growth but have been able to hire more employees and are looking to expand our growing business by moving to a new location. During this pandemic we have focused our efforts on social media marketing and our website. We opened our doors in 2014 in Rockwall and have seen continual growth and support from our community. Southern Roots prides itself on carrying exclusive brands that are not available outside of this area within 30 miles. We have developed a loyal customer base that chooses now more than ever to support local businesses. I am thrilled to see where the next chapter of my business is headed with the growth and community support we have seen during Covid-19 as well as the last 7 years in our Downtown Rockwall location. Now is the perfect time to move to a new building of our own and continue growing and supporting the Rockwall community.

My plan for the new location will create a specialized shopping environment that gives our customers more space to shop as well as parking specifically available to Southern Roots. I am so excited to create a bright and fun retail environment that customers will continue to enjoy and have the same but “upgraded” shopping experience. Southern Roots has grown so much in the last few years and we are in need of a larger back office space where we can receive merchandise and store extra inventory. Our ecommerce division has also grown and we will operate our website business including shipping procedures from our new location as well. Our social media and marketing team will also occupy the back office space. We will continue to focus on community and growth. We hope to hire more local students and create more jobs within our town. What an amazing time to grow in Rockwall. As a graduate from Rockwall High School it is an honor to see how my hometown has flourished. It is an honor to be a part of this community and to continue to expand my growing business in Rockwall Texas.

Thank you for your time and consideration.

Caroline Harklau



CITY OF ROCKWALL

ORDINANCE NO. 21-~~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) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GENERAL RETAIL STORE* 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 Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* 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. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *General Retail Store* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] 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 *Subsection 01.01, Use of Land and Buildings*, of *Article 04, Permissible Uses*, and *Subsection 04.02, Residential Office (RO) District*, of *Section 04, Commercial Districts*, of *Article 05, District Development Standards*, and *Subsection 06.04, North Goliad Corridor Overlay (NGC OV) District*, of *Section 06, Overlay Districts*, of *Article 05, District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] 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 *General Retail Store* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted 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 the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [*SH-205*] shall be prohibited; and,
- 5) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with *Subsection 02.02, Specific Use Permits*, of *Article 11, Development and Review 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 may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with *Subsection 02.02(F), Revocation*, of *Article 11, Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance

shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full 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 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description and Location Map

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

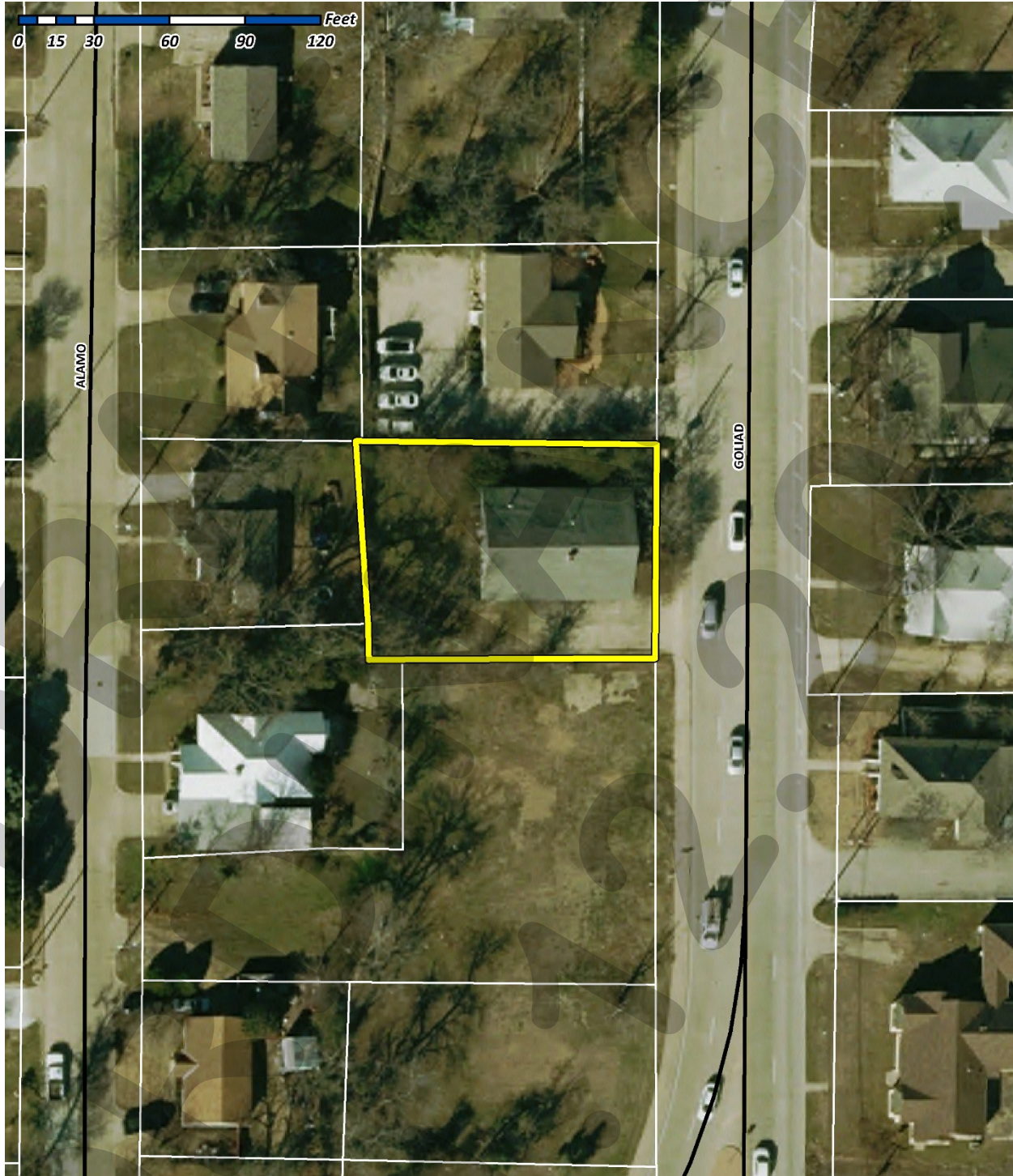
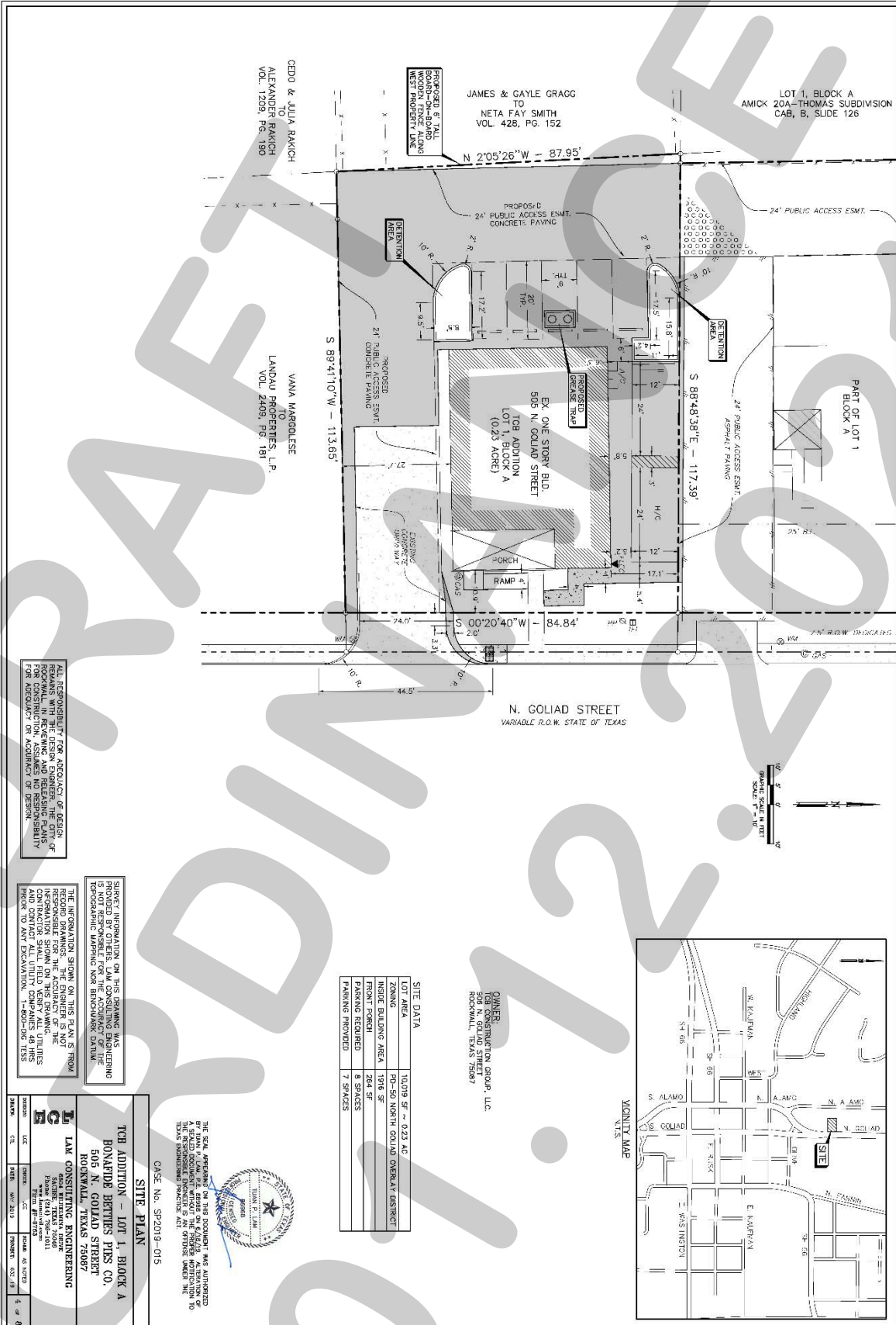


Exhibit 'B' Concept Plan



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

YANA MARGOLISE
TO
LANDAU PROPERTIES, L.P.
VOL. 2409, PG. 181

JAMES & GAYLE GRAGG
TO
NETA FAY SMITH
VOL. 428, PG. 152

LOT 1, BLOCK A
AMICK-THOMAS SUBDIVISION
CAB, B, SLIDE 126

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

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN OR CONSTRUCTION OF THE PROJECT IS THE RESPONSIBILITY OF THE OWNER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ACCURACY OF RECORDS OR RECORDS OF DESIGN.

SUBJECT INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAW CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ACCURACY OF RECORDS OR RECORDS OF DESIGN.

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

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS. THE RESPONSIBLE ENGINEER IS AN OTHER UNDER THE PROVISIONS OF THE PROFESSIONAL ENGINEERING ACT.



CASE No. SP2019-015

SITE PLAN

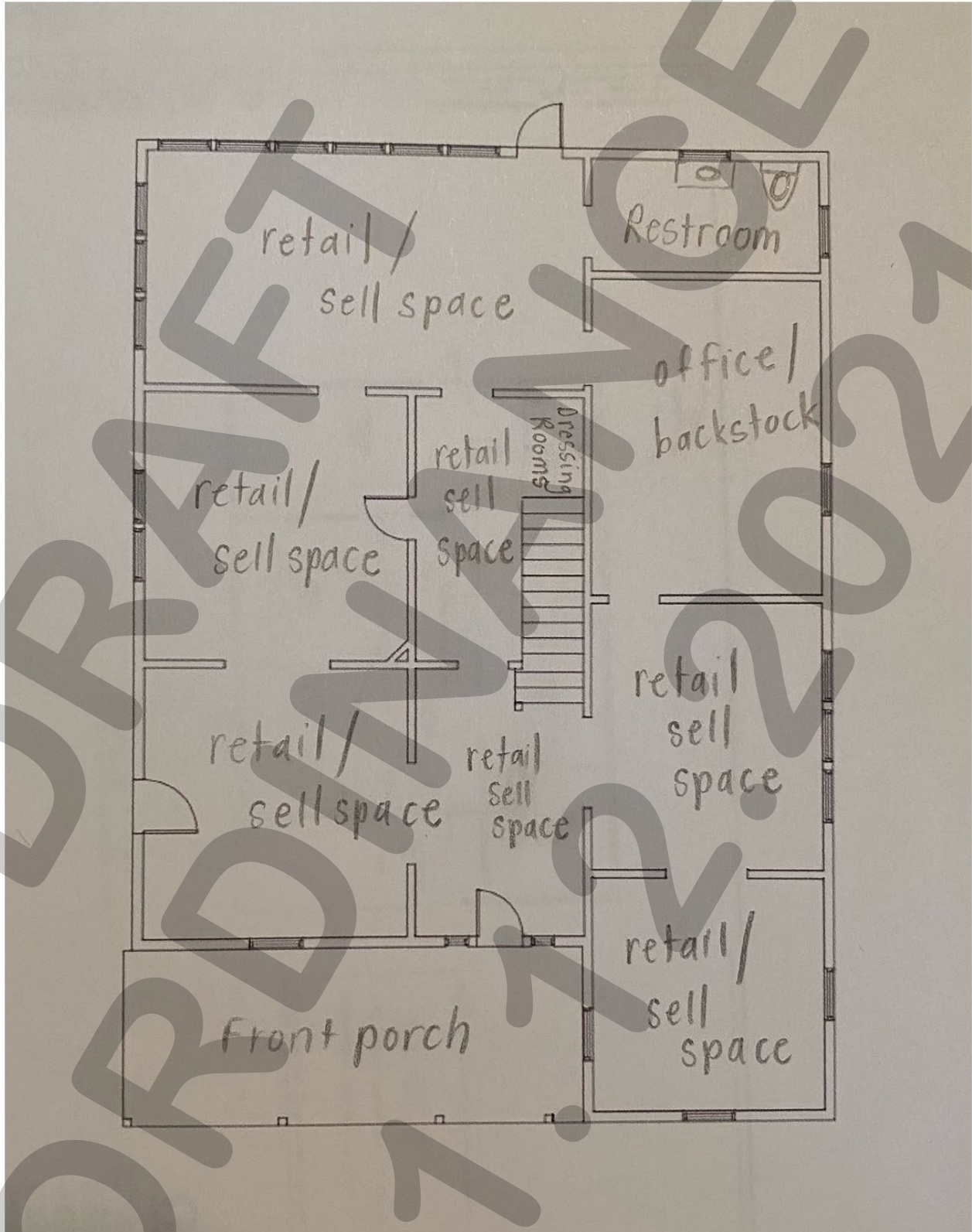
TCB ADDITION - LOT 1, BLOCK A
BONAFIDE BETTERS PETS CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAW CONSULTING ENGINEERING
DELLA BETTENDORF HUBB
2500 W. UNIVERSITY BLVD
SUITE 100
ROCKWALL, TEXAS 75087
PHONE: (972) 978-1011
FAX: (972) 978-1011

DATE	NOV 2019	PROJECT	505 N. GOLIAD STREET
SCALE	AS SHOWN	DATE	NOV 2019

1 of 0

Exhibit 'C'
Floor Plan





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: January 12, 2021
APPLICANT: Ryan Joyce; *Michael Joyce Properties, LLC*
CASE NUMBER: Z2020-056; *Zoning Change (NS & SF-16 to PD) for Nelson Lake Estates*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on August 30, 1999 by *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 4, 2005, the City Council approved *Ordinance No. 05-16 [Case No. Z2005-007]* changing the zoning of the subject property from an Agricultural (AG) District to a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District. The concept plan included with *Ordinance No. 05-16* showed that the subject property would include 104.8-acres of land zoned Single-Family 16 (SF-16) District with the remainder of the subject property (*i.e. 16.36-acres*) being designated for Neighborhood Service (NS) District land uses. The residential portion of the concept plan also showed the provision of 106 single-family residential lots, and that ~56.00-acres of the 104.8-acres designated for residential land uses would be dedicated for open space. The overall proposed density of this development was 1.01 dwelling units per acre. Despite this plan being adopted by the City Council, the subject property has remained vacant since its annexation into the City. *Staff has provided a copy of the case memo and minutes from the Planning and Zoning Commission and City Council meetings for this case in the attached packet.*

On October 16, 2020, the applicant -- *Ryan Joyce of Michael Joyce Properties, LLC* -- submitted an application requesting to change the zoning of the subject property from a Neighborhood Services (NS) District and Single-Family 16 (SF-16) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 264-lot single-family, residential subdivision that would incorporate lots that were 60' x 120' (*i.e. a minimum of 7,000 SF*) and 70' x 120' (*i.e. a minimum of 8,400 SF*). This request went before the Planning and Zoning Commission on November 10, 2020, and a motion to recommend denial of the case was approved by a vote of 4-3, with Commissioners Womble, Deckard, and Welch dissenting. Following this action -- *on November 16, 2020* --, the City Council failed to approve a motion adopting the zoning change by a supermajority vote. The motion to approve failed by a vote of 5-2, with Councilmembers Campbell and Macalik dissenting. Since the motion to approve failed and no subsequent motion was made, the failure was considered to be a denial with prejudice.

In conformance with Subsection 02.05(C), *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) the applicant submitted a written request outlining changes to the lot mix, setbacks, and minimum area/dwelling unit square footages. In accordance with the procedures of the Unified Development Code (UDC), the Director of Planning and Zoning forwarded the request to the Planning and Zoning Commission for consideration, and on December 8, 2020 the Planning and Zoning Commission approved a motion to allow the applicant to resubmit an application by a vote of 6-1, with Commissioner Welch dissenting.

PURPOSE

On December 18, 2020, the applicant -- *Ryan Joyce of Michael Joyce Properties, LLC* -- resubmitted an application requesting to change the zoning of the subject property from a Neighborhood Services (NS) District and Single-Family 16 (SF-16) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 260-lot single-family, residential subdivision that will incorporate lots that are 60' x 120' (i.e. a minimum of 7,000 SF), 70' x 120' (i.e. a minimum of 8,400 SF), and 72' x 120' (i.e. a minimum of 8,600 SF).

ADJACENT LAND USES AND ACCESS

The subject property is located at southeast corner of the intersection of FM-1141 and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-552, which is identified as a TXDOT4D (i.e. *Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is a 47.31-acre portion of a larger 56.31-acre tract of land (i.e. *Tract 3 of the M. Simmons Survey, Abstract No. 194*), which is zoned Agricultural (AG) District. Currently situated on this property are two (2) agricultural accessory structures. Beyond this property is the corporate limits of the City of Rockwall.

South: Directly south of the subject property is North Country Lane, which is identified as a M4U (i.e. *major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are two (2) tracts of land (i.e. *Tract 14 of the J. M. Gass Survey*), which are zoned Agricultural (AG) District. The 48.267-acre tract of land is owned by the City of Rockwall, is currently vacant (*with the exception of the North Country Lane Water Tower*), and is the future site for the *Alma Williams Park*. The other tract of land is a 101.43-acre tract of land that currently has a 660 SF single-family home and multiple agricultural accessory structures situated on it.

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Beyond this are residential properties that are situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is an Elementary School (i.e. *Celia Hays Elementary School*) on a 11.036-acre parcel of land (i.e. *Lot 5, Block C, Dalton Ranch, Phase 2 Addition*) that is owned by the Rockwall Independent School District (RISD). Also, adjacent to the subject property is Phase 1 of the Dalton Ranch Subdivision, which consists of 151 single-family residential lots on 62.33-acres. This subdivision is zoned Planned Development District 58 (PD-58) for Single-Family 10 (SF-10) District land uses. Beyond this is the Stoney Hollow Subdivision, which consists of 96 single-family residential lots on 41.88-acres. This subdivision is zoned Single-Family 16 (SF-16) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 121.16-acre subject property will consist of 260 single-family residential lots that will be broken down into three (3) lot types (i.e. 60' x 120', 70' x 120', and 72' x 120'). More specifically, the development will incorporate 134, 60' x 120' (i.e. a minimum of 7,200 SF) lots; 68, 70' x 120' (i.e. a minimum of 8,400 SF) lots; and 58, 72' x 120' (i.e. a minimum of 8,600 SF) lots. This would translate to a density of 2.15 dwelling units per acre for the total development. The minimum dwelling unit size (i.e. *air-condition space*) will be 2,200 SF. According to the applicant, the proposed housing product will be similar to the product that was constructed in *Phases IIA & IIB of the Breezy Hill Subdivision* (i.e. the Type 'A', 60' x 120' and Type 'B', 70' x 120' lot products from Planned Development District 74 [PD-74]) [see example



FIGURE 1: EXAMPLE HOUSING PRODUCT FROM BREEZY HILL, PHASE IIA

in Figure 1]; however, in addition to the *J-Swing* or *Traditional Swing* driveway configuration the applicant will be requesting 35% of the homes (i.e. 40% of the Type 'A' Lots and 30% of the Type 'B' & 'C' Lots -- as identified in Table 1: Lot Composition below) be allowed to be constructed with *Flat Front Entry* garages. The proposed housing product will incorporate a minimum masonry requirement of 90% (with a minimum of 85% on each façade), and be subject to the upgraded anti-monotony requirements that were adopted by the City Council in September of 2019. Staff should point out that this is significant because after the approval of HB2439 (i.e. the building materials bill which prohibited City's from regulating building materials), the current Single-Family 16 (SF-16) District does not have any material requirements (i.e. the buildings could be built out of any materials allowed by the International Building Code [IBC]); however, by the applicant consenting to the material requirements through the Planned Development District, the City could then hold the applicant to the 90% minimum masonry requirement. The proposed Planned Development District will also be subject to the land uses and requirements stipulated for the Single-Family 10 (SF-10) District unless specifically called out in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	60' x 120'	7,000 SF	134	51.54%
B	70' x 120'	8,400 SF	68	26.15%
C	72' x 120'	8,600 SF	58	22.31%
<i>Maximum Permitted Units:</i>			260	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ▶	A	B	C
<i>Minimum Lot Width</i> ⁽¹⁾		60'	70'	72'
<i>Minimum Lot Depth</i>		120'	120'	120'
<i>Minimum Lot Area</i>		7,000 SF	8,400 SF	8,600 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}		20'	20'	20'
<i>Minimum Side Yard Setback</i>		5'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}		20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>		20'	20'	20'
<i>Maximum Height</i> ⁽³⁾		36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾		10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>		2,200 SF	2,200 SF	2,200 SF
<i>Maximum Lot Coverage</i>		65%	65%	65%

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: Flat front entry garage configurations are permitted on up to 35% (i.e. a maximum of 91 lots) of the total number of lots provided that: [1] no more than 45% (i.e. a maximum of 60 lots) of the lots for Lot Type 'A' have a flat front entry garage, [2] no more than 25% (i.e. a maximum of 31 lots) of the combined total of the Lot Type 'B' and Lot Type 'C' may have a flat front entry garage, and [3] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet.

With regard to the proposed amenities, the concept plan provided by the applicant shows that the proposed development will provide [1] ~50.34-acres of open space (17.62-acres will be outside of the floodplain -- after reclamation -- and the development will be credited with 33.98-acres of open space [i.e. 32.72-acres x ½ = 16.36-acres + 17.62-acres = 33.98-acres]), [2] a one (1)

acre amenity center, and [3] a trail system. The open space required for this development is 24.232-acres, and the applicant is exceeding this by 9.748-acres (or 8.04%). The proposed trail system will be constructed along the edge of the floodplain running north and south, and utilize the required sidewalks along FM-552 and FM-1141 to create a loop through the development. In addition, pedestrian paths connecting the north side of the development to the amenities center via a trail will also be incorporated.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) **Roadways**. The applicant shall verify the right-of-way width of FM-1141 and ensure there is 85-feet of right-of-way, and dedicate any area that is within 42.50-feet of the centerline of the roadway. The applicant will also need to verify the current right-of-way width of North Country Lane, and dedicate any area within 32.50-feet of the centerline of the roadway. The applicant shall also verify the right-of-way along FM-552, which currently has approved construction plans per the Texas Department of Transportation (TXDOT).
- (2) **Water**. The applicant shall be required to construct an eight (8) inch looped water line through the site. In addition, the applicant must install a 12-inch water line along FM-552 and FM-1141 per the Master Water Plan.
- (3) **Wastewater**. The applicant shall install the required eight (8) inch sewer line through the subject property and connect it to the 15-inch sanitary sewer line that is currently located on the westside of FM-1141. In addition -- *and in accordance with the Master Wastewater Plan* --, a 20-foot sewer line easement with a 30-foot temporary construction easement shall be dedicated along Nelson Creek. The applicant will be required to perform an infrastructure study to determine there is capacity in the Stoney Hollow lift station basin and -- *if so* -- what appurtenances will be required to be upgraded or constructed with the proposed development. The applicant will also be required to pay the required pro-rata on the existing Stoney Hollow basin infrastructure.
- (4) **Drainage**. The applicant shall be required to perform a flood study to delineate the fully developed 100-year floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing pond, and receive written permission from the Natural Resources Conservation Service (NRCS) regarding any encroachment or construction around Nelson Lake.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) **Alleyways**. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) **Garage Configuration**. The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [or *traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 65% *J-Swing* or *Traditional Swing* and 35% *Flat Front Entry* (i.e. where the garage is even with the front façade). This translates to 40% of the *Type 'A' Lots* (i.e. 60' x 120' lots) and 20% of the *Type 'B' & 'C' Lots* (i.e. *Type 'B': 70' x 120' lots and Type 'C': 72' x 120' lots*) being in *Flat Front Entry* garage configuration. As a compensatory measure the applicant is proposing to increase the front yard building setback from 20-feet to 25-feet for homes that have a *Flat Front Entry* garage

configuration. The applicant is also proposing to provide decorative wood garage doors or garage doors that incorporate a wood overlay on an insulated metal door. All garage doors will also incorporate carriage style hardware. In addition, the applicant will also have the ability to provide *Recessed Front Entry* (i.e. where the front of the garage is setback a minimum of 20-feet from the front façade of the house).

- (3) Landscape Buffers. According to Subsection 02.01, *General Standards for Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), "(a) minimum of a 30-foot landscape buffer shall be provided adjacent to all perimeter roadways (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage."

Applicant's Response to (3): In this case, the proposed Planned Development District ordinance adheres to this requirement along both FM-552 and FM-1141; however, along North Country Lane the applicant is proposing a ten (10) foot landscape buffer with four (4) inch caliper evergreen trees being planted on 15-foot centers adjacent to where homes will back to the roadway. Staff should point out that the applicant has incorporated language that will allow the Planning and Zoning Commission the ability to review an alternative screening plan making use of the existing trees at the time of PD Site Plan; however, any changes from the stated requirement is a discretionary approval for the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Commercial/Retail and Low Density Residential land uses on the Future Land Use Plan. The applicant's request will necessitate that the portion of the subject property that is designated for Commercial/Retail land uses be changed to Low Density Residential land uses on the Future Land Use Plan. This change is discretionary to the City Council; however, staff should point out that this change will bring the land use ratios closer to the desired 80% residential/ 20% commercial land uses called for by the Comprehensive Plan [*Goal 01, Policy 1; Section 02.01 of Chapter 1*]. Specifically, the proposed zoning change will shift the residential/commercial ratio from 75.92%/24.08% to 76.24%/23.76%. Should the City Council choose to approve this request staff has added a condition of approval that would make the necessary change to the Future Land Use Map.

According to the Comprehensive Plan, Low Density Residential land uses are defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ...". In addition, the Comprehensive Plan defines amenity as, "... developments that provide some of the following: [1] open space beyond the required 20%, [2] a golf course and/or other comparable recreation facilities, [3] amenity/recreation facilities, [4] school site integration, [5] dedication or development of park land beyond the required park land dedication, [6] additional development of trails, [7] other amenities deemed appropriate by the City Council." In this case, the applicant is requesting a 2.15 dwelling units per gross acre, and is proposing to construct [1] an amenity center, [2] open space in excess of 20% (i.e. 24.232-acres of open space), and [3] a trail system. The proposed amenities do appear to justify the requested density; however, density under any Planned Development District request is a discretionary decision for the City Council.

According to the Northeast Residential District, the district "... is characterized by its established low-density residential subdivisions and rural/estate style lots ... [and] is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development." In addition, under the *District Strategies* for Suburban Residential (i.e. the correct designation for the proposed development according to the Comprehensive Plan), "(a)ny new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district." In this case, the applicant is proposing lot products that range from 60' x 120' (or a minimum of 7,200 SF) to 72' x 120' (or a minimum of 8,600 SF). After reviewing the district, staff has identified the following Suburban Residential developments that have similar lot sizes:

- (1) Ladera of Rockwall. This development is platted as one (1) large lot, but calls out *Artificial Lots* (i.e. setup like a condominium regime) that consist of the following lot products: 20, 44.5' x 80'; 31, 42' x 77'; 41, 54' x 60'; and 6, 64' x 50'.
- (2) Saddle Star. 143, 70' x 125' and 33, 80' x 125'.
- (3) Dalton Ranch. 75' x 120' and 80' x 125'.
- (4) Gideon Grove. 45, 80' x 125' and 27, 100' x 150'.

Staff should point out that since the applicant is proposing a lot size less than 70' x 125' (or a minimum of 8,750 SF), the request does not conform to the district strategy; however, as with all zoning cases this is discretionary to the City Council.

With regard to the policies for residential development contained in the Comprehensive Plan, staff has identified the following non-conformities and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) **CH. 08 | Sec. 02.03 | Goal 1; Policy 2:** To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: The houses at the end of each block face should be turned to front onto the open space areas as opposed to siding to them as currently depicted. **The applicant has chosen not to incorporate this into the Planned Development District ordinance.**

- (2) **CH. 08 | Sec. 02.03 | Goal 1; Policy 5:** Design neighborhoods utilizing the Housing Tree Model (a method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision).

Staff Response: The concept plan should be rearranged so that larger lots (i.e. 70' x 120' lots) are adjacent to the major roadways (i.e. FM-552, FM-1141, and North Country Lane). This will reduce the number of lots backing to these roadways and bring the plan into conformance with the Housing Tree Model. Additionally, a larger lot product (e.g. 80' x 120' lots) could be incorporated to bring the concept plan into closer compliance with the Comprehensive Plan. **The applicant has incorporated the Housing Tree Model into the concept plan, but has chosen not to incorporate an additional larger lot product.**

- (3) **CH. 08 | Sec. 02.03 | Goal 3; Policy 4:** Require a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (i.e. six [6] foot side yard building setback) and should be scaled to the height of the home.

Staff Response: Increase the side yard setbacks to six (6) feet on both lot types to create a greater separation between structures. **The applicant has chosen to incorporate this on Lot Types 'B' & 'C' (i.e. 70' x 120' and 72' x 120' lots), but has continued to keep the five (5) foot setbacks on Lot Type 'A' (i.e. 60' x 120').**

- (4) **CH. 08 | Sec. 02.02 | Goal 3; Policy 4:** All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff Response: Provide a trail system that connects to the sidewalks along FM-552 and North Country Lane, and that runs through the open space area adjacent to Nelson Lake. **The applicant has incorporated this recommendation into the proposed Planned Development District ordinance.**

- (5) **CH. 08 | Sec. 02.03 | Goal 3; Policy 3:** In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If a Flat Front Entry Garage configuration is being requested it should be limited to 20% and the front building setback of these properties should be increased to 25-feet. **The applicant has chosen to request 35% Flat Front Entry Garages, but has consented to upgraded garage door requirements and a minimum of a 25-foot front yard building setbacks on all Flat Front Entry Garages.**

Taking all of this into account, the concept plan does maintain general conformance to the residential policies and guidelines contained in the OURHometown Vision 2040 Comprehensive Plan; however, the approval of the applicant's request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 19, 2020, staff mailed 37 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Dalton Ranch Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
- (2) Seven (7) emails from property owners outside of the notification area, but within the City limits of the City of Rockwall opposed to the applicant's request.
- (3) Six (6) emails from people who live outside of the City limits.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Neighborhood Services (NS) District and Single-Family 16 (SF-16) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;
- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of portions of the subject property from Commercial/Retail and Low Density Residential designation to a Low Density Residential designation; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1447 FM 1141, Rockwall, TX 75087

Subdivision J. M. Glass Survey

Lot N/A

Block N/A

General Location Southeast corner of FM 552 and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning NS and SF-16

Current Use AG

Proposed Zoning PD - SF - 7

Proposed Use Residential subdivision

Acreage 121.16

Lots [Current] 109

Lots [Proposed] 262

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167, the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Unison Investment, a California LP

Applicant Michael Joyce Properties, LLC

Contact Person JEN-LIANG WU, General Partner

Contact Person Ryan Joyce

Address 23545 Crenshaw Blvd

Address 1189 Waters Edge Dr

Ste 201

City, State & Zip Torrance, CA 90505

City, State & Zip Rockwall, TX 75087

Phone 310-325-0300

Phone 512-965-6280

E-Mail Uniinv@aol.com

E-Mail Ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEN LIANG WU [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17 day of DECEMBER, 2020

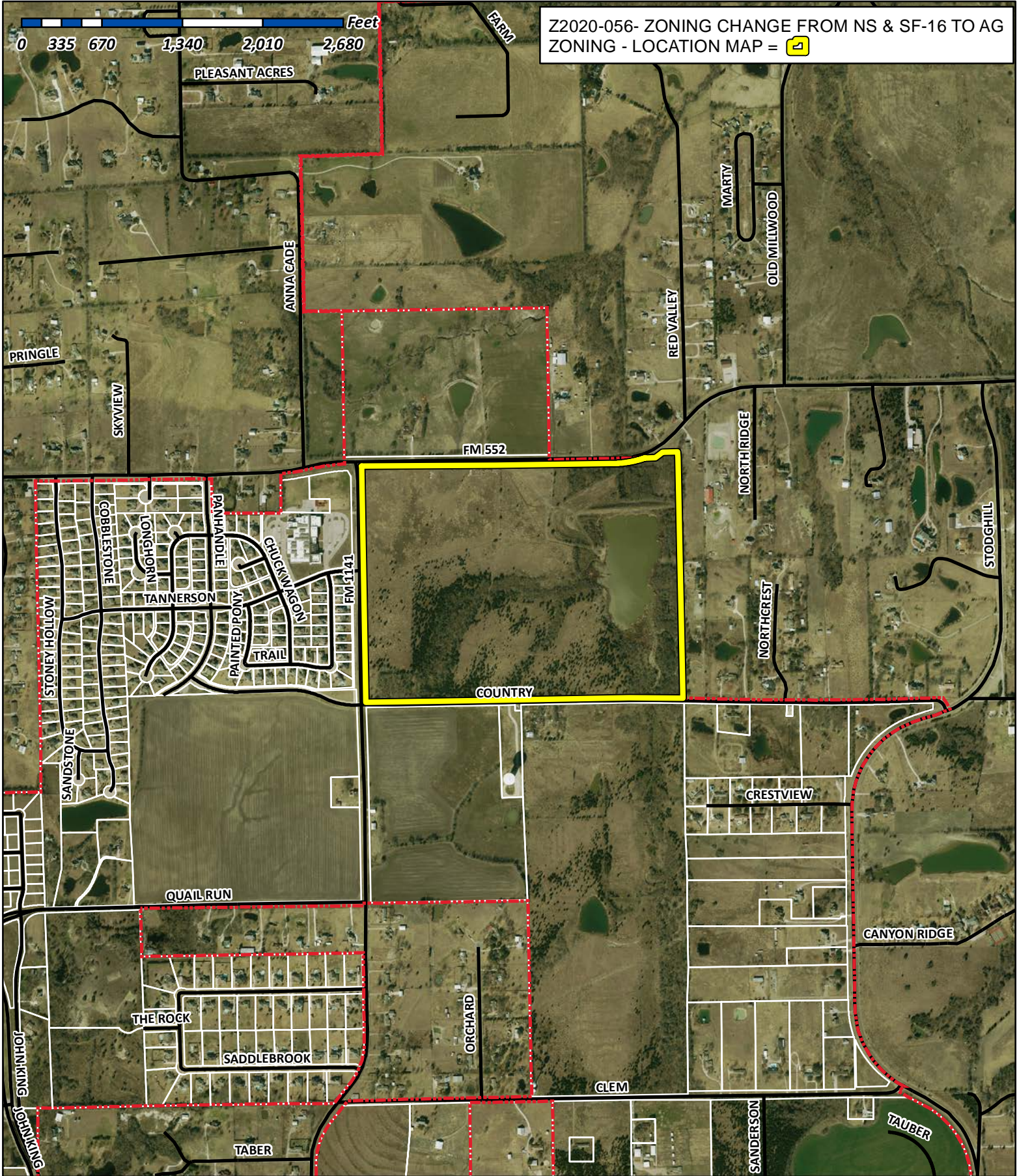
Owner's Signature _____

Notary Public in and for the State of Texas



My Commission Expires

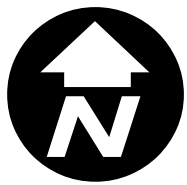
01/31/2024



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.

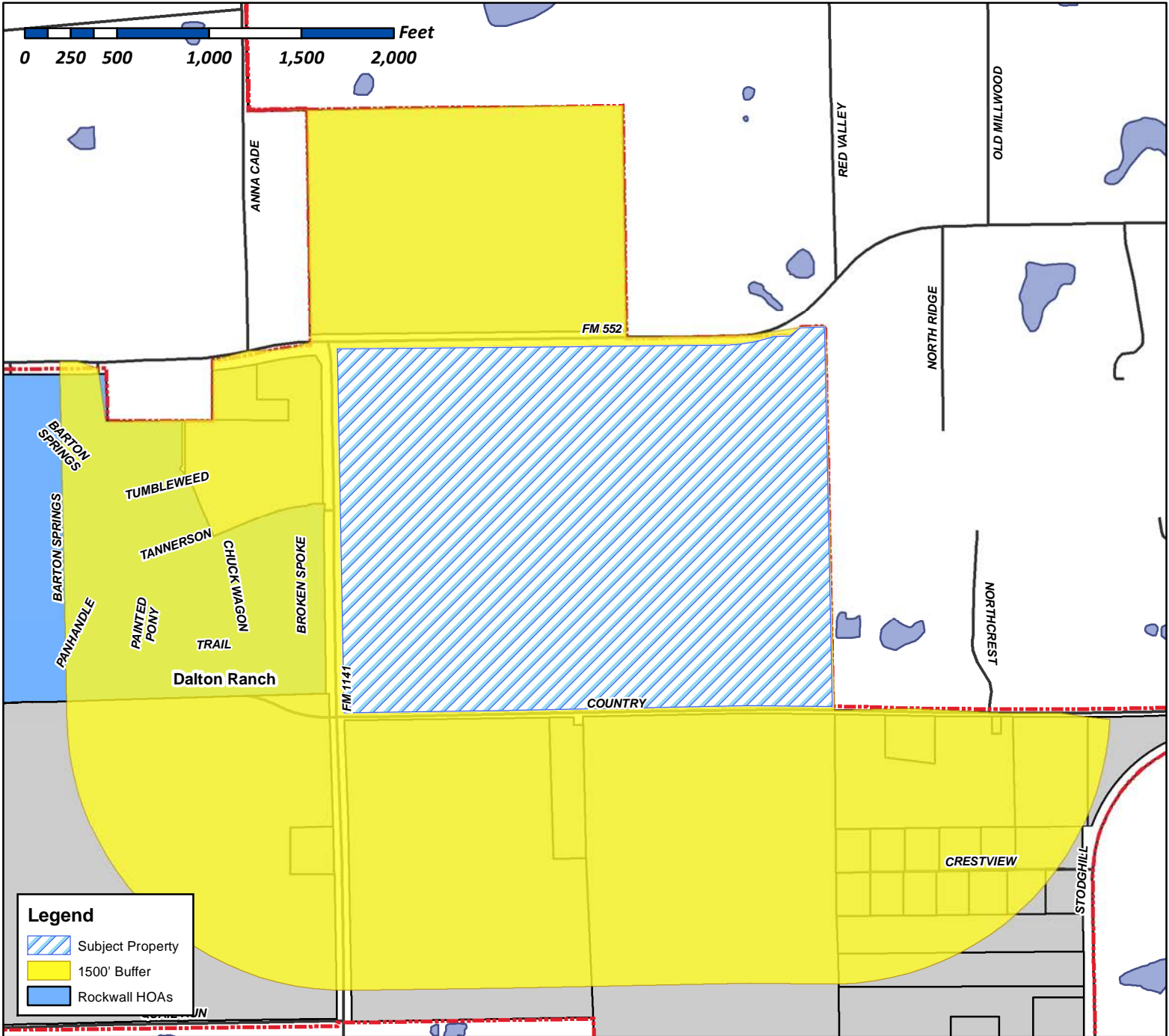
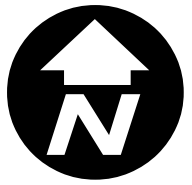




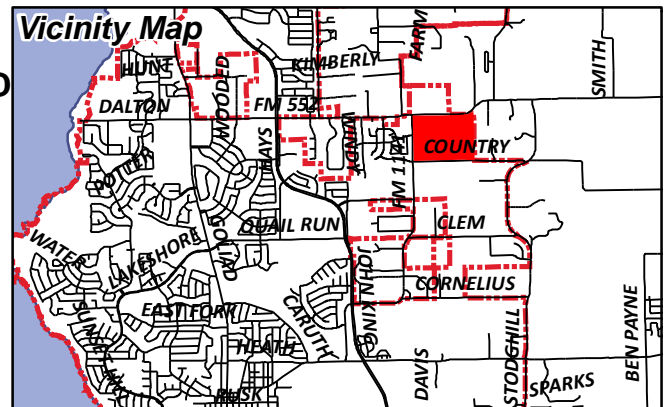
City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2020-045
Case Name: Zoning Change from NS & SF-16 to PD
Case Type: Zoning
Zoning: NS & SF-16
Case Address: SEC of FM 552 and FM 1141



Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-056]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-056 Zoning Change from SF-16 & NS to PD

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a *Zoning Change* from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

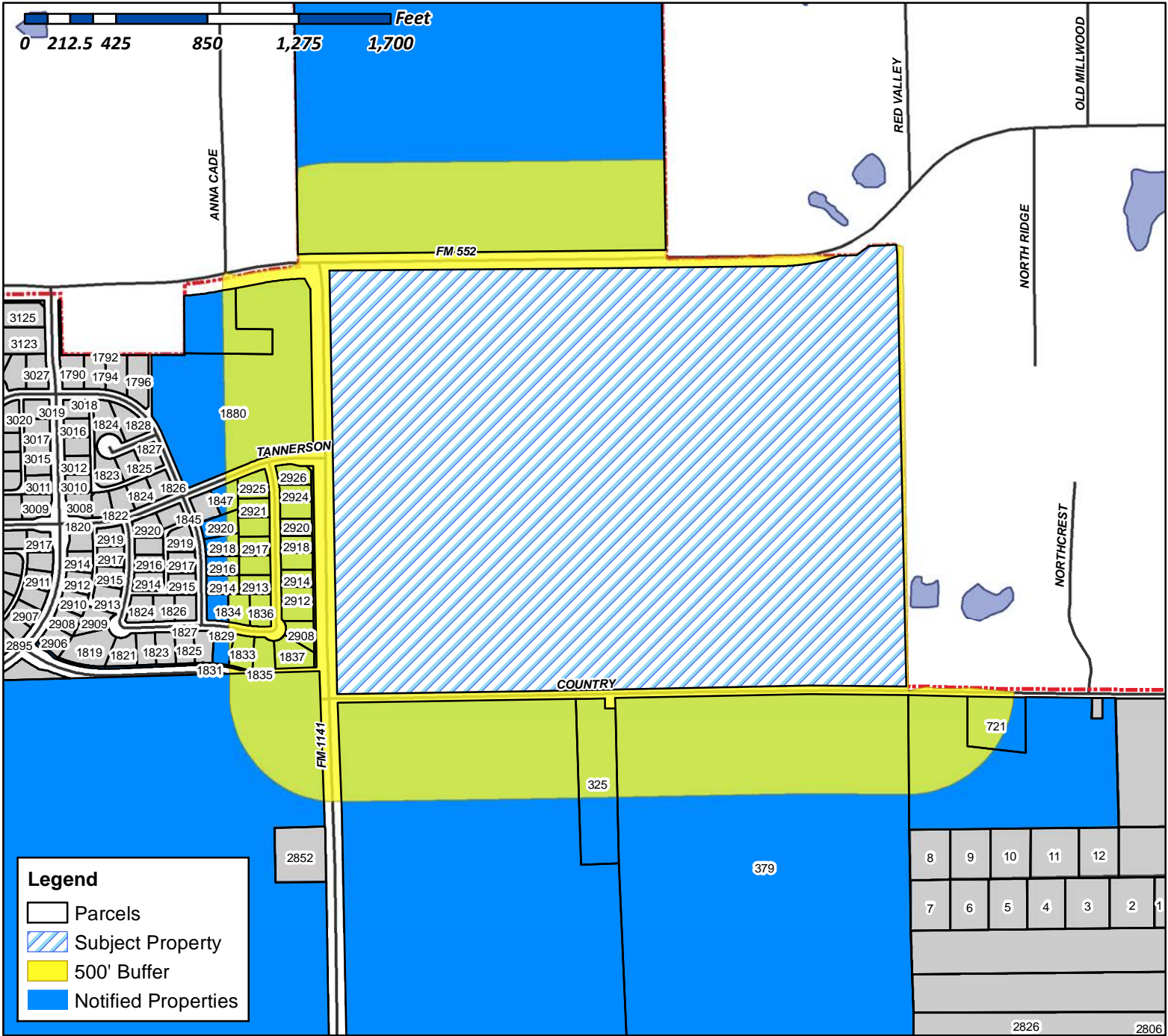
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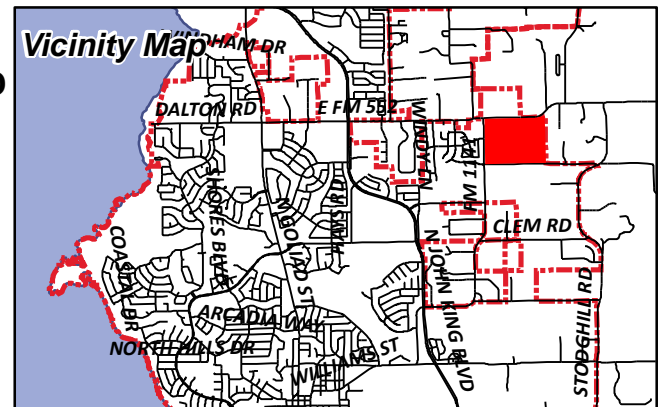
City of Rockwall

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

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: Z2020-056
Case Name: Zoning Change from NS & SF-16 to PD
Case Type: Zoning
Zoning: NS & SF-16
Case Address: SEC of FM 552 and FM 1141



Date Created: 12/18/2020

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

 = RESPONSE RECIEVED

WEIR JAMES B & CRYSTAL
1831 TRAIL DR
ROCKWALL, TX 75087

OLIVER MICHAEL
1832 TRAIL DRIVE
ROCKWALL, TX 75087

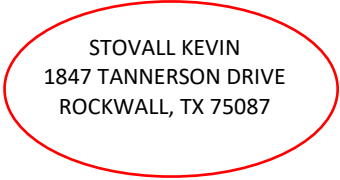
MILLER ANGELA KAY & JOHN RAY
1833 TRAIL DRIVE
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE
1834 TRAIL DRIVE
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A
1835 TRAIL DRIVE
ROCKWALL, TX 75087

SANTOSO HARDJO AND
SENDYTIAWATI KURNIAWAN
1836 TRAIL DR
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE
1837 TRAIL DRIVE
ROCKWALL, TX 75087

 STOVALL KEVIN
1847 TANNERSON DRIVE
ROCKWALL, TX 75087

ROCKWALL I S D
1880 TANNERSON
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

UNISON INVESTMENT
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

EIDT WILLIAM H AND
MARGARET E SHEEHAN/JOHN EIDT
2728 MCKINNON ST APT 1902
DALLAS, TX 75201

KIM BUNNA
2908 BROKEN SPOKE LN
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M
2910 BROKEN SPOKE LN
ROCKWALL, TX 75087

RODRIQUEZ MONICA CANO & ISRAEL A JR
2912 BROKEN SPOKE LANE
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI
2913 BROKEN SPOKE LANE
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE
2914 BROKEN SPOKE LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2914 CHUCK WAGON DR
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE
2915 BROKEN SPOKE LANE
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN
2916 BROKEN SPOKE LN
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE
2916 CHUCK WAGON DR
ROCKWALL, TX 75087

DE MASELLIS ADAM CLAUDE & STEPHANIE
DENISE
2917 BROKEN SPOKE LANE
ROCKWALL, TX 75087

2018 S M TAYLOR REVOCABLE TRUST
STEVEN EUGENE TAYLOR AND MICHELLE DIANE
TAYLOR- TRUSTEES
2918 BROKEN SPOKE LANE
ROCKWALL, TX 75087

DORROUGH JEFFREY
2918 CHUCK WAGON DR
ROCKWALL, TX 75087

GAY VINCENT NEIL AND KERRI L
2919 BROKEN SPOKE LN
ROCKWALL, TX 75087

SANTIAGO ABE D AND ROCIO D SIMENTAL
2920 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BOYD JOEY D
2920 CHUCK WAGON DR
ROCKWALL, TX 75087

RANNIGAN MICHAEL R & RACHELLE LE ANN
2921 BROKEN SPOKE LANE
ROCKWALL, TX 75087

DENNISON BOBBY & RAMONA
2922 BROKEN SPOKE LN
ROCKWALL, TX 75087

JONAS CHAD & JOANA
2924 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BUNCH LLOYD M & LINDA G
2925 BROKEN SPOKE LANE
ROCKWALL, TX 75087

QUINTERO JORGE & DELILAH
2926 BROKEN SPOKE LANE
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
379 N COUNTRYLN
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2020-056: Zoning Change from SF-16 & NS to PD

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-056: Zoning Change from SF-16 & NS to PD

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

PUBLIC NOTICE



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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-056: Zoning Change from SF-16 & NS to PD

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

I AM OPPOSED TO THE REQUEST. IT IS NOT IN AGREEMENT WITH THE CITY'S COMPREHENSIVE PLAN. ALSO, THE HIGH DENSITY NEIGHBORHOOD WOULD ADD ADDITIONAL OVERBURDEN TO FM 1141, OFTEN BACKED UP WITH HAYS ELEM. QUEUE LINE.

Name: KEVIN STOVALL

Address: 1847 TANNERSON DR. ROCKWALL, TX 75087

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

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

Miller, Ryan

From: [REDACTED]
Sent: Tuesday, December 29, 2020 1:09 PM
To: Miller, Ryan
Subject: Development at 552 and 1141

Sir,

It is with high respect that I address this situation. Our traffic at 205 and Lakeshore Dr. is well above capacity, and allowing this new dense development will further destroy our established communities by increasing accidents and massive traffic.

Please refuse this poorly planned atrocity, it will bring the worst out of what already is a tight situation.

Many lives are at stake here.

Respectfully,

Al Estrada
748 Monterey Drive
ROCKWALL
Tx
75087-6639

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Miller, Ryan

From: [REDACTED]
Sent: Tuesday, December 29, 2020 12:43 PM
To: Miller, Ryan
Subject: Proposed development 552/1141

Follow Up Flag: FollowUp
Flag Status: Completed

Due to Covid 19 we prefer not to come to the meeting tonight but, as a family living in Dalton Ranch we want it known that we are opposed to any residential development going in on the corner of 1141 and 552. There are far too many residences going in on this side of Rockwall and the roads, schools and shopping cannot possibly handle more people and more houses. Look at all the houses going in off John King alone. There is an entire development ready to start building more houses across from Stonecreek and Stonecreek is still actively building. Already it is difficult to eat out in North Rockwall, too few restaurants, and grocery shopping on the weekend is a nightmare. North Rockwall needs more shopping and more restaurant choices, get a Trader Joe's, concentrate on giving the people who live here more rather than giving us more people!

Heather Lee

Sent from my iPhone

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Miller, Ryan

From: [REDACTED]
Sent: Tuesday, December 29, 2020 1:31 PM
To: Miller, Ryan
Subject: Development on 552 and 1141

Good Afternoon,

The proposed development on 552 and 1141 does not fit the area. Rockwall is growing too fast. If we continue to take away the beautiful land and mature trees the appeal of Rockwall will get lost in a sea of houses. The appeal of North Rockwall is the large estates on large lots, not maximized housing profit- that is Frisco!!

I have first hand experience to how these new housing developments have effected the existing residents. My daughter attends Hays Elementary. In 2nd grade she had to take her lunch at 10:45 to accommodate all of the students to get through the lunch line. In 3rd grade the school got rid of their pre-k program and to accommodate a influx of students that all enrolled last minute the school put my daughter in a classroom in the pre-k hall Isolated away from the 3rd grade hall. Nearly 50% of the class were new students. My daughter was in the only self contained classroom Isolated in the pre-k hall because there was no room for the extra kids to switch classrooms like the other 3rd grade classes for different subjects during the day. She saw none of her friends and was pretty miserable. It felt so unfair considering I live 6 houses away from the school. This is our neighborhood school and there was no room for us.

There needs to be consideration for existing residents when these profit hungry builders come through our town. Their actions affect our quality of life.

Me and my family are opposed to this new development.

Janae McMillan

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

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3018 PANHANDLE DRIVE (DALTON RANCH) - OUTSIDE OF 500' BUFFER

Miller, Ryan

From: julie barrow <julie_barrow@sbcglobal.net>
Sent: Saturday, January 2, 2021 9:59 PM
To: Planning
Subject: Z2020-056

Dear planning and Zoning - my email is to document my opposition to the current proposed development. As a homeowner in Dalton Ranch the number of houses being proposed is not in keeping with the city's master plan of estate sized lots. The developer is attempting to count the over 30 acres of flood plain for density purposes and I'm sure you can agree that is shady. The home lot sizes will not be estate sized and the look and feel will not be what the master plan outlines. Lastly - the number of students that will result from this proposed number of homes will cause a significant strain to the already over populated schools of RiSD. We have seen trailers down the street erected to accommodate children and my now freshman attended Hays during the "trailer" years and it is not the best situation for student and / or teachers. We couldn't begin to social distance during the pandemic at the high school so I think it would be prudent to hold off on creating more new students than the plan calls for by the city approved master plan.

Please vote no the proposed increase deviation of the plan and keep the look and feel that the tax paying residents desire.

Sincerely, Julie Hall-Barrow
3018 Panhandle Dr.
501-950-4932

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Gamez, Angelica

From: Kate Wells <katenricky@aol.com>
Sent: Friday, January 8, 2021 9:57 AM
To: Planning
Subject: Z2020-056

No reply necessary- I just wanted to share my insight as a fairly new to Rockwall (17 months here now) resident. I have 2 areas of concern and opposition to this proposed project/plan. Coming from the Houston area and seeing what over-building (small lots, lots of houses and concrete) without the infrastructure to support the increased residents, lack of drainage and runoff issues does to not only that direct area but the areas around it I can say if this occurs we will be moving from the area. You can look up Longwood subdivision in Cypress, Tx and see a (once upscale) neighborhood with a "small creek" that has a golf course as a flood plain area. After living there for years nearby neighborhood/development overbuilding resulted in our small creek to start flooding all of the homes that were at the time in a 500 year flood plain. We won't stick around to have that happen here. Second we have 2 children at Hays elementary. Even if I wasn't concerned with the roads and traffic and overbuilding/flooding, a development this size across from the school is going to fill it up quickly. We knew that there would be one year of overcrowding before Hamm Elementry opened but it's been a drastic change in class sizes since.

All that to say, I'm not opposed to this being developed in a way that would be far less houses on larger lots resulting in less vehicles traveling the already overcrowded roads as well as the developer (not tax \$) making adjustments to drainage and flooding concerns.

Thanks in advance.

Kate Wells

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Miller, Ryan

From: [REDACTED]
Sent: Tuesday, December 29, 2020 11:26 PM
To: Miller, Ryan
Subject: Planned dev corner 1141 & 552

Regarding the above planned development I would like to voice my disapproval on this. Our city is becoming over populated with new developments. That results in more traffic with roads that can't accommodate the number of cars!

Also FM 552 and 1141 are too small for the amount of traffic this development will bring to the area.

I live on Saddlebrook off 1141. This area of Rockwall still has the country feel but with this development and others around that country feel is slipping away!

Martha Griffey

[Sent from AT&T Yahoo Mail on Android](#)

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809 CALM CREST DRIVE (BREEZY HILL SUBDIVISION) - OUTSIDE OF 500' BUFFER

Gamez, Angelica

From: Natalie Roberts <nataliejroberts71@icloud.com>
Sent: Monday, January 4, 2021 8:39 AM
To: Planning
Subject: Z2020-056

I am writing in regard to the proposed plan to build 262 houses on the north side of Rockwall by Hayes. I am strongly against this proposal. This area is out in the country part of Rockwall where we don't need City density. The homes should be built on larger half acre plus lots to maintain the country feel of the area just like Heath does. Land is very valuable in Rockwall and houses on lots this small would harm the overall value of the area. Thank you.

Natalie Roberts

Sent from my iPhone

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OUTSIDE OF CITY LIMITS (844 OLD MILLWOOD ROAD)

Miller, Ryan

From: Ajsmith890 <ajsmith890@gmail.com>
Sent: Saturday, January 2, 2021 10:18 PM
To: Planning
Subject: Subject: Z2020-056

To whom it may concern,

I live off of Old Millwood road ... and Camp Creek bisects my property. A decade ago, it would take 11 inches of rain for the creek to swell and breach.... flooding the land at Beth Talley's place and my place and on down .

Today, with half that, the creek breaches. The continual development of the North side of town has increased the run off to a point where those of us impacted by flood plains are being washed away. The rain absorbing pasture land is being stripped away and replaced with concrete and the waters pushed on to camp creek and those of us down stream.

Rockwall has a thousand or more lots available for building. This plat of land is mostly flood plain and would be wise to be developed as a green belt or park like Harry Meyers. A housing development would add to the existing flooding issue as well as impact traffic to 552 as well as the school.

Celia Hays is finally not popping at the seams from Overcrowding. Please veto this proposal and keep North Rockwall with the country and Ag feel that those of us that have been here a long time made it to be

AJ Smith
844 Old Millwood Rd

Sent from my iPhone

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OUTSIDE OF CITY LIMITS (329 FARM LANE IN ROCKWALL COUNTY)

Miller, Ryan

From: [REDACTED]
Sent: Tuesday, December 29, 2020 1:35 PM
To: Miller, Ryan
Subject: 1141 and 552 project

Please include this Email as part of the packet for the city review tonight of the project At the intersection of 5 52 and 11 41 area my name is Doug pritchard and I live at 3 6 to farm lane rockwall 750873 this is basically around the corner from where that project will be located. The city has done nothing to Decrease traffic congestion in this area particularly as relates to that intersection. As it is right now it is very dangerous interaction it will only get more dangerous with a significant vehicle traffic increase. A traffic signal is not the only solution.

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Miller, Ryan

From: Elizabeth A C Talley <canchaser16000@me.com>
Sent: Sunday, January 3, 2021 12:00 PM
To: Planning
Subject: Z2020-056

I am opposing the developer that is trying to add 262 houses to a small piece of land across from Hays Elementary School on 1141. My understanding is the issue that they are using 33 acres of flood plain land to calculate housing density . Building in and around the flood plain will result in even more flooding of Camp Creek and land in the Anna Cade/ Camp Creek/ Old Millwood area. The high home density development causes a lot of problems for those of us along the creek. Please contact me, Beth Talley, as I would like to have information for the next meeting for this developer.

Beth Talley
214-460-2818

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OUTSIDE OF CITY LIMITS (747 CAMP CREEK ROAD)

Miller, Ryan

From: jdaleale@yahoo.com
Sent: Tuesday, January 5, 2021 7:54 PM
To: Planning
Subject: Z2020-056

Sir/Madam

I am very concerned about the proposed development being considered on FM1141 across from Hays Elementary School.

In addition to the massive increase in traffic on the sub standard roads in the area, it will also increase the velocity of the drainage into Camp Creek, resulting in increased flooding on Old Millwood and Camp Creek Residences who already have problems during heavy rain. Many times, even recently the road has been closed due to flooding. Adding these residences along with the concrete run off will decrease the seepage into the soil and increase the runoff into the creek.

I urge you to vote down this proposal until a more detailed plan can be developed to accommodate the concerns of the existing home owners in the area.

Sincerely

John Dale

Camp Creek Resident.

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Miller, Ryan

From: Rick Wells <r_wells@sbcglobal.net>
Sent: Sunday, January 3, 2021 12:45 PM
To: Planning
Subject: Z2020-056

The density calculations of this development appears to include the flood zone area. That is misleading the density calculations. At 262 homes, 121 acres minus 33 for flood supports 2.9 houses per acres. Those smaller lots in the middle of the development are to small. To maintain proposed density of 2.16, total home count should be 190.

Rick Wells
200 camp creek rd
Rockwall

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Miller, Ryan

From: [REDACTED]
Sent: Tuesday, December 29, 2020 1:55 PM
To: Miller, Ryan
Subject: Item number 8 for public hearing

This question was asked, addressed and answered in November 2020. The same issues exist today as then.

One additional consideration; how will the City answer the future residents (voters and tax payers) of that new development when the creek floods? Will the City's answer be the HOA is responsible for flood damage repair to common areas?

Steve Taylor

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

October 16, 2020

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Michael Joyce Properties, LLC is requesting that our project be taken to the November 10th, 2020 Planning and Zoning Meeting. This project is the development of 121.16 Acres in the J.M. Glass Survey, Tract 2 Abstract 88, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 552 and F.M. 1141.

The property is currently zoned NS and SF – 16. We are proposing a development of Single-Family Residential homes on 7,000 - 8,400 square foot lots. This community will provide for a greater variety of housing that the market demands and will still reflect the beautiful aesthetic of the surrounding communities like Stone Creek and Breezy Hill, and the City of Rockwall as a whole.

We look forward to working with the City once again to develop another gorgeous development.

Cordially Yours,

Ryan Joyce

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, January 5, 2021 3:06 PM
To: Miller, Ryan
Cc: Kevin Harrell; JR Johnson
Subject: Nelson Lakes - revised PD mark ups and concept plan
Attachments: Draft Ordinance Mark-ups_(1.05.2021).pdf; Nelson Lake Concept Plan_1-5-2021.pdf

Ryan,

Please see attached Nelson Lakes edits / revisions.

Highlighted / summary of the concept plan changes to even more follow P&Z guidance:

- Removed 2 more lots (so we've reduced total lot count by 5 lots from the initial submittal)
- We further reduced the 60' lot type from 57% to 51.5% (5 fewer 60's from the work session version)
- We increased the 70's by 7 lots (from 23.2% to 26.1% of the total lots)
- We increased the 72's by 5 lots (from 19.8% to 22.2% of the total lots)

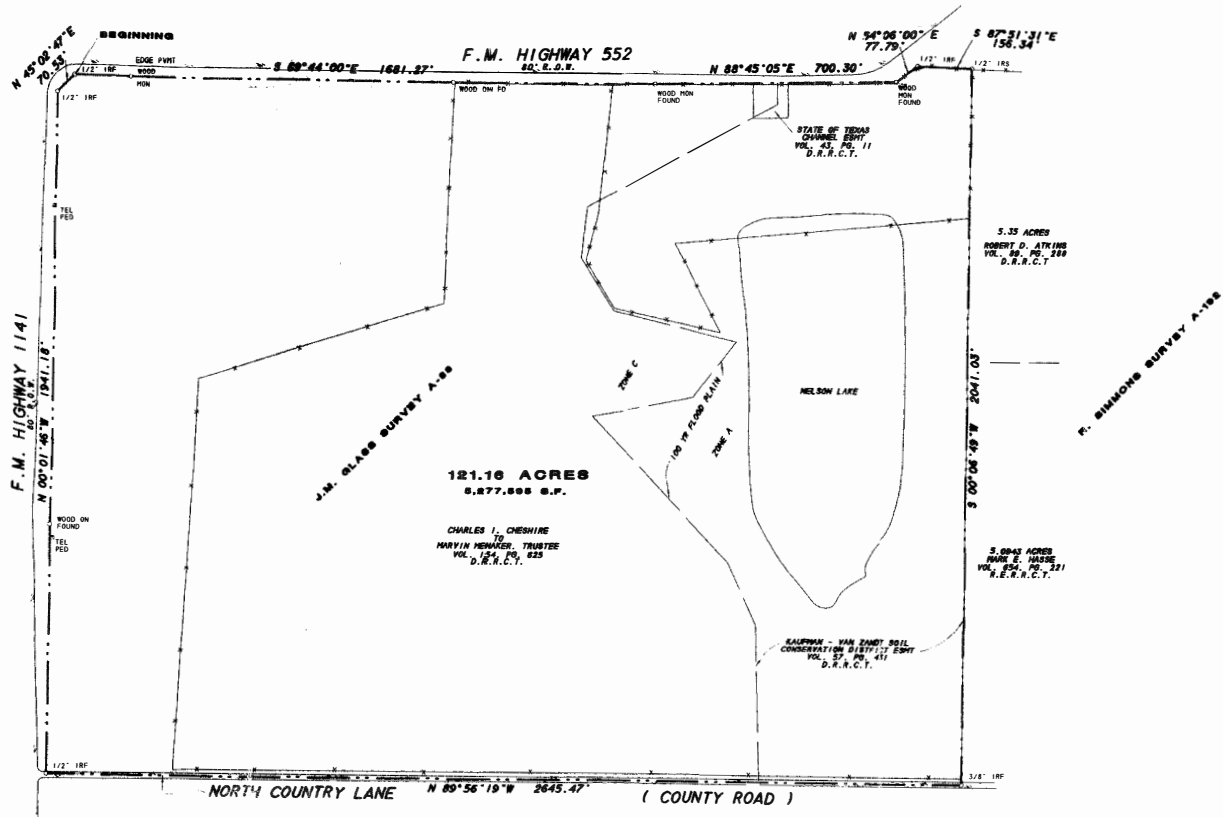
So now – this is now in all material respects a plan that has essentially half of all lots being 70' wide or greater. As an aside – there are several 60's on end / corner lots that are wider than 70' but are still yellow because they couldn't meet the 70' side setback requirement, but from a streetscape standpoint – they will look and feel like 70's because of their extra lot width.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

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DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Charles J. Cheshire to Marvin Menaker Trustee, dated April 23, 1980, and being recorded in Volume 154, Page 625 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the East cut back corner at the intersection of the East right-of-way line of F.M. Highway 552 (80' R.O.W.) with the South right-of-way line of F.M. Highway 1141 (50' R.O.W.);

THENCE along the South right-of-way line of said F.M. Highway 552 the following:

S. 89 deg. 44 min. 00 sec. E. (Controlling bearing) a distance of 1681.27 feet to a 1/2" iron rod found for corner;

N. 88 deg. 45 min. 05 sec. E. a distance of 700.30 feet to a tack found in wood monument for corner;

N. 54 deg. 08 min. 00 sec. E. a distance of 77.79 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 51 min. 31 sec. E. leaving the South line of said F.M. Highway 552, a distance of 196.34 feet to a 1/2" iron rod set for corner at the base of a fence corner post for corner at the Northeast corner of said Menaker tract;

THENCE S. 00 deg. 00 min. 49 sec. E. along the East line of said Menaker tract a distance of 2041.03 feet to a 3/8" iron rod found for corner in the center of North Country Lane (county road);

THENCE N. 89 deg. 06 min. 19 sec. W. along and near said center of North Country Lane a distance of 2645.47 feet to a 1/2" iron rod found for corner at the Southwest corner of said Menaker tract at the intersection of the center of said road with the East right-of-way line of said F.M. Highway 1141;

THENCE N. 00 deg. 01 min. 49 sec. W. with the East right-of-way line of said F.M. Highway 1141 a distance of 1941.18 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 02 min. 47 sec. E. along the East right-of-way line of said highway a distance of 7050 feet to the POINT OF BEGINNING and containing 121.16 acres or 5,277,595 square feet of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0035 B, dated SEPT 17, 1980, this property lies in Zones A & C. Part of this property does appear to be within a 100-year flood plain.

2) BEARING SOURCE IS RECORDED DEED IN VOL. 154, PG. 625, D.R.R.C.T.

SURVEYOR'S CERTIFICATE

I, Harold D. Fathy, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat or map was prepared for ROCKWALL COUNTY ABSTRACT & TITLE COMPANY as 123 acres, on FM 552 and FM 1141, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground on the 15th day of Feb., 2000.

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



3-E

THIS INDENTURE, made this 27 day of April, 1956, by and between Mrs. J.M. Nelson etur and _____ his wife, residents of the County of Rockwall, State of Texas, hereinafter referred to as the first party, and Kaufman Van Zandt Soil Conservation District, hereinafter referred to as the second party,

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WITNESSETH THAT:

WHEREAS, The Secretary of Agriculture, United States Department of Agriculture, has been authorized by the Congress to carry out a program of assistance to local agencies and organizations in planning and installing works and measures for watershed protection, flood prevention, and agricultural phases of the conservation, development, utilization and disposal of water, and

WHEREAS, the second party is cooperating in said program in the Trinity River Upper East Fork Laterals watershed, State of Texas, in connection with which the second party desires to secure certain rights in, over and upon the hereinafter described land of the first party,

THEREFORE, for and in consideration of One Dollar (\$1.00) and the benefits accruing to the first party from the installation of said program and other good and valuable considerations, the receipt whereof is hereby acknowledged, the first party does hereby grant and convey unto the second party an easement in, over and upon the following described land situated in the County of Rockwall, State of Texas, to-wit:

125.76 ac. tract of land deeded to J.M. Nelson by S.R. McCreary in the J.M. Goss survey and recorded in Book 10 page 299 of the Rockwall County, Texas Deed Records.

1. The second party shall have the right, privilege and authority to use said land for the installation, operation, maintenance and inspection of the following described works and measures, and for the storage of waters that may be impounded by any dam or other reservoir structure described below: Floodwater retarding structure, including dam, emergency spillway, adjacent work areas, and portion of the sediment and detention pools. Trees and brush will be cleared from dam, spillway and sediment pool area as determined necessary by the second party. Fill material will be taken from the sediment pool and spillway if needed and suitable. Project involves 30 acres, more or less of the above described lands.

2. The second party shall be responsible for operating, maintaining, and keeping in good repair the works and measures herein described.

3. The first party reserves the right to use said land or any part thereof at any time and for any purpose, provided such use does not damage the structure or interfere with the full enjoyment by the second party of the easement herein conveyed.

4. The second party shall have the right to construct fences and gates around the structures, and such fences and gates shall not be changed in any way except by the consent of the second party.

5. This easement shall include the right of ingress and egress at any time over and upon said land and any adjoining land owned by the first party.

6. This easement shall include all easements, rights-of-way, rights, privileges and appurtenances in or to said land that may be necessary, useful or convenient for the full enjoyment of the easement herein conveyed.

7. The first party hereby releases the second party from any and all claims for damages arising out of or in connection with the installation, operation and maintenance of the works and measures herein described:

Floodwater Retarding Structure Site 3 E

8. The first party hereby warrants the title to said land; however, the easement herein conveyed shall be subject to any easements, rights-of-way, or mineral reservations or rights now outstanding in third persons. This easement shall not pass, nor shall same be construed to pass, to the second party any fee simple interest or title to the above described lands.

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9. In the event the easement described herein is abandoned, the rights, privileges, and authority granted hereunder to the second party shall cease and determine.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names and affixed their seals as of the day and year first above written.

- 1 Charles J. Wilson
- 2 James R. Murphy
- 3 Thomas Nelson Murphy
- 4 M. Burns D. Watkins
- 5 Aslee Nelson Watkins
- 6 James R. Dudley
- 7 Iva Nell Dudley
- 8 Henry C. Carr
- 9 Mrs. Jennie Nelson Carr
- 10 William A. Nelson
- 11 Mary Dee Nelson

Mrs J M Nelson
W J Burt Rodgers
Jennie Nelson Rodgers
 (Signature of first party)

Kaufman Van Zandt Soil Conservation District
Soil Conservation District

BY Frank Springer
 Chairman, Board of Supervisors

THE STATE OF _____
 COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ and _____, ~~his wife,~~ both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said _____, wife of the said _____, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 27 day of April, A. D. 1956.

Notary Public in and for _____

SEAL
 My Commission Expires: 6-1-57 County, _____

THE STATE OF Texas
 COUNTY OF Rockwall

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mrs. J.M. Nelson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 27 day of April, A. D. 1956.

Frank Springer
 Notary Public in and for Rockwall
Rockwall County Texas

SEAL
 My Commission Expires: June 1, 1957

THE STATE OF Texas

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Alton A. Nelson and Mary Dee Nelson, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mary Dee Nelson wife of the said.

433

Alton A. Nelson having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mary Doe Nelson acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 1 day of March, A. D. 1957.

BETTY ARRANT, Betty Arrant
Notary Public in and for Ector County, Oklahoma

SEAL:
My commission expires: June 14, 1957

THE STATE OF Texas

COUNTY OF Bosque

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Henry A. Carr and Mrs. Lennie Nelson Carr, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Lennie Nelson Carr, wife of the said

Henry A. Carr having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lennie Nelson Carr acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, the 13 day of Feb., A. D. 1957.

J. D. Starcher
Notary Public in and for Bosque County, Tex.

SEAL:
My commission expires:

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF Rockwall }

BEFORE ME, the undersigned, a Notary Public,

in and for said County, Texas, on this day personally appeared Jennie Nelson Rodgers, wife of K. Barto Rodgers known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Jennie Nelson Rodgers acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 3 day of Jan., A. D. 1957

(L. S.) Frank Springer
Rockwall Co., Texas

THE STATE OF Texas

COUNTY OF _____

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BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Melbourn I. Watkins

and Aslee Nelson Watkins his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Aslee Nelson Watkins, wife of the said

Melbourn I Watkins having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Aslee Nelson Watkins acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, the 29 day of January,
M. Watkins
Aslee Nelson Watkins

A. D. 1957.

Gayle C. Wright
Notary Public in and for Dallas
County _____

SEAL:

My commission expires: 6/1/57

THE STATE OF Texas

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Murphree and

Omaree Nelson Murphree, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Omaree Nelson Murphree of the said

James R. Murphree wife having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

Omaree Nelson Murphree acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 29 day of January,
James R. Murphree
Omaree Nelson Murphree

A. D. 1957.

Genevieve L. ...
Notary Public in and for Dallas
County, Texas

SEAL

My commission expires: 6-1-57

THE STATE OF Texas
COUNTY OF Rockwall

435

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Albert J. Wilson

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 14 day of Jan., A. D. 1957.

Gladys James
Notary Public in and for Rockwall
Rockwall, County, Texas

SEAL
THE STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Dudley and Joan Nell Dudley, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Joan N. Dudley wife of the said

James R. Dudley having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

Joan N. Dudley acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

SIGNED: James R. Dudley
SIGNED: Joan Nell Dudley

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 28th day of June, A. D. 1955.

SEAL
My commission expires: 6-1-1957

J. T. Lofland
Notary Public in and for
Rockwall County, Texas

THE STATE OF Texas
COUNTY OF Rockwall

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared K. Barto Rodgers known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 3 day of Jan., A. D. 1957

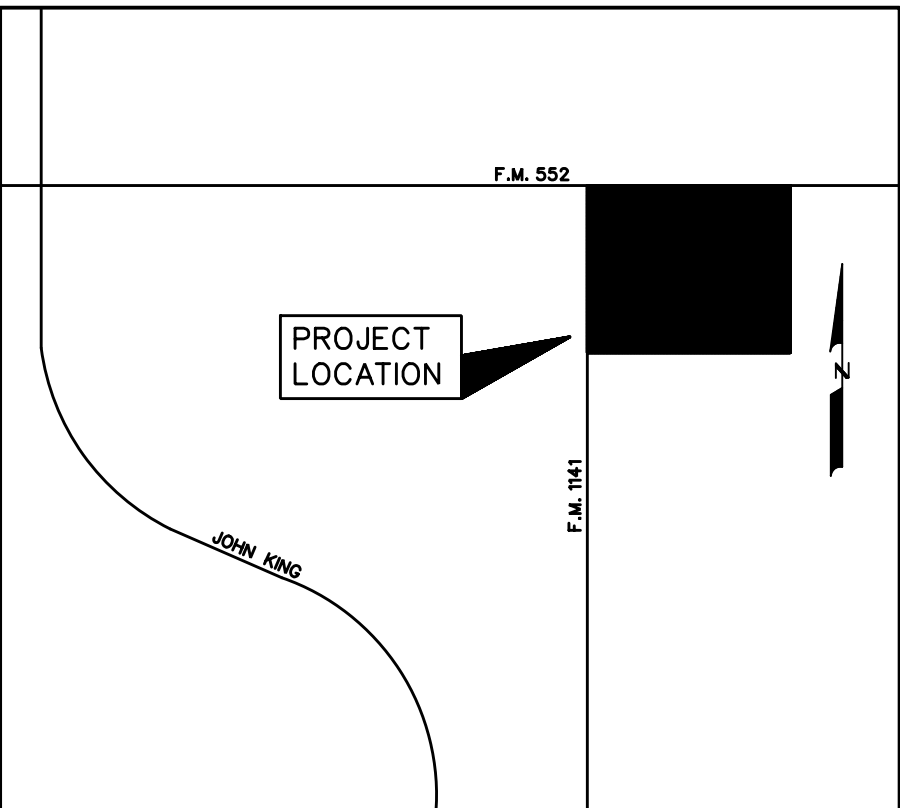
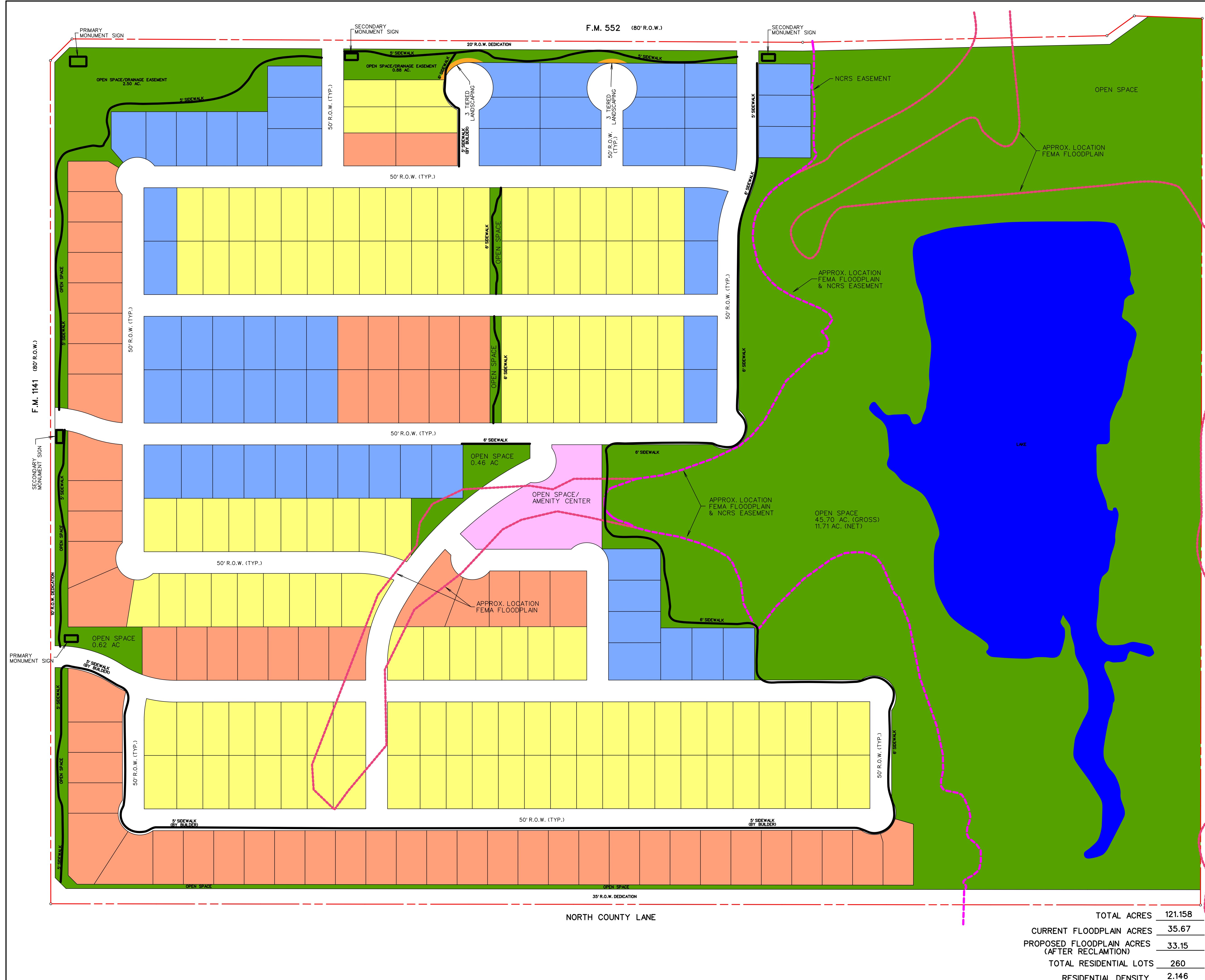
Frank Springer
Notary Public in and for
Rockwall County Texas

SEAL
My Commission Expires: 6-1-1957

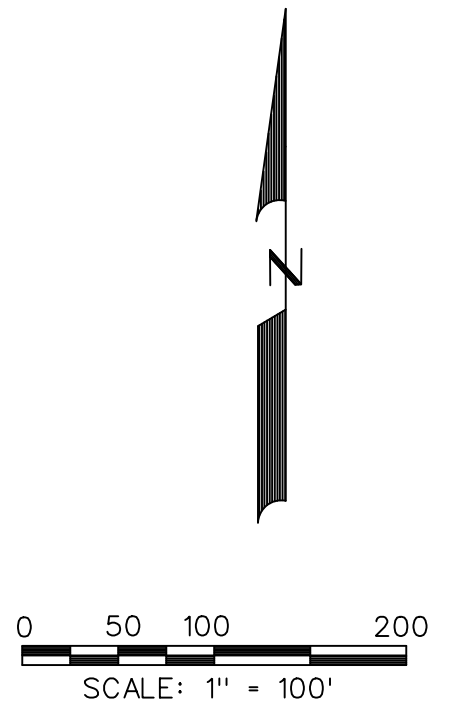
FILED FOR RECORD 16 DAY OF April A.D. 1958, AT 2-30 M.

RECORDED 17 DAY OF April A.D. 1958, AT 9-30 A.M.

Deborah Wimpee
DERWOOD WIMPEE, CLERK COUNTY COURT, ROCKWALL COUNTY, TEXAS.



LOCATION MAP
N.T.S.



LEGEND

TYPICAL LOT SIZES

- 60' X 120' - 134 LOTS
- 70' X 120' - 68 LOTS
- 72' X 120' - 58 LOTS
- PUBLIC OPEN SPACE/
LANDSCAPE BUFFER - 50.44 AC.
- AMENITY CENTER - 1.145 Ac.

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL LOTS
SHALL NOT EXCEED 260 LOTS.

ALL OPEN SPACE LOTS TO BE MAINTAINED BY
THE PROPERTY OWNER/HOA.

OPEN SPACE INSIDE FLOODPLAIN	32.72 AC.
OPEN SPACE OUTSIDE FLOODPLAIN	17.62 AC.

CONCEPT PLAN
OF
NELSON LAKE ESTATES
SITUATED IN THE
J.M. GLASS SURVEY, ABSTRACT NO. 88

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
UNION INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

JANUARY 2021 SCALE 1" = 100'

TOTAL ACRES	121.158
CURRENT FLOODPLAIN ACRES	35.67
PROPOSED FLOODPLAIN ACRES (AFTER RECLAMATION)	33.15
TOTAL RESIDENTIAL LOTS	260
RESIDENTIAL DENSITY	2.146

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

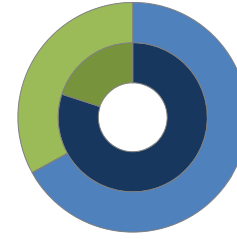
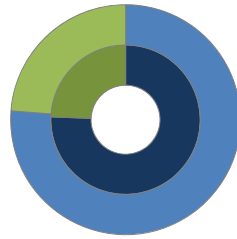
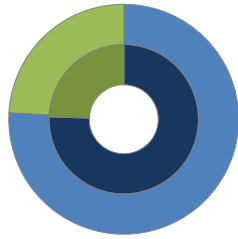
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2020-045

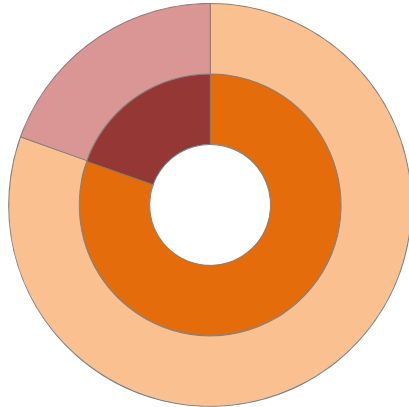
CASE NAME: Zoning Change (SF-16 & NS to PD) [Nelson Lake Estates]

ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,934.11	75.49%	\$ 4,086,072,836.39	75.92%	10,949.47	75.59%	\$ 4,159,745,765.77	76.24%	15.36	0.11%	\$ 73,672,929.38	1.37%	80%	67%	-9.24%
NON-RESIDENTIAL	3,550.31	24.51%	\$ 1,296,229,067.61	24.08%	3,533.95	24.40%	\$ 1,296,111,589.15	23.76%	(16.36)	-0.11%	\$ (117,478.46)	0.00%	20%	33%	-9.24%
OPEN SPACE	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,483.42	99.99%	\$ 5,455,857,354.92	100.00%			\$ 73,555,450.92	1.37%	100%	100%	
TOTAL	2,487.57		\$ 380,531,381.26		2,488.57		\$ 389,033,454.47								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,844,890,809.39								

PRESENT		
	ACRES	%
RESIDENTIAL	19,697.30	80.41%
NON-RESIDENTIAL	4,799.77	19.59%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
PROPOSED		
	ACRES	%
RESIDENTIAL	19,729.78	80.54%
NON-RESIDENTIAL	4,783.41	19.53%
OPEN SPACE	6,098.36	
TOTAL	30,611.56	
CHANGE		
	ACRES	%
RESIDENTIAL	32.48	0.13%
NON-RESIDENTIAL	(16.36)	-0.07%



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ 402,557.62	\$ 39,692,435.04	\$ 73,672,929.38	\$ 33,980,494.35
Non-Residential Value	\$ 117,478.46	\$ 9,527,246.00	\$ -	\$ (9,527,246.00)
Residential Acreage	56.06	56.06	71.42	15.36
Non-Residential Acreage	16.36	16.36	-	(16.36)

ANNUAL REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ 1,489.46	\$ 147,034.16	\$ 272,684.08	\$ 125,649.91
Non-Residential Revenues	\$ 434.67	\$ 56,519.64	\$ -	\$ (56,519.64)
Direct Sales Tax Increase	\$ -	\$ 229,556.40	\$ -	\$ (229,556.40)
Indirect Sales Tax Increase	\$ -	\$ 179,187.05	\$ 309,948.52	\$ 130,761.47
Total Revenues	\$ 1,924.13	\$ 612,297.26	\$ 582,632.60	\$ (29,664.66)

ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ -	\$ (345,644.92)	\$ (715,566.98)	\$ (369,922.06)
Cost of Community Service for Non-Residential	\$ -	\$ (78,815.93)	\$ -	\$ 78,815.93
Total Estimated Expenditures	\$ -	\$ (424,460.84)	\$ (715,566.98)	\$ (291,106.14)

EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ 1,924.13	\$ 187,836.42	\$ (132,934.38)	\$ (320,770.80)
OTHER BENCHMARKS				
Additional Citizens Added to Population		438	758	320
Estimated Non-Resident Consumers in City		147	-	(147)

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A NEIGHBORHOOD SERVICES (NS) DISTRICT AND A SINGLE-FAMILY 16 (SF-16) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 121.16-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of Ryan Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a zoning change from a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *J.M. GLASS SURVEY, ABSTRACT NO. 88*, Rockwall County, Texas, and being all of that tract of land as described in a Warranty Deed from Charles I. Cheshire to Marvin Menaker, *Trustee*, dated April 23, 1980, and being recorded in *Volume 154, Page 625* of the *Deed Records* of Rockwell County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found for corner at the east cut back corner at the intersection of the east right-of-way line of FM-1141 (80' ROW) with the South right-of-way line of FM-552 (80' ROW);

THENCE along the south right-of-way line of said FM-552 the following:

S. 89 DEG. 44 MIN. 00 SEC. E. (*Controlling Bearing*) a distance of 1681.27-feet to a ½-inch iron rod found for corner;

N. 88 DEG. 45 MIN. 05 SEC. E. a distance of 700.30-feet to a tack found in wood monument for corner;

N. 54 DEG. 06 MIN. 00 SEC. E. a distance of 77.79-feet to a ½-inch iron rod found for corner;

THENCE S. 87 DEG. 51 MIN. 31 SEC. E. leaving the South line of said FM-552, a distance of 156.34-feet to a ½-inch iron rod set for corner at the base of a fence corner post for corner at the northeast corner of said *Menaker Tract*;

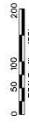
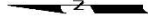
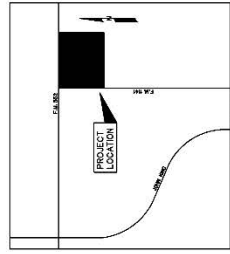
THENCE S. 00 DEG. 06 MIN. 49 SEC. E. along the east line of said *Menaker Tract* a distance of 2,041.03-feet to a 3/8-inch iron rod found for corner in the center of North Country Lane;

THENCE N. 89 DEG. 56 MIN. 19 SEC. W. along and near said center of North Country Lane a distance of 2,645.47-feet to a ½-inch iron rod found for corner at the southwest corner of said *Menaker Tract* at the intersection of the center of said road with the east right-of-way line of said FM-1141;

THENCE N. 00 DEG. 01 MIN. 46 SEC. W. with the east right-of-way line of said FM-1141 a distance of 1,941.18-feet to a ½-inch iron rod found for corner;

THENCE N. 45 DEG. 02 MIN. 47 SEC. E. along the east right-of-way line of said highway a distance of 70.50-feet to the *POINT OF BEGINNING* and containing 121.16-acres or 5,277,595 SF of land.

Exhibit 'C': Concept Plan



LEGEND

Typical Lot Sizes	Color	Description
60' x 120' - 124 Lots	Yellow	Typical Lot Sizes
70' x 120' - 86 Lots	Orange	Typical Lot Sizes
72' x 120' - 86 Lots	Blue	Typical Lot Sizes
Public Open Space / Landscape Buffer	Light Green	Public Open Space / Landscape Buffer - 80.44 AC.
Amenity Center	Pink	Amenity Center - 1,145 AC.

NOTE: MINIMUM NUMBER OF RESIDENTIAL LOTS SHALL NOT BE LACED 280 LOTS. ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER/DA.

OPEN SPACE INSIDE FLOODPLAIN 38.72 AC.
OPEN SPACE OUTSIDE FLOODPLAIN 11.82 AC.

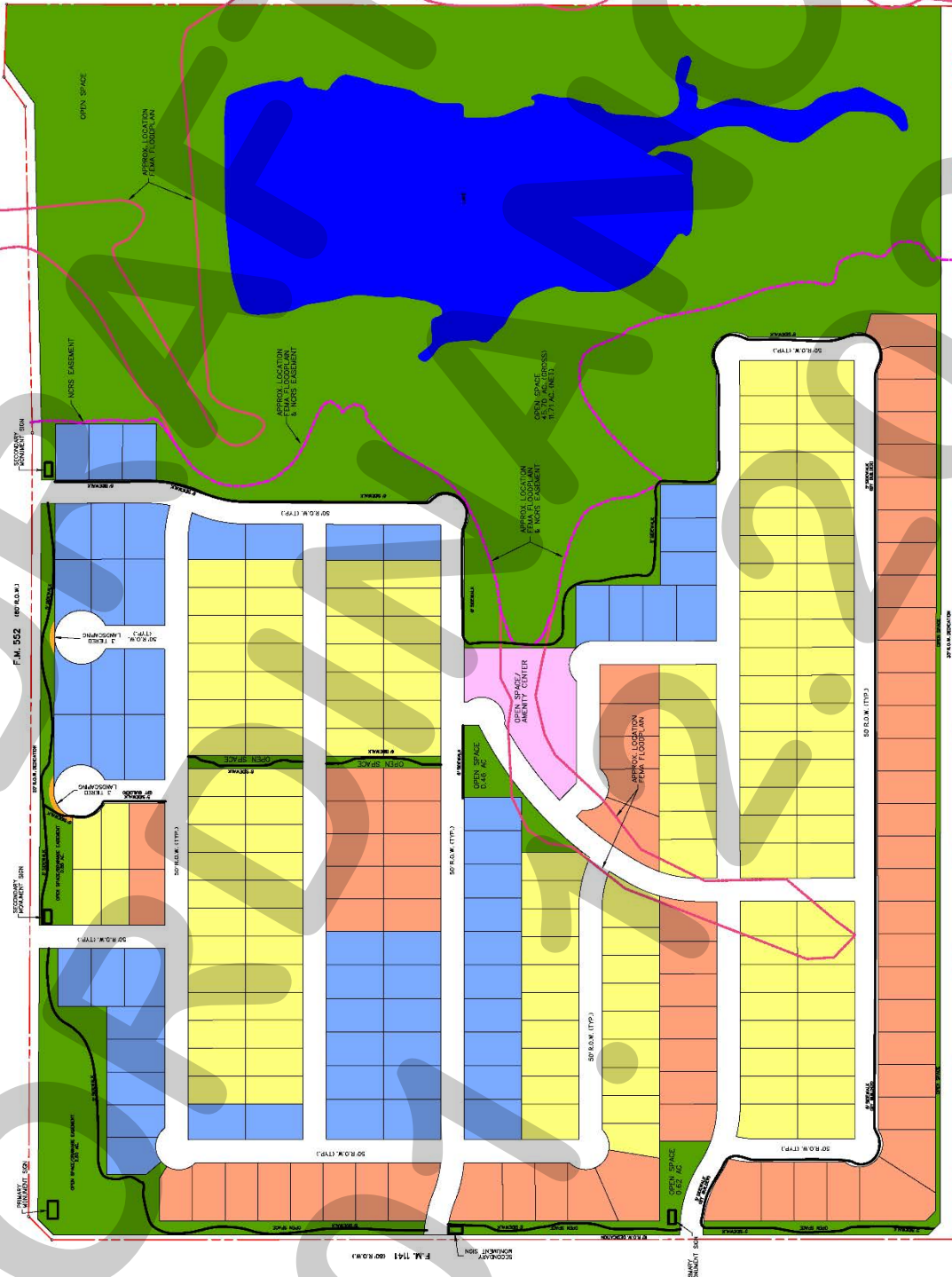
NELSON LAKE ESTATES
COUNTY PLAN OF
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE CITY OF ROCKWALL, TEXAS
PREPARED BY
CORVIN ENGINEERING, INC.
1410 N. TEXAS STREET
SUITE 200
ROCKWALL, TEXAS 75087

UNISON INVESTMENT
23945 OAKSHAW, B.V.10, STE. 201
DALLAS, TEXAS 75244

JANUARY 2021 SCALE 1" = 100'

CASE NO. Z2020-056



TOTAL ACRES	121,158
CURRENT FLOODPLAIN ACRES	38.67
PROPOSED FLOODPLAIN ACRES (AFTER RECLAMATION)	33.15
TOTAL RESIDENTIAL LOTS	280
RESIDENTIAL DENSITY	2.145

**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	60' x 120'	7,000 SF	134	51.54%
B	70' x 120'	8,400 SF	68	26.15%
C	72' x 120'	8,600 SF	58	22.31%
<i>Maximum Permitted Units:</i>			260	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.15 dwelling units per gross acre of land; however, in no case should the proposed development exceed 260 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C
<i>Minimum Lot Width</i> ⁽¹⁾	60'	70'	72'
<i>Minimum Lot Depth</i>	120'	120'	120'
<i>Minimum Lot Area</i>	7,000 SF	8,400 SF	8,600 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,200 SF	2,200 SF	2,200 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of

Exhibit 'D':
Density and Development Standards

the encroaching faces.

- 6: Flat front entry garage configurations are permitted on up to 35% (*i.e. a maximum of 91 lots*) of the total number of lots provided that: [1] no more than 45% (*i.e. a maximum of 60 lots*) of the lots for Lot Type 'A' have a flat front entry garage, [2] no more than 25% (*i.e. a maximum of 31 lots*) of the combined total of the Lot Type 'B' and Lot Type 'C' may have a flat front entry garage, and [3] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet.

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

(a) **Masonry Requirement**. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-552 and FM-1141 as shown on Exhibit 'C' of this ordinance*).

(b) **Roof Pitch**. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.

(c) **Garage Orientation and Garage Doors**. This development shall adhere to the following garage design and orientation requirements:

(1) **Type 'A' Lots**. Garages shall be oriented in a *traditional swing* (or *j-swing*) -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration -- or in a flat front entry configuration (*i.e. even with the front façade of the primary structure*). On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. Garages configured in a flat front entry configuration shall be allowed on a maximum of 45% of the lots (*i.e. a maximum of 60 lots*) provided that the front yard building setback is increased to 25-feet. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

(2) **Type 'B' and 'C' Lots**. Garages shall be oriented in a *traditional swing* (or *j-swing*) -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration -- or in a flat front entry configuration (*i.e. even with the front façade of the primary structure*). On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. Garages configured in a flat front entry configuration shall be allowed on a maximum of 25% of the lots (*i.e. a maximum of 31 lots of the combined total of the Lot Type 'B' and Lot Type 'C' Lots*) provided that the front yard building setback is increased to 25-feet. All garage configurations not

**Exhibit 'D':
Density and Development Standards**

conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



Carriage Hardware

- (5) Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	60' x 120'	(1), (2), (3), (4)
B	70' x 120'	(1), (2), (3), (4)
C	72' x 120'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-552, FM-1141, or North Country Lane shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

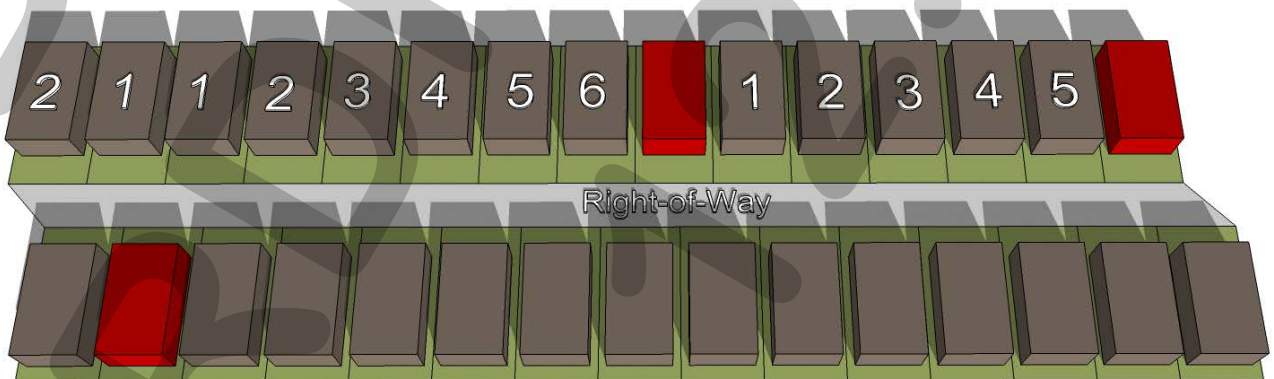
Exhibit 'D':
Density and Development Standards

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



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

- (a) **Front Yard Fences.** Front yard fences shall be prohibited.

Exhibit 'D':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-552, FM-1141 and North Country Lane*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(7) Landscape and Hardscape Standards.

- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-552). A minimum of a 30-foot landscape buffer shall be provided along FM-552 (*outside of and beyond any required right-of-way dedication*), that shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer. In addition, additional three (3) tiered landscaping (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be required adjacent to the cul-de-sacs along FM-552 as depicted in *Exhibit 'C'* of this ordinance.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (North Country Lane). A minimum of a 10-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*). This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire frontage of North Country Lane. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to North Country Lane, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved by the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

Exhibit 'D':
Density and Development Standards

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 24.232-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including *landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including *drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 3/21/2005

APPLICANT: Kimley-Horn & Associates

AGENDA ITEM: Z2005-007; Nelson Lake - (Ag) to (SF-16) & (NS)

Hold a public hearing and consider a request from Jason Faigle of Kimley-Horn & Associates to rezone 104.8-acres from (Ag) Agricultural district to (SF-16) Single Family Residential district, and 16.4-acres from (Ag) Agricultural district to (NS) Neighborhood Service district. The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

BACKGROUND INFORMATION:

The applicant has submitted a zoning request to zone property, containing approximately 121.16 acres, from (Ag) Agricultural district to (SF-16) Single Family Residential and (NS) Neighborhood Service. The proposed SF-16 zoning will contain approximately 104.8 acres and the NS zoning will contain approximately 16.4 acres. The property is located at the southeast corner of the intersection of F.M. 1141 and F.M. 552. The vacant property located across FM 552 directly to the north of this site was recently annexed into the City and is zoned (Ag) Agricultural. Property to the south is also zoned (Ag) Agricultural and is currently used for agricultural purposes along with a few residential homes. The property to west (i.e. Dalton Ranch) has been zoned (PD-58) Planned Development and preliminary platted for single family residential development with a density of less than two units per acre, and also incorporates an elementary school site.

The zoning exhibit illustrates a plan for 111 total lots with 106 residential lots, 4 open space areas and 1 retail lot (Neighborhood Service area). As indicated on the exhibit, the SF-16 portion of the zoning proposal yields a density level of 1.01 units per acre. The Land Use Plan indicates this area to be Single Family Low Density Residential. Low density is defined within the Comprehensive Plan as less than two units per acre of land.

The Comprehensive Plan also states that all residential lots which are 16,000 square feet in area or less should be served by an alley. However, the applicant's request is for minimum 16,000-sf lots (concept plan indicates an average lot size of 19,509-sf), and the plan indicates no alleys. The development pattern for SF-16 and greater has been the elimination of the alley requirement.

The Comprehensive Plan states that in determining appropriate zoning, existing surrounding conditions such as lot size, house styles and existing development patterns should be considered. The Dalton Ranch development to the west of this property has

been preliminary platted and zoned for a minimum 10,000 square foot lot area with lots ranging from over 10,000 square foot up to 30,000 square foot in area. The applicant's proposal meets the recommendations of the Comprehensive Plan in terms of density, and is comparable land within the general area.

This proposal also indicates approximately 56 acres of open space which includes Nelson Lake as an amenity to the proposed development. The applicant has indicated the open space and lake area will be private and maintained by a Homeowner's Association. In conjunction with the open space, the applicant has proposed 16 acres of Neighborhood Service zoning which is the most restrictive retail-type district within the Unified Development Code. The Land Use Plan does indicate this intersection as commercial/retail land use. We have included a list of uses that are allowed within the Neighborhood Service District for review. The overall amount of open space being proposed, primarily required because of the lake and flood plain, and the proposed NS zoning will regulate the residential density to less than 2 units per acre. In conjunction with the zoning request, the applicant has also submitted a preliminary plat of the property. Issues dealing with landscape buffers along F.M. 552 and F.M. 1141 and entry features will be taken up with approval of the preliminary plat.

Notices were mailed to eight (8) property owners located in the City within 200-ft of the subject tract, and at this time, none had been returned.

RECOMMENDATIONS:

Staff Recommends approval of the request.

On 3/8/05 the Planning and Zoning Commission recommended approval the zoning change to (SF-16) and (NS) by a vote of 5 to 0 (Jackson and Smith absent).

Tract 134-12, Abstract 207, E. Teal Survey (2.564-acres), located along the south side of Henry M. Chandler Drive and immediately east of the Chandler's Landing Marina.

The motion failed due to a lack of a second.

Burgamy made a motion to deny the request by Austin Lewis of Lewis Real Estate Investments to amend (PD-8) Planned Development district, specifically on a vacant, 6.889-acre tract comprised of Spyglass Hill #4 Addition (4.324-acres) and Tract 134-12, Abstract 207, E. Teal Survey (2.564-acres), located along the south side of Henry M. Chandler Drive and immediately east of the Chandler's Landing Marina.

Langdon seconded the motion. The motion was voted on and passed by a vote of 3 to 1 (Lucas against; Carroll abstaining; Jackson and Smith absent).

Carroll returned to the meeting.

Z2005-007

Hold a public hearing and consider a request from Jason Faigle of Kimley-Horn & Associates to rezone 104.8-acres from (Ag) Agricultural district to (SF-16) Single Family Residential district, and 16.4-acres from (Ag) Agricultural district to (NS) Neighborhood Services district. The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

Hampton outlined the request stating the applicant has submitted a zoning request to zone property, containing approximately 121.16 acres, from (Ag) Agricultural district to (SF-16) Single Family Residential and (NS) Neighborhood Service. The proposed SF-16 zoning will contain approximately 104.8 acres and the NS zoning will contain approximately 16.4 acres. The property is located at the southeast corner of the intersection of F.M. 1141 and F.M. 552. The vacant property located across FM 552 directly to the north of this site was recently annexed into the City and is zoned (Ag) Agricultural. Property to the south is also zoned (Ag) Agricultural and is currently used for agricultural purposes along with a few residential homes. The property to west (i.e. Dalton Ranch) has been zoned (PD-58) Planned Development and preliminary platted for single family residential development with a density of less than two units per acre, and also incorporates an elementary school site.

The zoning exhibit illustrates a plan for 111 total lots with 106 residential lots, 4 open space areas and 1 retail lot (Neighborhood Service area). As indicated on the exhibit, the SF-16 portion of the zoning proposal yields a density level of 1.01 units per acre. The Land Use Plan indicates this area to be Single Family Low Density Residential. Low density is defined within the Comprehensive Plan as less than 2 units per acre of land.

The Comprehensive Plan also states that all residential lots which are 16,000 square feet in area or less should be served by an alley. However, the applicant's request is for minimum 16,000-sf lots (concept plan indicates an average lot size of 19,509-sf), and the plan indicates no alleys. The development pattern for SF-16 and greater has been the elimination of the alley requirement.

The Comprehensive Plan states that in determining appropriate zoning, existing surrounding conditions such as lot size, house styles and existing development patterns should be considered. The Dalton Ranch development to the west of this property has been preliminary platted and zoned for a minimum 10,000 square foot lot area with lots ranging from over 10,000 square foot up to 30,000 square foot in area. The applicant's proposal meets the recommendations of the Comprehensive Plan in terms of density, and is comparable land within the general area.

This proposal also indicates approximately 56 acres of open space which includes Nelson Lake as an amenity to the proposed development. The applicant has indicated the open space and lake area will be private and maintained by a Homeowner's Association. In conjunction with the open space, the applicant has proposed 16 acres of Neighborhood Service zoning which is the most restrictive retail-type district within the Unified Development Code. The Land Use Plan does indicate this intersection as commercial/retail land use. We have included a list of uses that are allowed within the Neighborhood Service District for review. The overall amount of open space being proposed, primarily required because of the lake and flood plain, and the proposed NS zoning will regulate the residential density to less than 2 units per acre. In conjunction with the zoning request, the applicant has also submitted a preliminary plat of the property. Issues dealing with landscape buffers along F.M. 552 and F.M. 1141 and entry features will be taken up with approval of the preliminary plat.

Notices were mailed to eight (8) property owners located in the City within 200-ft of the subject tract, and at this time, none had been returned.

Herbst opened the public hearing.

Rob Whittle, applicant addressed requesting approval of the request and to answer questions.

Herbst closed the public hearing.

Carroll made a motion to approve the request from Jason Faigle of Kimley-Horn & Associates to rezone 104.8-acres from (Ag) Agricultural district to (SF-16) Single Family Residential district, and 16.4-acres from (Ag) Agricultural district to (NS) Neighborhood Services district. The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

Langdon seconded the motion. The motion was voted on and passed by a vote of 5 to 0.

P2005-011

Discuss and consider a request from Jason Faigle of Kimley-Horn & Associates for approval of a preliminary plat of Nelson Lake Addition, a 121.2-acre tract comprised of 106 single-family residential lots (104.8-acres) and one lot designated for "NS" Neighborhood Services uses (16.4-acres). The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

Hampton outlined the request stating the preliminary plat for Nelson Lake lays out 106 single-family residential lots, four (4) open space and/or drainage easements, one (1) lot designated for a sewer lift station and one (1) lot designated for future non-residential development. The preliminary plat application is running concurrently with a zoning application to rezone the 121.2-acre subject tract from (Ag) Agricultural to (SF-16) Single-Family Residential (104.8-acres) and (NS) Neighborhood Services (16.4-acres).

Right-of-way and Access

The site is bordered by FM 552 to the north, FM 1141 to the west, N. Country Lane to the south and the City limits to the east. Access for the residential portion of the development is proposed via "Street A" from FM 1141 and via "Street G" from FM 552. A Traffic Impact Analysis will be required as part of the engineering review. *Each of these proposed street connections will require TXDOT approval, and there is some concern from Staff that TXDOT will require "Street A" to align with the proposed street (Limestone Way) in Dalton Ranch.*

A 10-ft ROW dedication is provided along FM 1141 and a 20-ft ROW dedication along FM 552 for the future widening of those arterials. Left-turn lanes and/or deceleration lanes will be required as per Engineering standards and TXDOT requirements. Access to the proposed 16.4-acre (NS) site will be provided subject to TXDOT and City engineering standards, and will be reviewed at the time of final platting and/or site plan approval for that property. No access is proposed to N. Country Lane; however, the developer will be responsible for the dedication of 32.5-ft of Right-of-way and improvement of a minimum 24-ft street section of this road as it abuts the subject tract.

Utilities and Engineering Issues

The subject tract currently is situated within Mt. Zion's water district, and it is believed there are not adequate fire flows or capacity to support the proposed development. However, the developer has agreed to participate in a facilities agreement with the City to acquire the right to serve this area, which will be finalized during engineering review/final platting. Development of this tract will require extensions of water and sewer lines to and along the subject tract, as well as installation of a lift station in the northeastern quadrant (i.e. Lot 57, Block C). *The Preliminary Utility Layout outlines the proposal; however, the City Engineer has*

356 Bill Bradshaw (Applicant)
357 Bradshaw stated that this would be their 5th consecutive year at this
358 location.

359
360 There being no one further to address the Council, Mayor Jones closed the public
361 hearing.

362
363 Councilmember Raulston made a motion to approve the request with Staff
364 recommendations and Councilmember Cotti seconded the motion. The ordinance was
365 read as follows:

366
367 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED
368 DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY
369 AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A TEMPORARY
370 PORTABLE BEVERAGE SERVICE FACILITY ON A TRACT OF LAND KNOWN AS
371 LOTS 4 AND 5, CANUP ADDITION, LOCATED AT 907 S. GOLIAD; PROVIDING FOR
372 SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE
373 SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING
374 FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;
375 PROVIDING FOR AN EFFECTIVE DATE.

376
377 The motion passed by a vote of 6 ayes and 1 absent [King].

378
379 f. Z2005-007 – Hold a public hearing and consider approval of an
380 Ordinance a request from Jason Faigle of Kimley-Horn & Associates to
381 rezone 104.8-acres from (Ag) Agricultural district to (SF-16) Single Family
382 Residential district, and 16.4-acres from (Ag) Agricultural district to (NS)
383 Neighborhood Services district. The subject property is located at the
384 southeast corner of FM 1141 and FM 552, and currently described as
385 Tract 2, Abstract 88, J.M. Gass Survey and take any action necessary.
386 [1st Reading]

387
388 Michael Hampton discussed the background of the request and stated Rob Whittle was
389 the landowner. Mayor Jones opened the public hearing and the following persons came
390 forward to address the Council:

391
392 Jason Faigle (Applicant) and Rob Whittle
393 Whittle stated that this will be a custom home community and believes it
394 will be a catalyst for development of the north area.

395
396 There being no one further to address the Council, Mayor Jones closed the public
397 hearing.

398
399 Councilmember Raulston made a motion to approve the request with Staff
400 recommendations and Councilmember Cecil seconded the motion. The ordinance was
401 read as follows:

402
403 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE
404 UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO
405 APPROVE A CHANGE IN ZONING FROM (AG), AGRICULTURAL DISTRICT TO (SF-16) SINGLE FAMILY
406 RESIDENTIAL DISTRICT AND (NS), NEIGHBORHOOD SERVICE DISTRICT, ON A TRACT OF LAND
407 CONTAINING 121.2 ACRES AND KNOWN AS TRACT 2, ABSTRACT 88, J.M. GASS SURVEY, AND MORE
408 SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS;
409 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS
410 (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A
411 REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

412
413 The motion passed by a vote of 6 ayes and 1 absent [King].

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MINUTES
ROCKWALL CITY COUNCIL

April 4, 2005
6:00 p.m. Regular Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

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1. **CALL TO ORDER**

53 Mayor Jones called the meeting to order at 5:00 p.m. Present were Mayor Ken Jones and
54 Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Bill Cecil and John King.
55 Councilmember Terry Raulston was absent. Also present were City Manager Julie Couch
56 and City Attorney Pete Eckert. Mayor Jones immediately adjourned the meeting into
57 Executive Session.

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2. **INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER STEPHEN STRAUGHAN**

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3. **PROCLAMATIONS**

a. **Miss Teen Rockwall – Sabra Davis**

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4. **OPEN FORUM**

68 Mayor Jones advised the audience that the floor was open to anyone who wished to
69 address the Council on any subject not on tonight's agenda. The following persons
70 came forward to address the Council:

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72 Linda Jaresh – Spoke about the Ms. Teen Texas competition.

73
74 Sam Buffington – Requested that the Southside Coalition Association be
75 put on the next agenda to discuss the land at Davy Crockett & Ross.

76
77 There being no one further to address the Council, Mayor Jones closed the open forum.

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5. **CONSENT AGENDA**

81 a. Consider approval of the Minutes from the March 7, 2005 City Council
82 meeting and take any action necessary.

83 b. Consider approval of the Minutes from the March 21, 2005 City Council
84 meeting and take any action necessary.

85 c. Consider approval of the Annual Contract for Street Maintenance
86 Materials and take any action necessary.

87 d. Consider approval of an **Ordinance** for a request by Maureen Green
88 (Z2005-009) for a change in zoning from (SF-7) Single-family Residential
89 district to (PD-50) Planned Development No. 50 district on a 0.23-acre
90 tract being part of Block 20, Amick Addition, situated at 603 North Goliad
91 and take any action necessary. [**2nd Reading**]

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- e. Consider approval of an **Ordinance** for a request from Bill and Glenda Bradshaw (Z2005-011) for a Specific Use Permit to allow for a portable beverage service facility within the (C) Commercial zoning district, on a 0.25-acre tract located at 907 S. Goliad and take any action necessary. [2nd Reading]
 - f. Consider approval of an **Ordinance** a request from Jason Faigle of Kimley-Horn & Associates (Z2005-007) to rezone 104.8-acres from (Ag) Agricultural district to (SF-16) Single Family Residential district, and 16.4-acres from (Ag) Agricultural district to (NS) Neighborhood Services district. The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey and take any action necessary. [2nd Reading]
 - g. Consider approval of a Facilities Agreement with Jerry Kissick for Ranch Trail Drive and take any action necessary.
 - h. Consider approval of a Facilities Agreement with Lake Pointe Church for use of Yellowjacket Park and take any action necessary.
 - i. Consider approval of a Resolution designating the officers for the General Election to be held on May 7, 2005 and take any action necessary.

115 **Councilmember John King requested that Consent Agenda Items 5(a) and (b) be pulled.**
116 **Councilmember Cotti made a motion to approve the remaining Consent Agenda Items**
117 **and Councilmember Straughan seconded the motion. The ordinances were read as**
118 **follows:**

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ORDINANCE NO. 05-08

122 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
123 AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL,
124 TEXAS AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "SF-7"
125 SINGLE FAMILY RESIDENTIAL TO "PD-50"; PLANNED DEVELOPMENT DISTRICT NO.
126 50 ON A 0.460-ACRE TRACT KNOWN AS PART OF A, B, & E, BLOCK 21, AMICK
127 ADDITION; 603 N. GOLIAD STREET AND MORE SPECIFICALLY DESCRIBED IN
128 EXHIBIT "A" ATTACHED HERETO; CORRECTING THE OFFICIAL ZONING MAP;
129 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
130 THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY
131 CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN
132 EFFECTIVE DATE.

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ORDINANCE NO. 05-15

136 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED
137 DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY
138 AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A TEMPORARY
139 PORTABLE BEVERAGE SERVICE FACILITY ON A TRACT OF LAND KNOWN AS
140 LOTS 4 AND 5, CANUP ADDITION, LOCATED AT 907 S. GOLIAD; PROVIDING FOR
141 SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE
142 SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING
143 FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;
144 PROVIDING FOR AN EFFECTIVE DATE.



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: January 12, 2021
APPLICANT: Doug Galloway; *Viaduct Development*
CASE NUMBER: Z2020-057; *Zoning Change (PD-41 & SF-10 to PD-41)*

SUMMARY

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Zoning Change superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39)* and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

BACKGROUND

The subject property was annex by the City Council on June 20, 1959 by *Ordinance No. 59-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the historic zoning maps from January 3, 1972, the subject property was zoned Single-Family 2 (SF-2) District and Multi-Family 1 (MF-1) District. This zoning map also showed the right-of-way for East Fork Road (*called out as N. Alamo Road at the time*) bisecting the subject property along the two (2) zoning designations (*see Figure 1 below*). On December 3, 1973, the City Council adopted *Ordinance No. 73-52*, which changed the southern portion of the subject property -- *the portion zoned Multi-Family 1 (MF-1) District* -- to Planned Development District 11 (PD-11) for single-family residential land uses. This portion of the subject property remained designated as Planned Development District 11 (PD-11) until April 4, 1994 when the City Council adopted *Ordinance No. 94-15* changing the zoning designation to Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses (*see Figure 2 below*). The remainder of the subject property appears to have changed zoning from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District prior to May 16, 1983 according to the historic zoning maps. The right-of-way for East Fork Road (*N. Alamo Road*) was depicted as bisecting the subject property up until the December 3, 2007 zoning map (*see Figure 3 below*) where it is shown in its present-day alignment.

FIGURE 1: JANUARY 3, 1972 ZONING MAP

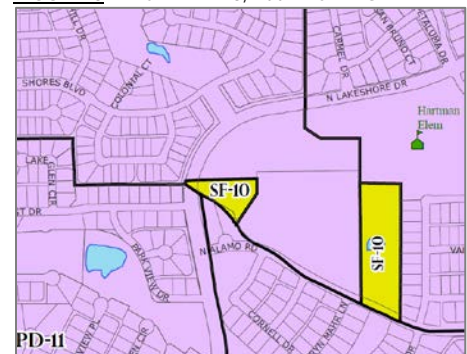


RED CIRCLE = SUBJECT PROPERTY

FIGURE 2: APRIL 5, 2005 ZONING MAP



FIGURE 3: DECEMBER 3, 2007 ZONING MAP



On July 21, 2008, the City Council approved *Ordinance No. 08-39 [Specific Use Permit No. S-57; Case No. Z2008-015]*, which allowed a *Daycare Facility (with seven [7] or more children)* in a Single-Family 10 (SF-10) District. Despite this approval, the project remained inactive until 2016 when the present-day applicant submitted a site plan for a daycare facility [*Case No. SP2016-019*]. This site plan was approved on October 11, 2016. A subsequent site plan amendment [*Case No. SP2019-014*]

was approved on May 9, 2017, and a final plat of the property [Case No. P2017-043] was approved on September 5, 2017. Following these approvals, a building permit [BLD2019-0378] was approved and a Certificate of Occupancy (CO) [CO2019-0118] was issued for the daycare facility on January 30, 2020.

PURPOSE

On December 18, 2020, the applicant – *Doug Galloway of Viaduct Development* -- submitted an application requesting to change the zoning of the 2.96-acre subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses. In the applicant's letter, the applicant indicated the intent of the zoning change was to provide two (2) additional pad sites to allow the construction of two (2) office buildings.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1940 N. Lakeshore Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 5.006-acre tract of land (*i.e. Tract 11-2 of the N. Butler Survey, Abstract No. 21*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Crestview Subdivision, which consists of 38 single-family residential lots on 10.34-acres. This property is zoned Planned Development District 3 (PD-3) for single-family detached land uses.

South: Directly south of the subject property is East Fork Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Preserve Subdivision, which consists of 114 single-family residential lots on 60.21-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is a 9.623-acre tract of land (*i.e. Tract 11-3 of the A, Hanna Survey, Abstract No. 98*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. This property is currently being operated as an *Urban Farm (i.e. Blasé Family Farm)* under *Specific Use Permit No. S-088 [Ordinance No. 11-44]*. Beyond this is a single-family home on a 5.37-acre parcel of land (*i.e. Lot 3, Block 1, Blasé Addition*), which is zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Hillcrest Shores Subdivision, which consists of 110 single-family residential lots on 37.40-acres. This property is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

CHARACTERISTICS OF THE REQUEST

As stated above, the subject property is currently zoned both Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses. The division of these two (2) zoning designations on the subject property is the general location of the old alignment of East Fork Road (*i.e. N. Alamo Road on older maps*). When the City changed the alignment of the roadway, the zoning designations were not changed, and eventually a ~10,000 SF daycare facility was constructed on the subject property under a Specific Use Permit (SUP) [*Ordinance No. 08-39; S-57*]. This land use -- *a Daycare with Seven (7) or More Children* -- was permitted under both zoning designations by Specific Use Permit (SUP) and did not require the property owner to rezone the property at that time.

When the applicant approached staff about constructing two (2) office buildings on the subject property, staff explained to the applicant that the property needed to be rezoned and that there were two (2) options for the request: [1] remove the portion of the property within Planned Development District 41 (PD-41) and seek a simple General Retail (GR) District zoning classification (*this would represent the least restrictive path*), or [2] incorporate the 1.46-acres of land zoned Single-Family 10 (SF-10) District

into Planned Development District 41 (PD-41) and reclassifying the 2.96-acre subject property to allow General Retail (GR) District land uses (*this would represent the most restrictive option*). With either option Planned Development District 41 (PD-41) would have to be amended and all property owners within the Planned Development District would need to be notified. Ultimately, the applicant chose the more restrictive option (*i.e. to increase the boundaries of the Planned Development District*), and limit the permitted land uses allowed on the subject property to [1] an *Office Building*, [2] a *Medical Office Building*, and [3] a *Daycare with Seven (7) or More Children*.

In addition, the subject property would be subject to the density and dimensional standards permitted for the General Retail (GR) District, and which are as follows:

<i>Density and Dimensional Requirements</i>	<i>General Retail (GR) District</i>
<i>Minimum Lot Area</i>	6,000 SF
<i>Minimum Lot Width at Front Building Setback</i>	60-Feet
<i>Minimum Lot Depth</i>	83-Feet ⁽¹⁾
<i>Minimum Front Yard Setback</i>	15-Feet
<i>Minimum Side Yard Setback without a Fire Rated Wall</i>	10-Feet
<i>Minimum Side Yard Setback with a Fire Rated Wall</i>	0-Feet
<i>Minimum Rear Yard Setback without a Fire Rated Wall</i>	10-Feet
<i>Minimum Rear Yard Setback with a Fire Rated Wall</i>	0-Feet
<i>Maximum Building Size</i>	25,000 SF
<i>Minimum Distance Between Buildings without a Fire Rated Wall</i>	15-Feet
<i>Minimum Distance Between Buildings with a Fire Rated Wall</i>	0-Feet
<i>Maximum Lot Coverage</i>	40%
<i>Maximum Height</i>	36-Feet

Notes: (1) see the Conformance to the City's Codes section below.

The concept plan submitted by the applicant shows that two (2) additional office buildings will be added to the subject property west of the daycare facility and adjacent to N. Lakeshore Drive. These buildings are depicted as a 3,444 SF building and a 2,545 SF building that will share a common wall and property line. The parking areas, landscaping, and detention area will remain unchanged.

INFRASTRUCTURE

All public infrastructure required for the applicant's request as depicted on the submitted zoning exhibit was constructed with the adjacent daycare facility.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) in the following ways:

- (1) *Minimum Lot Depth*. According to the Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum lot depth for properties in a General Retail (GR) District is 100-feet. Currently, the lot -- *identified as Lot 1 on the zoning exhibit* -- is 83.17-feet in depth.

Staff Response. Staff has included a provision in the proposed draft ordinance that would allow a lot configuration with a minimum depth of 83-feet; however, the approval of this request is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *North Lakeshore District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Based on the applicant's request, the *Commercial/Retail* designation is an appropriate designation for the subject property and

no changes to the Future Land Use Plan would be required (*i.e. the applicant's request conforms to the Future Land Use Plan designation*). In addition, according to the *District Strategies* for this district, "(t)he commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal of allowing General Retail (GR) District land uses is an appropriate transition from the property zoned Commercial (C) District directly north of the subject property to the residential areas south of the subject property; however, this request is a discretionary call for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 19, 2020, staff mailed 756 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Shores on Lake Ray Hubbard, Lakeview Summit, Caruth Lakes, and the Hillcrest at the Shores Homeowner's Associations (HOA's), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) 16 property owner notifications, one (1) online *Zoning & Specific Use Permit Input Form*, and one (1) email from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request; however, staff should point out that several of these notices site an opposition a land use not being proposed with this case (*i.e. retail and multi-family*).
- (2) One (1) email from a property owner within the notification area (*i.e. within the 500-foot buffer*) stating no objection to the applicant's request.
- (3) Two (2) emails and one (1) online *Zoning & Specific Use Permit Input Form* from property owners outside of the notification area (*i.e. outside of the 500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) to Single-Family 10 (SF-10) District to a Planned Development District for limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1940 N Lakeshore Dr

Subdivision North Lakeshore Daycare

Lot 1

Block A

General Location NW corner of East Fork and N Lakeshore

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR / PD-41 & R-12

Current Use Daycare & land

Proposed Zoning GR / PD-41

Proposed Use Daycare & office

Acreage 1.13

Lots [Current] 1

Lots [Proposed] 3

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

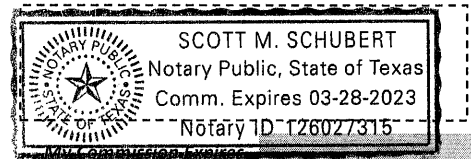
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

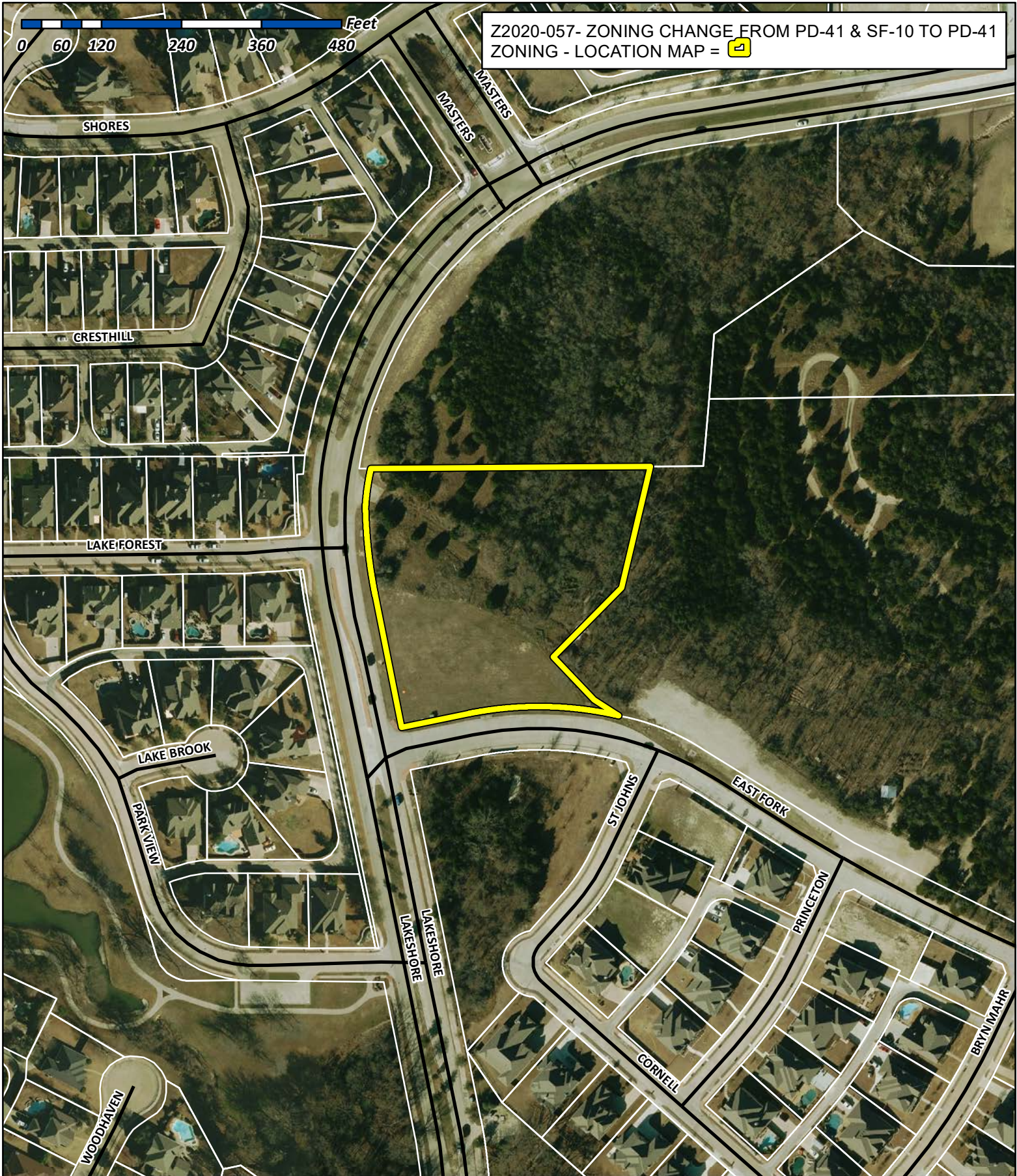
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 244.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas





City of Rockwall

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

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

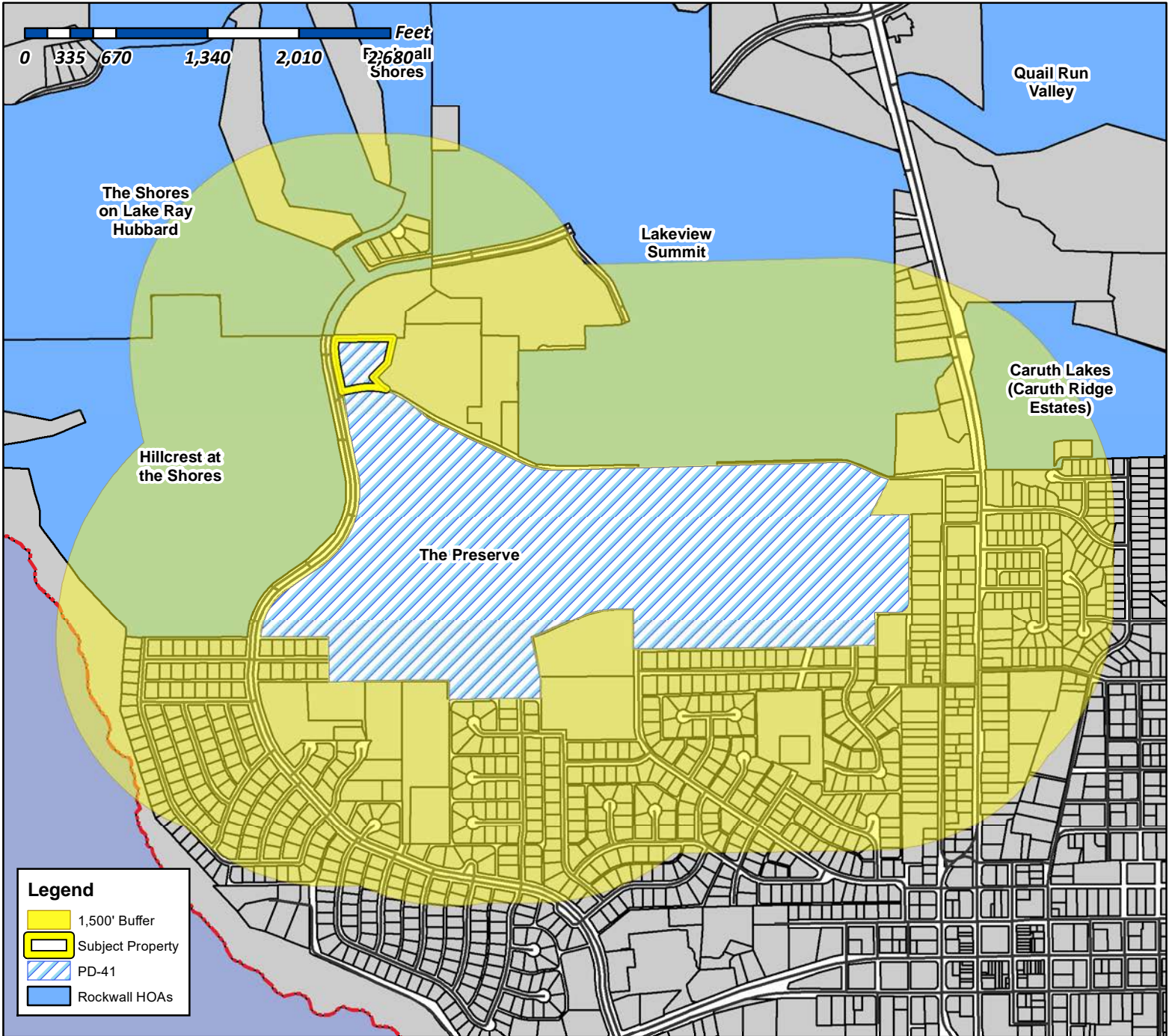
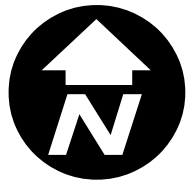




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-057]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-057 Zoning Change from SF-10 to PD-41

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39)* and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

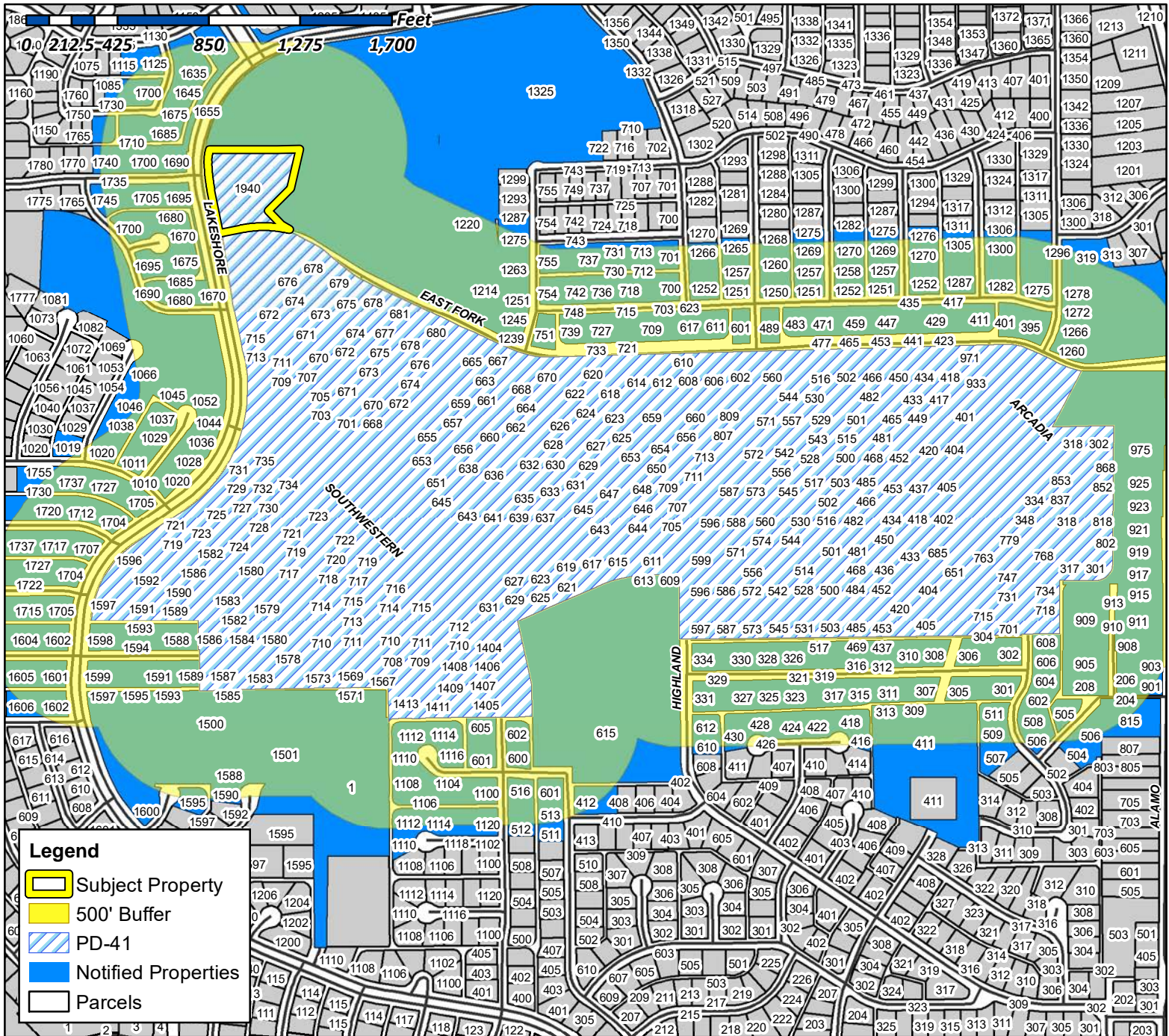
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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: 12/19/2020

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



 = RESPONSE RECIEVED

LOFLAND WILLIAM B
1 TOPSIDE LN
ROCKWALL, TX 75087

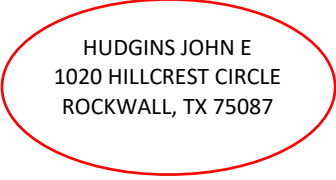
DONAHOE JOHN M & KATHRINE E
1001 N GOLIAD
ROCKWALL, TX 75087

SMITH DAVID W
1010 HILLCREST CIRCLE
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1011 HILLCREST CIR
ROCKWALL, TX 75087

BAUCHMAN NANCY
1019 WOODHAVEN CIR
ROCKWALL, TX 75087

SNEAD GENE T ETUX
102 WAGON WHEEL LN
WYLIE, TX 75098

 HUDGINS JOHN E
1020 HILLCREST CIRCLE
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L
1020 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

FAGNER JOHN & EILEEN
1021 HILLCREST CIR
ROCKWALL, TX 75087

HERNANDEZ JORGE A AND MILDRED AMARILIS
CHACON
1028 HILLCREST CIR
ROCKWALL, TX 75087

WILLIAMS CHARLES & KRISTEN
1029 HILLCREST CIR
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE
1030 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

OLEARY KENNETH F & TERRI A
1036 HILLCREST CIR
ROCKWALL, TX 75087

HUMPHREY MICHAEL D & SAMANTHA
1037 HILLCREST CIR
ROCKWALL, TX 75087

GOCHINAS GREGORY F & MARY D
1038 WOODHAVEN CIR
ROCKWALL, TX 75087

PONCINIE ERIC AND TRACI
1044 HILLCREST CIR
ROCKWALL, TX 75087

SIMPSON NEIL
1045 HILLCREST CIR
ROCKWALL, TX 75087

WOOD KAREN
1046 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

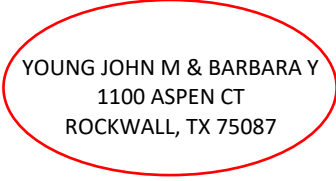
LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

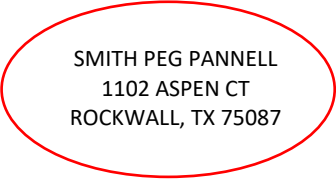
KUPTZ PAUL
1052 HILLCREST CIR
ROCKWALL, TX 75087

RAMIREZ RAYNALDO J
1054 WOODHAVEN CIR
ROCKWALL, TX 75087

PYBURN WESTON & SUZANNE V
1066 WOODHAVEN CR
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

 YOUNG JOHN M & BARBARA Y
1100 ASPEN CT
ROCKWALL, TX 75087

 SMITH PEG PANNELL
1102 ASPEN CT
ROCKWALL, TX 75087

WEBER VERNA M
1104 ASPEN CT
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
1105 SHORES BLVD
ROCKWALL, TX 75087

MORRIS MORGAN L JR AND JANETT E
1106 ASPEN COURT
ROCKWALL, TX 75087

HOUSER GERALD M & SHERYL
1108 ASPEN CT
ROCKWALL, TX 75087

MILLICAN GARY & TINA
1110 ASPEN CT
ROCKWALL, TX 75087

PHILLIPS HUBERT SYVELLE & LOVIE E REV LIV TR
LOVIE E PHILLIPS TRUSTEE
1110 VAIL CT
ROCKWALL, TX 75087

DICKERSON RONALD O & SHERILYN M
1112 ASPEN CT
ROCKWALL, TX 75087

RAJICH MIKE AND GRETCHEN M
1112 VAIL CT
ROCKWALL, TX 75087

CARD KIMBERLY & JONATHAN
1114 ASPEN CT
ROCKWALL, TX 75087

MOORE GEORGE W II REVOCABLE TRUST AND
JEANNE A RICHESON
1114 VAIL COURT
ROCKWALL, TX 75087

SITES SANDRA
1115 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
1116 ASPEN CT
ROCKWALL, TX 75087

MOORE DAVID Y & BEVERLY J
1116 VAIL CT
ROCKWALL, TX 75087

AUTREY MARILYN E
1118 VAIL COURT
ROCKWALL, TX 75087

ALTAMAR LINA
1120 VAIL CT
ROCKWALL, TX 75087

TEAT SHANNON NEAL
1125 SHORES BLVD
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
1150 CRESTCOVE DR
ROCKWALL, TX 75087

TROMBINI SOLANGE L & ENRICO
1155 SHORES BOULEVARD
ROCKWALL, TX 75087

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

LU LISA YUMEI
1225 LADY DE VANCE LN
LEWISVILLE, TX 75056

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

PATMAN RALPH DON
1250 HIGHLAND DR
ROCKWALL, TX 75087

BOVENKERK JAMES E JR
1251 ANTIOCH DR
ROCKWALL, TX 75087

TALLEY BLANCA JESSENIA AND JACOB
1251 HIGHLAND DR
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

VINSON DON & GABRIEL
1251 STANFORD DR
ROCKWALL, TX 75087

ALFORD THOMAS & SUE
1252 ANTIOCH DR
ROCKWALL, TX 75087

HENDERSON CARLOS G AND LAURA K
1252 PETALUMA DRIVE
ROCKWALL, TX 75087

STANFORD DRIVE 1252 LAND TRUST
KATHRYN BALL TRUSTEE
1252 STANFORD DR
ROCKWALL, TX 75087

BRANKS JEREMY B & JENNIFER A
1256 HIGHLAND DR
ROCKWALL, TX 75087

PATTERSON DITALLIANNA & OLUGBEMILEKE
SHITTU
1257 ANTIOCH DRIVE
ROCKWALL, TX 75087

WASLIEN A WAYNE & RHONDA D
1257 HIGHLAND DRIVE
ROCKWALL, TX 75087

PEREZ HUMBERTO
1257 MISSION DRIVE
ROCKWALL, TX 75087

PERKINS BLAKE JORDAN AND JAIME ADAIR
1257 STANFORD DR
ROCKWALL, TX 75087

ADAMS CHRISTOPHER H & JODY E
1258 ANTIOCH DR
ROCKWALL, TX 75087

SWIFT JEREMY DAVID
1258 PETALUMA DR
ROCKWALL, TX 75087

MILLER SHIRLEY C
1258 STANFORD DRIVE
ROCKWALL, TX 75087

PELLERIN DAVID P & JODY J
1260 CALISTOGA DRIVE
ROCKWALL, TX 75087

WILSON NICKE & CONROY CHRISTOPHER
1260 HIGHLAND DR
ROCKWALL, TX 75087

KIEU THERESA AND
DAT TIEN DINH
1261 HIGHLAND DRIVE
ROCKWALL, TX 75087

FLORES WILLIAM NELSON
1262 PETALUMA DRIVE
ROCKWALL, TX 75087

LU LISA YUMEI
1263 ANTIOCH DR
ROCKWALL, TX 75087

AMERICAN HOMES 4 RENT PROPERTIES EIGHT
LLC
1263 MISSION DR
ROCKWALL, TX 75087

KEES MATTHEW AND LYDIA
1263 STANFORD DRIVE
ROCKWALL, TX 75087

HAZAIMEH MAHMOUD OMAR
1264 ANTIOCH DR
ROCKWALL, TX 75087

COMRADD ROBERT AND DANA
1264 HIGHLAND DR
ROCKWALL, TX 75087

ACUNA ANTONIO JR & CAROLYN J
1264 STANFORD DR
ROCKWALL, TX 75087

HUTCHINSON RANDI F
1265 HIGHLAND DR
ROCKWALL, TX 75087

HARRIS CYNTHIA ANN
1266 CALISTOGA DR
ROCKWALL, TX 75087

OLAN ROD A & AMY C
1266 PETALUMA DR
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
1269 ANTIOCHDR
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA
SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
1269 STANFORD DR
ROCKWALL, TX 75087

TINKLE JEFFREY H & TAMMY L
1270 ANTIOCH DR
ROCKWALL, TX 75087

POTTS JOSEPH & KELSEY
1270 STANFORD DRIVE
ROCKWALL, TX 75087

RWC HILLCREST SHORES THREE HOMEOWNERS
ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
12700 PARK CENTRAL DRIVE, SUITE 600
DALLAS, TX 75251

FORBIS WILLIAM RUSSELL III & LYNN
1272 CALISTOGA DR
ROCKWALL, TX 75087

PHAM TONY T AND
IRENE M YEO
1275 ANTIOCH DR
ROCKWALL, TX 75087

JAMES DAVID AND SARAH A
1275 CALISTOGA DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1275 MISSION DR
ROCKWALL, TX 75087

FRENCH RENEE J
1275 STANFORD DR
ROCKWALL, TX 75087

DEDMAN ALICIA R
1276 ANTIOCH DR
ROCKWALL, TX 75087

REED BEVERLY
1276 STANFORD DR
ROCKWALL, TX 75087

SAMANTA SANTANU
1278 CALISTOGADR
ROCKWALL, TX 75087

TEMPLETON ROBERT WILLIAM AND MARILINE
ANDEME NGUA
128 SALINAS DRIVE
ROCKWALL, TX 75087

MARQUEZ IRMA AND
NIEVES MARQUEZ
1281 CALISTOGA DR
ROCKWALL, TX 75087

HOODENPYLE PAMELA JEAN
1281 MISSION DRIVE
ROCKWALL, TX 75087

JOHNSON RONALD C & DIXIE S
1282 SALINAS DR
ROCKWALL, TX 75087

MCCOY ELI
12838 W HEMINGWAY DR
SAN FERNANDO, CA 91340

ELLIOTT JAMES J & NANCY J
1284 CALISTOGA DRIVE
ROCKWALL, TX 75087

WATSON STEPHEN BROOKS & HARRIET S
1287 CALISTOGA DR
ROCKWALL, TX 75087

PRENSA MANUEL ALEJANDRO
1287 SALINAS DRIVE
ROCKWALL, TX 75087

TEMPLETON ROBERT WILLIAM AND MARILINE
ANDEME NGUA
1288 SALINASDR
ROCKWALL, TX 75087

HILL JAMES A & JANE M
1290 CALISTOGA DR
ROCKWALL, TX 75087

HAYES SHANE AND SARAH
1293 CALISTOGA DR
ROCKWALL, TX 75087

HUNT ROBERT
1293 SALINAS DR
ROCKWALL, TX 75087

HAYES LAKISHA
1294 SALINAS DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
1296 CALISTOGA DR
ROCKWALL, TX 75087

MORTADA FOUAD A
HIBA ABDALLAH
1299 SALINAS DR
ROCKWALL, TX 75087

TUCKER PAUL A & KIM M
1300 SALINAS DR
ROCKWALL, TX 75087

SIVERTSON JAMES CHARLES & CHARLOTTE KAY
1305 SALINAS DR
ROCKWALL, TX 75087

ROCKWALL I S D
1325 PETALUMA DR
ROCKWALL, TX 75087

FREEDMAN GARY A & DEBRA L
1404 WILLOW LN
ROCKWALL, TX 75087

GREGORY GORDON L AND DEBRAH G
1405 WILLOW LN
ROCKWALL, TX 75087

ROHLF MICHAEL G AND BEVERLY J
1406 WILLOW LANE
ROCKWALL, TX 75087

MUNCY JILL S
1407 WILLOW LN
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

SCHMITT JEFF AND TAMMI
1408 WILLOW LN
ROCKWALL, TX 75087

DONOGHUE MICHAEL J AND DANA
1409 WILLOW LN
ROCKWALL, TX 75087

SUMRALL CYNTHIA A AND
DONNA L PRUNTY
1411 WILLOW LN
ROCKWALL, TX 75087

KOVACS NICOLLE A
1413 WILLOW LANE
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
1500 SUNSET HILLDR
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P
1501 SUNSET HILL DR
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1514 MALLARD HVN
SAN ANTONIO, TX 78260

REINHARDT DAVID WAYNE & ALYSON SUE
1567 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G
1569 NORTH HILLS DR
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA
1571 NORTH HILLS DRIVE
ROCKWALL, TX 75087

OWEN DAVE M AND COLLEEN M
1573 NORTH HILLS DR
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N
1575 NORTH HILLS DR
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM
1577 EDMONDSON TR
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA
1578 NORTH HILLS DR
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C
1579 EDMONDSON TR
ROCKWALL, TX 75087

MCCLENDON PAULA S
1579 N HILLS DRIVE
ROCKWALL, TX 75087

CRESPO WIMPER A AND WENDY
1580 EDMONDSON TRAIL
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE
1580 NORTH HILLS DR
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R
1581 EDMONDSON TRAIL
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE
1581 NORTH HILLS DR
ROCKWALL, TX 75087

HURLEY CLINT & PAIGE NICOLE
1582 EDMONDSON TR
ROCKWALL, TX 75087

BUCKNER GARY
1582 NORTH HILLS DRIVE
ROCKWALL, TX 75087

WALDEN ALFRED F
1583 EDMONDSON TRL
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA
1583 N HILLS DR
ROCKWALL, TX 75087

MA KIM H
1584 EDMONDSON TRAIL
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH
1584 NORTH HILLS DR
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN
1585 EDMONDSON TRL
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R
1585 NORTH HILLS DRIVE
ROCKWALL, TX 75087

WILKOWSKI MATTHEW AND CATHERINE
1586 EDMONDSON TR
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL
1586 NORTH HILLS DRIVE
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY
1587 NORTH HILLS DR
ROCKWALL, TX 75087

BEAUBIEN ALAN AND
REVI MENASCHE
1588 NORTH HILLS DR
ROCKWALL, TX 75087

BANAN SAEED & SANDRE
1588 SUNSET HILL DR
ROCKWALL, TX 75087

MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

ANDERSON JAMES R & E GAY
1589 N HILLS DR
ROCKWALL, TX 75087

MITCHELL HEIDI M AND AARON A
1590 EDMONDSON TR
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS
1590 N HILLS DR
ROCKWALL, TX 75087

ANDERSON JASON & KELLY
1590 SUNSET HILL DRIVE
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D
1591 EDMONDSON TRACE
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
1591 NORTH HILLS DR
ROCKWALL, TX 75087

BALLI EMILY & DAVID
1592 EDMONDSON TRAIL
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

MCCOY ELI
1593 EDMONDSON TRL
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS
1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L
1595 HAVEN HILL CT
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA
1595 N HILLS DR
ROCKWALL, TX 75087

LAGRANGE DONALD AND AMY C
1596 EDMONDSON TRAIL
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN
VANWAGNER
1599 NORTH HILLS DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
1600 N COLLINS SUITE 1400
RICHARDSON, TX 75080

JONES JOHNNY DEWAYNE & MARTHA A
1600 N LAKESHORE DRIVE
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH
1601 N HILLS DR
ROCKWALL, TX 75087

SAMPSON DEAN & BARBARA KELLUM
1602 MONTCLAIR DR
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
1602 NORTH HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M
1604 MONTCLAIR ST
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C
1604 N HILLS DR
ROCKWALL, TX 75087

CLARK LUTHER A ETUX
1605 N HILLS DR
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

ROBERTS KYLE L & SUNDEE L
1615 CRESTHILL DR
ROCKWALL, TX 75087

HONEYCUTT CLINTON R & DAWN C
1625 CRESTHILL DR
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

WESLEY RANDALL & CYNTHIA
1645 CRESTHILL DR
ROCKWALL, TX 75087

FOSTER DAVID L AND VICKI H
1655 CRESTHILL DRIVE
ROCKWALL, TX 75087

BELCEVIC DRAGOS & DENIE
1665 CRESTHILL DR
ROCKWALL, TX 75087

KOLLEHNER STEVEN AND AMY
1670 LAKE BROOK CIR
ROCKWALL, TX 75087

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

PYLE JERRY W & JUDY K
1675 CRESTHILL DR
ROCKWALL, TX 75087

RIGGINS JOSH DAVID AND
MEGHAN HARRIS
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

GARRETT DAVID W & JULIE L
1680 LAKE BROOK CIR
ROCKWALL, TX 75087

CATLETT JAMES W & PATRICIA A TRUSTEES
JAMES W & PATRICIA A CATLETT REV LIVING
TRUST
1680 PARK VIEW DR
ROCKWALL, TX 75087

MALCHEV CHARLES G & IVANKA
1685 CRESTHILL DRIVE
ROCKWALL, TX 75087

EFENEY W MICHAEL JR & AMY LYNN
1685 LAKE BROOK CIR
ROCKWALL, TX 75087

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CROWELL DANIEL & CYNTHIA N
1690 PARK VIEW DR
ROCKWALL, TX 75087

PRODAHL DALE A & KAREN S
1695 CRESTHILLDR
ROCKWALL, TX 75087

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER
CO-TRUSTEES
1695 LAKE BROOKCIR
ROCKWALL, TX 75087

LOY COURTNEY
1695 LAKE FOREST DR
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
1700 CRESTHILL DRIVE
ROCKWALL, TX 75087

BOYNE DAVID ROBERT & DEBORAH K
1700 LAKE BROOK CIR
ROCKWALL, TX 75087

HURST RICK & KIM
1700 LAKE FOREST DR
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

SIMS DAVID E AND ANITA L
1704 LAKE BREEZE DR
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA
1705 BAYHILL DR
ROCKWALL, TX 75087

GOODWIN FAMILY REVOCABLE TRUST
1705 CRESTHILL DR
ROCKWALL, TX 75087

MANCUSO TYLER J & TAMMY B
1705 LAKE FOREST DR
ROCKWALL, TX 75087

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

DEARING JAMES AND KANESHA
1710 LAKE FOREST DR
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

REPMAN MARK &
MICHELLE BASTIDAS
1715 BAYHILL DR
ROCKWALL, TX 75087

COTTON JAMES THOMAS AND AMYE LYN
1715 CRESTHILL DRIVE
ROCKWALL, TX 75087

TAYLOR MICHAEL JOSEPH JR AND HEATHER L
1717 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L
1725 BAY WATCH DR
ROCKWALL, TX 75087

BENS MARK S & JOANNA N
1725 CRESTHILL DRIVE
ROCKWALL, TX 75087

NORRIS TRENT & MARY K
1725 LAKE FOREST DR
ROCKWALL, TX 75087

VILLARREAL GLORIA M & JOSE C
1727 BAY HILLDR
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S
1727 LAKE BREEZE DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
1730 CRESTHILL DR
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND
AMANDA JO BURT HIGGINS
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

KIM SEONG CHEOL & HEE SOOK
1730 LAKE FOREST DR
ROCKWALL, TX 75087

BREEN ROBERT AND LAURA
1732 BAY WATCHDR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

TETLEY GEOFFREY & PAULA SCRUBBS TETLEY
1735 CRESTHILL DR
ROCKWALL, TX 75087

MARSHALL JOHN & HEATHER
1735 LAKE FOREST DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

ULAND HARRY E & JERI M
1740 LAKE FOREST DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-
TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

MARTIN DONALD
1745 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PHILLIPS JACOB AND CAREEN NAKHLEH
1747 BAYHILL DRIVE
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

LOWNDES ROBERT
1763 BAYHILL DR
ROCKWALL, TX 75087

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

BLALOCK DAVID PAUL
1859 KELLY LN
ROCKWALL, TX 75087

SAMANTA SANTANU
18610 SHANGRI LA DR
CANYON COUNTRY, CA 91351

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
1940 N LAKESHORE RD
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
204 W HEATH ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
207 EAST RUSK
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
2221 E LAMAR BLVD STE 840
ARLINGTON, TX 76006

MASTER DEVELOPERS-SNB LLC
2400 DALLAS PARKWAY SUITE 560
PLANO, TX 75093

BEAUBIEN ALAN AND
REVI MENASCHE
2438 ADAMS STREET
HOLLYWOOD, FL 33020

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

THE SHORES ON LAKE RAY HUBBARD
OWNERS ASSOCIATION INC
2650 CHAMPIONS
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
2678 TREVOR PKWY
PLEASANTON, CA 94588

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

JONES WILLIAM P AND DEBRA L STODDARD-
JONES
301 SHEPARDS HILL DR
ROCKWALL, TX 75087

BANKS-KNIGHTEN STACY RENEE &
CLARENCE EDWARD JR
302 ARCADIA WAY
ROCKWALL, TX 75087

VICK JOHN C AND ANDREA E
302 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

SMITH PEG PANNELL
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

SNEAD GENE T ETUX
303 SHEPARDS HILL DR
ROCKWALL, TX 75087

WHITE PAULA LYNN
304 SHEPHARDS HILL
ROCKWALL, TX 75087

DOOLEY MORRIS D. & CAROL
305 SHEPARDS HILL DR
ROCKWALL, TX 75087

HINCKLEY NANCY L
306 SHEPARDS HILL DR
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES EIGHT
LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

SCHUENEMAN ZACHARI
307 SHEPARDS HILL DR
ROCKWALL, TX 75087

GREENLEE PEGGY BARRON
308 SHEPARDS HILL DR
ROCKWALL, TX 75087

FALLS DAVID C & TERRI L
309 ROOKERY CT
MARCO ISLAND, FL 34145

TENNER COLLEEN
309 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

WILLIAMSON KIRBY E & KASIE L
310 SHEPARDS HILL DR
ROCKWALL, TX 75087

HARROD JAMES G
311 SHEPARDS HILL DR
ROCKWALL, TX 75087

STOKES HAROLD W JR
312 SHEPARDS HILL DR
ROCKWALL, TX 75087

MCAFFEE TED N/GAYLE B
313 SHEPARDS HILL DR
ROCKWALL, TX 75087

BAKER JAY HENRY
314 SHEPARDS HILLDR
ROCKWALL, TX 75087

BUMELIS ANTHONY A & MELISSA L
315 SHEPARDS HILL DR
ROCKWALL, TX 75087

BLALOCK DAVID PAUL
316 SHEPARDS HILLDR
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

FUEHRER RICHARD W & LISA
317 SHEPARDS HILL DR
ROCKWALL, TX 75087

WEAST BRIAN J AND
CYNTHIA C BROWN
318 ARCADIA WAY
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

STEINBERG JANELLE LORRAINE
318 SHEPARDS HILL DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
319 LOS ALTOS DR
ROCKWALL, TX 75087

LOSEKE GREGORY
319 SHEPARDS HILL DR
ROCKWALL, TX 75087

BURNS TOMMY AND DOREEN
320 SHEPARDS HILL DR
ROCKWALL, TX 75087

HAYDEN ROBERT M ET UX
321 SHEPARDS HILL DR
ROCKWALL, TX 75087

COLVIN ANDREW CODY
322 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

JOHNSON CHARLES AND STEPHANIE
323 SHEPARDS HILL DR
ROCKWALL, TX 75087

PESTA DAVID M AND LYNDA M
324 SHEPARDS HILLDR
ROCKWALL, TX 75087

GRAVES JILL J AND WILLIAM J
325 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

GREEN SUSAN MELANIE & KYLE B
326 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

WARD MATTHEW D AND KARI N
327 SHEPARDS HILL DR
ROCKWALL, TX 75087

BROWN AILEEN S
328 SHEPARDS HILL DR
ROCKWALL, TX 75087

RILEY TERRI L
329 SHEPARDS HILL DR
ROCKWALL, TX 75087

VALENZUELA LINETTA
330 SHEPARDS HILL DR
ROCKWALL, TX 75087

LENSCH ELIZABETH
331 SHEPARDS HILL DR
ROCKWALL, TX 75087

ARROYAVE INES M
332 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

PESTA DAVID M AND LYNDA M
334 SHEPARDS HILL DR
ROCKWALL, TX 75087

PESTA DAVID & LYNDA
334 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
348 COOPER CT
ROCKWALL, TX 75087

PARANJAPE SHARADCHANDRA V AND SUSHAMA
S
3630 VANOUVER DR
DALLAS, TX 75229

DONAHOE JOHN M & KATHRINE E
38 DEWEY PLACER DR
BRECKENRIDGE, CO 80424

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
395 MONTERREYDR
ROCKWALL, TX 75087

LINGAMANENI LAKSHMIKALA
401 ARCADIA WAY
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
401 MONTERREYDR
ROCKWALL, TX 75087

STRONG ASHTON MARIE AND JEFFREY BRIAN
402 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

STRIFLER SHERRI AND DONALD
404 BEDFORD FALLS LANE
ROCKWALL, TX 75087

ERSKINE HUGH DWIGHT AND DIANNE
ELIZABETH
404 CENTENARY LN
ROCKWALL, TX 75087

RHIESE ENTERPRISES LLC
405 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BULLOCK HAROLD AND HEATHER
405 CENTENARY LANE
ROCKWALL, TX 75087

MCCREARY LYN
410 DRIFTWOOD ST
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
411 MONTERREY DR
ROCKWALL, TX 75087

WILLIAMS HORACE LEE JR
411 VALLEY DR
ROCKWALL, TX 75087

ADAMSON CHRISTOPHER D & DANA
412 DRIFTWOOD ST
ROCKWALL, TX 75087

SCHAIBLY CURTIS
416 E COACHLIGHT TRAIL
ROCKWALL, TX 75087

GWELLEM VALENTINE AND FELICITAS
417 ARCADIA WAY
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
417 MONTERREYDR
ROCKWALL, TX 75087

GAMARA JEFFREY AND ERIN
418 ARCADIA WAY
ROCKWALL, TX 75087

MORRIS CHERYL A
418 E COACHLIGHT TRL
ROCKWALL, TX 75087

TRAINER JOSEPH CARTER III AND MELISSA ANN
418 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

MORENO WILFRED AND VENUS D
420 BEDFORD FALLS LANE
ROCKWALL, TX 75087

SAUNDERS ROBERT C
420 CENTENARY LANE
ROCKWALL, TX 75087

DYER LELA A
420 E COACHLIGHT TRL
ROCKWALL, TX 75087

CANNON CORY A AND EVA M
421 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HILLTOP SUNRISE REVOCABLE LIVING TRUST
KRYSTLE JOI REYNOLDS & DAVID SUTHERLAND
REYNOLDS CO-TRUSTEES
421 CENTENARY LANE
ROCKWALL, TX 75087

HOLMSTROM JAMES CHRISTIAN AND LAUREN
MAY
422 E COACHLIGHT TRAIL
ROCKWALL, TX 75087

MAUVAIS CLIFFORD AND JACQUELINE
423 MONTEREY DRIVE
ROCKWALL, TX 75087

TERMIN JACOB E & ALEXANDRA M
424 COACHLIGHT TRAIL
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 426
COACHLIGHT TRAIL
426 COACHLIGHTTRL
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
428 COACHLIGHT TRL
ROCKWALL, TX 75087

SHAFFER DAVID L & BETH A
429 MONTEREY DR
ROCKWALL, TX 75087

REININGER DAVID W & ELLEN
430 COACHLIGHTTRL
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
4309 WASKOM DR
PLANO, TX 75024

WHITE JASON AND CATHRINE
433 ARCADIA WAY
ROCKWALL, TX 75087

LIFE SPRING CHURCH
433 SOUTHWESTERN
ROCKWALL, TX 75087

COALTER JEREMY
434 ARCADIA WAY
ROCKWALL, TX 75087

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

LEWIS PETRINA AND JAMES V
434 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LITTLE THOMAS R & KIMBERLY A
435 MONTEREY DR
ROCKWALL, TX 75087

CASTRO BRANDON T AND KRISTINA
436 BEDFORD FALLS LANE
ROCKWALL, TX 75087

FOSTER EUGENE AND CAROLYN
436 CENTENARY LANE
ROCKWALL, TX 75087

CACERES HECTOR U AND MERICYL D
437 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HINKLE PAULA JEAN AND JAMES DOUGLAS
437 CENTENARY LANE
ROCKWALL, TX 75087

MOELLER DEBORAH & MARK C
441 MONTEREY DR
ROCKWALL, TX 75087

HENRY MATTHEW C
447 MONTEREYDR
ROCKWALL, TX 75087

WILLS SUZANNE ALLANE AND MICHAEL R ROYCE
449 ARCADIA WAY
ROCKWALL, TX 75087

GASHI VALON & VLORA GLLAREVA
449 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

FOOTE RUSSELL KIRK
LINDSAY POW THORPE
450 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
450 GEARS RD
HOUSTON, TX 77067

PATTERSON KYLE WESTON AND SHILOH
450 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

CUPITO ALISON AND CHRISTOPHER K
452 BEDFORD FALLS LANE
ROCKWALL, TX 75087

KIM JUSTIN
452 CENTENARY LANE
ROCKWALL, TX 75087

RHIESE ANDREAS
453 BEDFORD FALLS LANE
ROCKWALL, TX 75087

GARZA GARYL L AND TRACY H
453 CENTENARY LANE
ROCKWALL, TX 75087

MARES MICHAEL T & DEBBIE R
453 MONTEREY DR
ROCKWALL, TX 75087

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

ARCENEUX HOWARD & SALLY
459 MONTEREY DR
ROCKWALL, TX 75087

LEWIS CORAL SUE
465 ARCADIA WAY
ROCKWALL, TX 75087

NICHOLSON DRUE E III & NANCY R
465 MONTEREY DR
ROCKWALL, TX 75087

WYNNE MATTHEW & SAMANTHA
465 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

GARCIA CRAIG R & LORENA
466 ARCADIA WAY
ROCKWALL, TX 75087

MORROW JEFFREY SCOTT & CHRISTY DAWN
466 SOUTHWESTERN DRIVE
ROCKWALL, TX 75089

OCONNOR ROBERT AND KERRI
468 BEDFORD FALLS
ROCKWALL, TX 75087

CLAYTON DAMEON AND TYRA
468 CENTENARY LANE
ROCKWALL, TX 75087

COX FAMILY TRUST
WENDELL J COX AND SHANA BECTON COX-
TRUSTEES
469 BEDFORD FALLS LANE
ROCKWALL, TX 75087

PARANJAPE SHARADCHANDRA V AND SUSHAMA
S
469 CENTENARYLN
ROCKWALL, TX 75087

SWAN DANIEL AND CAMILLE
471 MONTEREY DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 426
COACHLIGHT TRAIL
474 KEYSTONE BEND
HEATH, TX 75032

TRAN HOA T AND
HAI M PHAM
477 MONTEREY DR
ROCKWALL, TX 75087

HODGES PATRICK LEE AND TERESA ANN
481 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
481 SOUTHWESTERNDR
ROCKWALL, TX 75087

PARMAR ANKIT & TRUPTI HULE
482 ARCADIA WAY
ROCKWALL, TX 75087

RASCO MICHAEL TODD & BECKY ANDRA
482 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

KIM JAMES I & MELISSA E
483 MONTEREY DR
ROCKWALL, TX 75087

TOLMAN STEPHEN JAY & JAN
484 BEDFORD FALLS
ROCKWALL, TX 75087

ZIEMINSKI MICHAEL GARRETT AND SHELBY ERIN
484 CENTENARY LANE
ROCKWALL, TX 75087

PATEL YOGESH AND MITALBEN Y
485 BEDFORD FALLS LANE
ROCKWALL, TX 75087

FLANDER GRANT P AND NICOLE L
485 CENTENARY LANE
ROCKWALL, TX 75087

HINOJOSA GLADYS
489 MONTEREY DRIVE
ROCKWALL, TX 75087

VILLARREAL GLORIA M & JOSE C
4914 W 106TH ST
OAK LAWN, IL 60453

HENDERSON GRANT D AND NGAN T LY
500 BEDFORD FALLS LN
ROCKWALL, TX 75087

DORN DANIEL LAWRENCE AND
LOURDES MARIA BUSH
500 CENTENARY LANE
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
500 CRESCENT COURT SUITE 350
DALLAS, TX 75201

BOHANNAN CLARENCE WILLIAM AND LAVONNE
LYNNETTE
501 ARCADIA WAY
ROCKWALL, TX 75087

ONEAL LARRY B AND TRACIE
501 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

NERGER JONATHAN JEFFREY AND SARA
ELIZABETH
502 ARCADIA WAY
ROCKWALL, TX 75087

MCANGUS JODIE AND ROBERT
502 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LASTER STEVEN D AND CYNTHIS G RICHARDSON
503 BEDFORD FALLS LN
ROCKWALL, TX 75087

PARRA-LOZA JOSE IGNACIO
503 CENTENARY LANE
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

HOWELL RONALD & MICHELE
505 WILDWOODTERRACE
ROCKWALL, TX 75087

HLADKY LAUREN ASHLEY AND CALEB DALTON
506 WILDWOOD LN
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

DURAN SAMUEL T & LINDA M
507 WILDWOOD LN
ROCKWALL, TX 75087

ALLEN TRACY
508 WILDWOOD LANE
ROCKWALL, TX 75087

CONFIDENTIAL
509 WILDWOOD LN
ROCKWALL, TX 75087

BIFFLE SUZANNE M
511 CARRIAGE TR
ROCKWALL, TX 75087

PELANDER FAMILY TRUST
CHARLOTTE D PELANDER- TRUSTEE
511 WILDWOODLN
ROCKWALL, TX 75087

HAM JOSHUA L
512 HIGHVIEW LANE
ROCKWALL, TX 75087

CONFIDENTIAL
512 HIGHVIEW LN
ROCKWALL, TX 75087

FITZGERALD PATRICK & NICOLE
513 CARRIAGE TRAIL
ROCKWALL, TX 75087

MILLER BENJAMIN MICHAEL AND SHANNA
514 BEDFORD FALLS LN
ROCKWALL, TX 75087

EDET ROSE
514 CENTENARY LANE
ROCKWALL, TX 75087

SHANNON SETH R
514 HIGHVIEW LN
ROCKWALL, TX 75087

BENSON TODD EVAN JR AND ANSLEY ELIZABETH
515 ARCADIA WAY
ROCKWALL, TX 75087

PATEL AMAR C AND HETAL AMAR
515 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

SHERARD SCOTT THOMAS AND CATHERINE ANN
516 ARCADIA WAY
ROCKWALL, TX 75087

BASSELIN TIMOTHY J & ROBIN M
516 HIGHVIEW LANE
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
516 SOUTHWESTERNDR
ROCKWALL, TX 75087

GASHI EMRUSH AND MIRADIJE
517 BEDFORD FALLS LANE
ROCKWALL, TX 75087

CHHABRA MANOHAR AND NEELAM
517 CENTENARY LANE
ROCKWALL, TX 75087

JONES LAVITA DIANNE
528 BEDFORD FALLS LANE
ROCKWALL, TX 75087

DUNLAP BRIAN AND MICHELLE
528 CENTENARY LANE
ROCKWALL, TX 75087

HICKS NICOLE AND WILLIE
529 ARCADIA WAY
ROCKWALL, TX 75087

GEORGEI REHAM N AND
EHAB YOUSSEF
529 SOUTHWESTERN DR
ROCKWALL, TX 75087

STEWART MATTHEW C AND KIMBERLY KAY
530 ARCADIA WAY
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
530 SOUTHWESTERN DR
ROCKWALL, TX 75087

DENNARD STACEY AND DARREN
531 BEDFORD FALLS LANE
ROCKWALL, TX 75087

SHEPARD ALVIN K AND JENNIFER A
531 CENTENARY LANE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
542 BEDFORD FALLS LN
ROCKWALL, TX 75087

MASON ATOYA L AND LONDON JERMAINE
542 CENTENARY LANE
ROCKWALL, TX 75087

WILLIAMS BRANDON B AND TERRI L
543 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
543 SOUTHWESTERN DR
ROCKWALL, TX 75087

RAMIREZ RAY AND VALERIE
544 ARCADIA WAY
ROCKWALL, TX 75087

FAKHRI MOHAMMED F
544 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

KONIECZNY MICHAEL EDWARD AND CARINE
RICE-KONIECZNY
545 BEDFORD FALLS LANE
ROCKWALL, TX 75087

MCDERMOTT JOHN MICHAEL AND KAREN
MURRAY
545 CENTENARY LN
ROCKWALL, TX 75087

ANDERSON STEVEN K AND HEATHER
556 BEDFORD FALLS LANE
ROCKWALL, TX 75087

MAULADAD MUNAL AND
NICHOLA WATTS
556 CENTENARY LANE
ROCKWALL, TX 75087

WOMACK LAWRENCE JAMES AND SHIRLEY ANN
557 ARCADIA WAY
ROCKWALL, TX 75087

SAMPLE CRAIG ALLEN AND MISTY MICHELLE
557 SOUTHWESTERN DR
ROCKWALL, TX 75087

HENDRICKS JAMES AND BRENDA
559 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BODIN CHARLOTTE WILSON
559 CENTENARYLN
ROCKWALL, TX 75087

PAYNE TIMOTHY D
560 ARCADIA WAY
ROCKWALL, TX 75087

WICH PAUL HENRY AND LAINE QUENBY
STRUSIS-WICH
560 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

HUTCHINSON RANDI F
5605 JAMES GUNNELL LANE
ALEXANDRIA, VA 22301

MCLEROY JIMMY D AND AMY W
571 ARCADIA WAY
ROCKWALL, TX 75087

CAIN ZACHARY D AND ANGELA
571 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

JOHNSON JOHN P & DEBORAH G, TRUSTEES
JOHN & DEBORAH REVOCABLE TRUST
572 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BROCK CHRISTOPHER JOHN AND LEASHA KAROL
572 CENTENARY LANE
ROCKWALL, TX 75087

GASHI VALON AND
VLORA GLLAREVA
573 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HODGES GREGORY C AND KELLIANNE B
573 CENTENARY LANE
ROCKWALL, TX 75087

JOHNSON SEAN AND BRITTNEY
574 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
5757 ALPHA ROAD SUITE 680
DALLAS, TX 75240

FORD TINA OSVALD AND ERIC THOMAS
585 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

SHUBAT LEE-MING AND THEODORE
586 BEDFORD FALLS LANE
ROCKWALL, TX 75087

ROHLF DAVID E
587 BEDFORD FALLS LANE
ROCKWALL, TX 75087

PADRON-WELLS PATRICIA
587 CENTENARY LANE
ROCKWALL, TX 75087

HASTON JAMES C AND KATHRYN G
588 SOUTHWESTERN DR
ROCKWALL, TX 75087

HEFNER STEPHEN MARK
593 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LONGRUN HOLDINGS LLC SERIES C
5941 GLENDOWER LANE
PLANO, TX 75093

RIDDLE STEPHEN & DANIELLE
596 BEDFORD FALLS LN
ROCKWALL, TX 75087

MARTINEZ AMY J AND GILBERT
596 SOUTHWESTERN DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
597 BEDFORD FALLSLN
ROCKWALL, TX 75087

SUMMERS JEFFREY TODD AND EDEN LYNN
599 SOUTHWESTERN DR
ROCKWALL, TX 75087

CAMACHO ADAM J AND MARIA S
600 HIGHVIEW LN
ROCKWALL, TX 75087

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

LAUREA PETER A AND BRENDA M
601 HIGHVIEW LANE
ROCKWALL, TX 75087

TIREVOLD TODD R & SHARI L
601 MONTEREY DR
ROCKWALL, TX 75087

HARLESS TY & SHELLY
602 ARCADIA WAY
ROCKWALL, TX 75087

SMILEY THOMAS S & LYDIA DENISE
602 HIGHVIEW
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

HEAD ACE AND LOIS
603 HIGHVIEW LN
ROCKWALL, TX 75087

KENDALL DANIEL & JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

ROONEY CATHERINE
605 HIGHVIEW LN
ROCKWALL, TX 75087

SCHMIDT CARA D AND JUSTIN C
606 ARCADIA WAY
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

HARRIS ROBERT G AND JANICE L
608 ARCADIA WAY
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H
608 WILDWOOD LN
ROCKWALL, TX 75087

NOLAN KRISTIN N
609 SOUTHWESTERN DR
ROCKWALL, TX 75087

OLORTEGUI CLAUDIA MARINA
610 ARCADIA WAY
ROCKWALL, TX 75087

JONES DONALD R & JANE YOUNG JONES
610 HIGHLAND DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
6109 WINSTEAD DR
PLANO, TX 75024

SENS GREGORY B AND
MILTON A SENS
611 MONTEREY DR
ROCKWALL, TX 75087

HOAG TRUST
BRIAN A & MICHELE D HOAG TRUSTEES
611 SOUTHWESTERN DR
ROCKWALL, TX 75087

SULLIVAN JAMIE LEANNE
612 ARCADIA WAY
ROCKWALL, TX 75087

BEKDASH HANI & MARITZA
612 HIGHLAND DR
ROCKWALL, TX 75087

BLAKELY JAMES H AND TRACY E
613 SOUTHWESTERN
ROCKWALL, TX 75087

SANBORN MARK D & STEHANIE N
614 ARCADIA WAY
ROCKWALL, TX 75087

BAKER JAY HENRY
614 KNOLLWOOD DR
ROCKWALL, TX 75087

ROCKWALL I S D
615 HIGHLANDDR
ROCKWALL, TX 75087

SHERIDAN EDMUND M & ALYSE L
615 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

GARLAND PAMELA M & MARK
616 ARCADIA WAY
ROCKWALL, TX 75087

EDSALL PATRICK J & SUSAN E
617 MONTEREY DR
ROCKWALL, TX 75087

LEE SEUNG WON AND HEE YEON RHEE
617 SOUTHWESTERN DR
ROCKWALL, TX 75087

DRAPER CASEY AND LINDSAY
618 ARCADIA WAY
ROCKWALL, TX 75087

DICKINSON SHANE & SARA
619 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

JOHNSTON LYENDA
620 ARCADIA WAY
ROCKWALL, TX 75087

LANGLEY RONALD AND SHERI TILLMAN
621 SOUTHWESTERN DR
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E
622 ARCADIA WAY
ROCKWALL, TX 75087

KLEINHEKSEL TERRY A & BETSY A
623 ARCADIA WAY
ROCKWALL, TX 75087

MOORE RICHARD C & MICHELLE A
623 MONTEREY DR
ROCKWALL, TX 75087

SCHALK LUCAS STOWELL AND LINDSEY FOOTE
623 SOUTHWESTERN DR
ROCKWALL, TX 75087

HERRERA JOSE G & ASHLEIGH R
624 ARCADIA WAY
ROCKWALL, TX 75087

NICHOLL JONATHAN CHRISTOPHER AND SUSAN
FRANCE
625 ARCADIA WAY
ROCKWALL, TX 75087

SHAW JASON & JAMIE
625 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE
JIMENEZ
626 ARCADIA DR
ROCKWALL, TX 75087

GROENING WAYNE LEWIS & JANET LYNN
627 ARCADIA WAY
ROCKWALL, TX 75087

HOWARD JOHN MICHAEL AND JULIE ANN
627 SOUTHWESTERN DR
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS
628 ARCADIA DR
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY 2012
REVOCABLE LIVING TRUST
629 ARCADIA WAY
ROCKWALL, TX 75087

LINDENMEYER DOUGLAS L AND CYNTHIA A
629 SOUTHWESTERN DR
ROCKWALL, TX 75087

HENDERSON LEONARD S II & ANA
630 ARCADIA WAY
ROCKWALL, TX 75087

FITHIAN GRANT AND ALLISON
631 ARACADIA WAY
ROCKWALL, TX 75087

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
631 SOUTHWESTERNDR
ROCKWALL, TX 75087

DEVILLIER JENNIFER L AND BARCY C
632 ARACADIA WAY
ROCKWALL, TX 75087

GLASS STEVEN R AND KRISTINE E
633 ARCADIA WAY
ROCKWALL, TX 75087

BOCKEY PATRICK AND CHELSEY
634 ARCADIA WAY
ROCKWALL, TX 75087

HODGES SEAN AND STEPHANIE
635 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
636 ARCADIAWAY
ROCKWALL, TX 75087

WRIGHT CHARLES A AND LAURA K
637 ARCADIA WAY
ROCKWALL, TX 75087

KNACK DANIEL ROBERT AND ASHLEE NICOLE
638 ARCADIA WAY
ROCKWALL, TX 75087

THOMPSON BRUCE DEAN AND ARDIS ELIZABETH
639 ARCADIA WAY
ROCKWALL, TX 75087

MARX WAYNE M & KALYN L STEELE
641 ARCADIA WAY
ROCKWALL, TX 75087

ANDERSON MARK D & TONYA R
643 ARCADIA WAY
ROCKWALL, TX 75087

CHAW GLORY AND TIMOTHY AULBAUGH
643 GILLON WAY
ROCKWALL, TX 75087

SYRIOS DAVID J AND ABIGAYLE R
644 GILLON WAY
ROCKWALL, TX 75087

SMITH DOUGLAS S & ROBYN R
645 ARCADIA WAY
ROCKWALL, TX 75087

HUDSON GINA AND HERMAN L JR
645 GILLON WAY
ROCKWALL, TX 75087

SOULDERS BRANDON ROBERT AND ASHLIE
ELIZABETH
646 GILLON WAY
ROCKWALL, TX 75087

RAMOS ALFREDO
647 GILLON WAY
ROCKWALL, TX 75087

ROBERTS ERICA AND TASLOW D
648 GILLON WAY
ROCKWALL, TX 75087

WHITE CATHY M AND ROBERT L
649 GILLON WAY
ROCKWALL, TX 75087

GRAVES CASEY AND STACY
650 GILLON WAY
ROCKWALL, TX 75087

CHALAMBAGA ALMA DELIA AND DAVID
651 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

GIBBS AMY
651 GILLON WAY
ROCKWALL, TX 75087

MOELLER DEBORAH & MARK C
651 MISSION DR
ROCKWALL, TX 75087

CONFIDENTIAL
651 MISSION DR
ROCKWALL, TX 75087

BREDY RHETT AND
ROXANNE BREDY
652 GILLON WAY
ROCKWALL, TX 75087

MARKEE STEVEN JAMES AND JENNIFER LYNN
653 GILLON WAY
ROCKWALL, TX 75087

FITHIAN BEVERLY & REX
653 MISSION DR
ROCKWALL, TX 75087

DWORSHAK DANIEL AND JANICA D BECKSTRAND
654 GILLON WAY
ROCKWALL, TX 75087

JONES TYLER & LAUREN
655 GILLON WAY
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

ROBBINS CHARLES STEPHEN & DIANE ELIZABETH
656 GILLON WAY
ROCKWALL, TX 75087

JANAK JENNIFER L AND JOHN P
656 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

LATHAM REY AND JEWELLYN
659 GILLON WAY
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

ELLIS NATHAN & KACIE J
660 GILLON WAY
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B
660 MISSION DR
ROCKWALL, TX 75087

REININGER DAVID W & ELLEN
6601 BANDALIA DR
ROWLETT, TX 75089

BREEN ROBERT AND LAURA
661 JUSTIN RD
ROCKWALL, TX 75087

CUMMINGS TERENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN
662 MISSION DRIVE
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

GROVES JOSEPH M & MARIE E
668 BRYN MAHR LN
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

STUDENNIKOV VITALY AND
VLADIMIR STUDENNIKOV AND MARINA
STUDENNIKOVA
670 BRYN MAHR LN
ROCKWALL, TX 75087

DAVIS AARON F & AMANDA M
670 MISSION DRIVE
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
670 PRINCETON WAY
ROCKWALL, TX 75087

COBB STEPHEN L & MELANIE E
671 BRYN MAHR
ROCKWALL, TX 75087

BYRNES KATHRYN AND
KENNETH BYRNES
671 PRINCETON WAY
ROCKWALL, TX 75087

SCHWERTNER RAY & SHEILA
672 BRYN MAHR LANE
ROCKWALL, TX 75087

CARTER CALVIN DALE AND EMILY KATHRYN
672 PRINCETON WAY
ROCKWALL, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

BURKHOLDER DANIEL AND JENNIFER
673 PRINCETON WAY
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE
DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT FAMILY LIVING TRUST
MARK A FLYNT AND JOAN L FLYNT- TRUSTEES
674 PRINCETON WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
674 ST JOHNS PLACE
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

SMITH STUART C AND MICHELLE
676 BRYN MAHR LN
ROCKWALL, TX 75087

KARRETT JAMES M JR AND RAFFAELA
676 PRINCETON WAY
ROCKWALL, TX 75087

NIELSEN MATTHEW GRIFFITH
676 SAINT JOHNS PL
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

CHAPMAN LIVIA AND
PATRICK MELTON
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

COX CHADWICK JEREMY AND ANGELA M
685 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

RIST CHARLES E JR AND AUDREY N
700 MONTEREY DR
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CROWLEY RICHARD R & LAUREN D
701 CORNELL DRIVE
ROCKWALL, TX 75087

MORTON GEORGE P & DARLENE
701 VALLEJO DR
ROCKWALL, TX 75087

EIZELDIN SAM AND RAZITA
701 WILDWOOD LANE
ROCKWALL, TX 75087

FRANK RYAN ANDREW AND WHITNEY JANE
702 WILDWOOD LANE
ROCKWALL, TX 75087

WILLIAMS HORACE LEE JR
7020 CREEK BEND RD
DALLAS, TX 75252

THOMAS JEFFREY EARL & SUSAN TERRELL
703 CORNELL DRIVE
ROCKWALL, TX 75087

COOPER BRADY & DIANE J
703 MONTEREYDR
ROCKWALL, TX 75087

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

DAVIS KRISTOFER & HOLLY LEANNE
705 HIGHLAND DRIVE
ROCKWALL, TX 75087

WORKS PAUL D AND JENNIFER K
706 MONTERREY DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

REUSINK JARED AND ASHLEE
707 HIGHLAND DRIVE
ROCKWALL, TX 75087

DAVIS PHYLLIS ELAINE
707 VALLEJO DR
ROCKWALL, TX 75087

VALENTINE DERICK TYRON AND
AMI PATEL
708 MCFARLIN PLACE
ROCKWALL, TX 75087

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

JOHNSON CRAIG A AND THERESA J
709 HIGHLAND DRIVE
ROCKWALL, TX 75087

ADCOCK REVOCABLE LIVING TRUST
MARY LOU ADCOCK TRUSTEE
709 MONTEREY DR
ROCKWALL, TX 75087

DAVIS JAMES NICHOLAS & JANA LADAWN
709 ROSEWOOD LANE
ROCKWALL, TX 75087

DOLAS TAMARA AND DALIBOR
710 BELFORT DR
ROCKWALL, TX 75087

MORRISON BRETT & SUSAN
710 MCFARLIN PLACE
ROCKWALL, TX 75087

DALE MICHAEL & LYNNE
710 ROSEWOOD LANE
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

NICKLES TAMESHA D & JOE L NICHLES JR
711 HIGHLAND DRIVE
ROCKWALL, TX 75087

VILLARREAL GONZALO FLORES AND EDITH
711 MCFARLIN PL
ROCKWALL, TX 75087

HARRELL JOHN W AND JENNIFER
711 ROSEWOOD LN
ROCKWALL, TX 75087

ANDERSON STEPHEN R & CHRISTINE R
712 BELFORT DRIVE
ROCKWALL, TX 75087

MERCER JEFF L & HEIDI E
712 MCFARLIN PLACE
ROCKWALL, TX 75087

LONGRUN HOLDINGS LLC SERIES C
712 MONTEREY DR
ROCKWALL, TX 75087

LIESVELD ALLAN T
712 ROSEWOOD LN
ROCKWALL, TX 75087

AKHTAR USMAN AND AQSA MAHMOOD
713 CORNELL DR
ROCKWALL, TX 75087

CALHOUN GARY AND TANDRA CALHOUN
713 HIGHLAND DRIVE
ROCKWALL, TX 75087

THOMPSON BENJAMIN
713 MCFARLIN PLACE
ROCKWALL, TX 75087

MORRIS ALBERT & CATHERINE
713 ROSEWOOD LANE
ROCKWALL, TX 75087

REID SHANNON L & JASON J
713 VALLEJO DRIVE
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST
714 BELFORT DR
ROCKWALL, TX 75087

GAISER NICOLE
714 MCFARLIN PLACE
ROCKWALL, TX 75087

TRAN KELLY H
715 CORNELL DR
ROCKWALL, TX 75087

TAYLOR MICHAEL PAUL & JACQUELINE
715 MCFARLIN PL
ROCKWALL, TX 75087

WEINBERG ARI & TARA
715 MONTEREY DRIVE
ROCKWALL, TX 75087

MAPEL JOHN J
715 ROSEWOOD LN
ROCKWALL, TX 75087

ROSENBERGER PERRY D & MARY LEHRMANN
715 WILDWOOD LANE
ROCKWALL, TX 75087

RENEE BETTE REVOCABLE TRUST
RENEE BETTE WORKINGS AS TRUSTEE
716 BELFORT DRIVE
ROCKWALL, TX 75087

FUHLER JOZEF AND MARGARET
716 MCFARLIN PL
ROCKWALL, TX 75087

HIGHFILL NANCY JOLENE
717 BELFORT DRIVE
ROCKWALL, TX 75087

RILEY JOHN ALEXANDER & CAROLYN DIXON
717 MCFARLIN PLACE
ROCKWALL, TX 75087

WELCH MATTHEW D AND TARA W
718 BELFORT DR
ROCKWALL, TX 75087

NYGHT BRADFORD AND DANIELLE
718 MONTEREY DRIVE
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL
DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

FOLK JERRY A AND RHONDA G
719 BELFORT DR
ROCKWALL, TX 75087

RENDON MARSHALL SR & VIRGINIA
719 FAIRFAX LN
ROCKWALL, TX 75087

ALBA JOHN ARTHUR AND TRICIA
719 MCFARLIN PL
ROCKWALL, TX 75087

SHANNONHOUSE VALERIE RENEE AND JORDAN
THOMAS SHANNONHOUSE
719 VALLEJO DR
ROCKWALL, TX 75087

COLEMAN DANIEL G AND MARIA
720 BELFORT DR
ROCKWALL, TX 75087

DUNCAN DESTINY R AND ROHAN D
721 BELFORT DR
ROCKWALL, TX 75087

BUENO RICKEY AND CHRISTIE
721 FAIRFAX LN
ROCKWALL, TX 75087

STOCKING MARLON S & CHONG J
721 MONTEREY DR
ROCKWALL, TX 75087

PHILIP ROSHAN SIM AND JISSY RACHEL
722 BELFORT DR
ROCKWALL, TX 75087

HUMPHREY JEFF H AND SHANNA A
723 BELFORT DR
ROCKWALL, TX 75087

PENNINGTON GRANT MARTIN & EDITH A
723 FAIRFAX LANE
ROCKWALL, TX 75087

BAILEY LESLIE ANN AND SHAWN A
724 FAIRFAX LN
ROCKWALL, TX 75087

BURRESS RACHEL E AND ERIC N
724 MONTEREY DRIVE
ROCKWALL, TX 75087

NASH JARED AND HOLLI
725 FAIRFAX LN
ROCKWALL, TX 75087

CORLETTO GABRIELA &
CARSON EDWARD BROOKS
725 VALLEJO DR
ROCKWALL, TX 75087

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
727 FAIRFAXLN
ROCKWALL, TX 75087

FROHMADER RICARDO AND SHELBY HEBERT
727 MONTEREY DR
ROCKWALL, TX 75087

COLLINS LINDA B
728 FAIRFAX LN
ROCKWALL, TX 75087

LANDRY CHARLES R & TRACEY L
729 FAIRFAX LANE
ROCKWALL, TX 75087

CORCORAN CYNTHIA L
730 FAIRFAX LN
ROCKWALL, TX 75087

ZUVER KENNETH R & MARSHA
730 MONTEREY DR
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
731 FAIRFAXLN
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C
731 VALLEJO DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
731 WILDWOOD LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
732 FAIRFAX LN
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA
733 MONTEREY DR
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
734 FAIRFAX LN
ROCKWALL, TX 75087

FLITCRAFT CHRISTOPHER BERNARD AND NANCY
MARGO
734 WILDWOOD LANE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
735 FAIRFAX LN
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
736 MONTEREYDR
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W
737 VALLEJO DR
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY
739 MONTEREY DR
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE
SARAH J MATTHEWS
742 MONTEREY DRIVE
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE
743 VALLEJO DR
ROCKWALL, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P
748 MONTEREY DR
ROCKWALL, TX 75087

COOPER BRADY & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA
MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

CRAWFORD KIMBERLY K & HAROLD E JR
763 WILDWOODLN
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
768 WILDWOODLN
ROCKWALL, TX 75087

MATTINGLY MICHAEL ANTHONY AND EMILY P
779 WILDWOOD LANE
ROCKWALL, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

FOURTE DARRYL E AND WYVONIA
805 HIGHLAND DR
ROCKWALL, TX 75087

JOHNSON CHAD RYAN
807 HIGHLAND DR
ROCKWALL, TX 75087

BAKER JEFFREY SCOTT AND JENNIFER D
809 HIGHLAND DR
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
8172 CHURCH STEEPLE ST
LAS VEGAS, NV 89131

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

CULLINANE JOHN AND BRENNIA
834 POTOMAC DRIVE
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE
837 POTOMAC DRIVE
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MILLER CAROLYN FAYE AND ROBERT FRANKLIN
III
853 POTOMAC DRIVE
ROCKWALL, TX 75087

HENRY MATTHEW C
8530 FOREST HILLS BLVD
DALLAS, TX 75218

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

HURLEY C I
901 N ALAMO ROAD
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
902 PALO PINTO ST
WEATHERFORD, TX 76086

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO ST
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
PATRICIA L WILLIAMS WILKERSON
905 N GOLIAD
ROCKWALL, TX 75087

PEOPLES DOSVILLE
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
PATRICIA L WILLIAMS WILKERSON
906 N ALAMO RD
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
907 N GOLIAD ST
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

DICKINSON SHARON
909 N ALAMO ROAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
909 N GOLIAD
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

WHITE TIMOTHY E
913 N ALAMO RD
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE
ELIZABETH
915 N ALAMO RD
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
915 N GOLIAD
ROCKWALL, TX 75087

BARNETT JOSEPH RODNEY & LADONNA
917 N ALAMO
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 5 LLC
918 N ALAMO
ROCKWALL, TX 75087

FARMER BARBARA A
919 N ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BELANGER CORKY AND ALFRED
921 NORTH ALAMO ROAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

MONK MARCELLE A LAZARE & PAUL
924 N ALAMO RD
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TURNER JASON C AND SUSAN L LIDE
933 GANNON HEIGHTS
ROCKWALL, TX 75087

EISAMAN KELLY J
971 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

STANFORD DRIVE 1252 LAND TRUST
KATHRYN BALL TRUSTEE
P O BOX 1088
ROCKWALL, TX 75087

SAMPLE CRAIG ALLEN AND MISTY MICHELLE
P. O. BOX 2094
ROCKWALL, TX 75087

BODIN CHARLOTTE WILSON
P. O. BOX 109
ROWLETT, TX 75030

CRAWFORD KIMBERLY K & HAROLD E JR
PO BOX 1651
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

PHILLIPS HUBERT SYVELLE & LOVIE E REV LIV TR
LOVIE E PHILLIPS TRUSTEE
PO BOX 627
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
PO BOX 671288
DALLAS, TX 75367

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

TRAN KELLY H
PO BOX 894578
MILILANI, HI 76789

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER
CO-TRUSTEES
PO BOX 906
SOLANA BEACH, CA 92075

PUBLIC NOTICE



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

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Zoning Change superseding Specific Use Permit No. 57 (S-57; Ordinance No. 08-39) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

WE NEED REVENUE DOWNTOWN NOT
PARKS.
IT WILL CREATE A TRAFFIC HAZARD

Name:

Al Estrada

Address:



Alvio Estrada
748 Monterey Dr
Rockwall, TX 75087-6639

Tex. Loc. Gov. C
order to take effect
percent of either
change and exte

oundary is protested in accordance with this subsection, the proposed change must receive, in
of the governing body. The protest must be written and signed by the owners of at least 20
; or (2) the area of the lots or land immediately adjoining the area covered by the proposed

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

Adding Retail in the middle of Single Family Homes will "hurt" - "lower" the value of Homes around + surrounding areas.

Note: City should buy the land & make it a "Park"

Name: Debra & Gary FREEDMAN

Address: 1404 Willow Lane

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

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
 I am opposed to the request for the reasons listed below.

I do not want more businesses or anything other than single family development within the established single family developed areas of our city.

Name: Janelle Steinberg

Address: 318 Shepards Hill Dr, Rockwall TX 75087

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

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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

Privacy, Disruption to Neighborhood, Damage to Lakeshore ect... Traffic increase loss of

Loss of trees, This area Residential not Commercial want to keep Residential Zone No benefit to homeowners

Name: John Hudgins

Address: 1020 Hillcrest Circle, Rockwall 75087

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

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

There is no benefit to the surrounding neighbors. We enjoyed a neighborhood strictly residential until the day care center was allowed. Lakeshore Dr has become heavily trafficked with the addition of D.R. Horton homes & expansion of preserves. Residents in north Rockwall use Lakeshore in lieu of Solid. It's become difficult to cross in peak hours. Retail space would bring even more non-neighborhood traffic & people here. Loss of more trees, loss of privacy to home owners.

Name:

Address:

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

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Signed: Marilyn Autrey, 1118 Vail Ct. 75087

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

WE DO NOT NEED RETAIL AND/OR OFFICE USES IN AN AREA THAT IS 99% RESIDENTIAL (SINGLE FAMILY RESIDENTIAL). I AM STRONGLY AGAINST THIS ZONING CHANGE.

Name: MARK FLYNT

Address: 674 PRINCETON WAY, ROCKWALL, TX 75087

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

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Do not want apartments in my neighborhood or the traffic and congestion they would bring.

Name:

Peggy Greenlee

Address:

308 Shepards Hill Drive 75087

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

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
 I am opposed to the request for the reasons listed below.

No! NO MORE STRIP SHOPPING / RETAIL
IN ROCKWALL. - SICK OF LOOKING @ THAT
TYPE BLDG.

Name:

JOSHUA HAM

Address:

512 HIGHVIEW LN. ROCKWALL, TX 75087

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

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

We do not need another strip shopping center.

Name:

M. Don & Kelly Ham

Address:

512 Highview Lane Rockwall, TX 75087

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

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below. *and our area has already too much traffic to be safe.*

Lake Shore Drive goes right by my home at 1680 ParkView Dr. and the traffic is bad, but it has become a steady stream of racing cars at rush hours in the morning and afternoon as people going to and from work use Lake Shore as a shortcut to 205 and Quail Run and speed limits are

Name: *James M. Catlett & Patricia A. Catlett*

Address: *1680 ParkView Dr. 75087*

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

not observed and infrequently enforced. Therefore the increase in the number of speeding vehicles and the danger of trying to get on Lake Shore is increasing to the max and more commercial building will only

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CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

make that worse. It is hazardous to try to get on this street already. Please don't make it worse. We moved here sixteen years ago to live in a quieter neighborhood, but it has now become too busy.

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

Near our residential neighborhood, we don't need more:
- commercial development (e.g. strip shopping, apartments)
- traffic (e.g. noise, congestion, safety of two elementary school children)
Why remove SF-10 from the whole Preserve? What is hidden agenda?

Name: John Mark and Barbara Young

Address: 1100 Aspen Ct., Rockwall, TX 75087

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

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PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

East Fork is a four lane road that reduces to two lanes when it intersects Goliad. Additional retail on Lakeshore Drive will increase traffic on East Fork. The remedy for this would be a traffic light at the Goliad intersection and completion of the East Fork four lane expansion to Goliad.

se
+

Ad: Tony Acuna Jr.

Tex 1264 Stanford Drive, Rockwall, TX 75087

ord: change and extending 200 feet from that area.

re, in
st 20
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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

Name:

Charlotte D. Pelander

Address:

511 Wildwood Ln. Rockwall, TX. 75087

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

Negative impact on property values for properties adjacent to or in the vicinity of subject property

Name: *Kimberly B + Carolyn M. Stewart*

Address: *672 St Johns Pl Rockwall 75087-6016*

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

- ① Increased traffic on an already congested cross street (Lakeshore / East Fork)
- ② Property value erosion - any office over 1 story is an eyesore in this residential area
- ③ Safety - more activity/cars in parking lot is a ^{potential} danger to daycare ~~attendance~~ ^{children}

Name:

Susan Thomas

Address:

703 Cornell Drive, Rockwall TX 75087

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

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

1715 BAYHILL DRIVE (HILLCREST SHORES) - WITHIN THE NOTIFICATION AREA OF PD-41

Miller, Ryan

From: [REDACTED]
Sent: Monday, December 28, 2020 5:26 PM
To: Planning
Subject: Case No Z2020-057: Zoning Change from SF-10 tp PD-41

Michelle Bastidas & Mark Repman - home owners @ 1715 BayHill Drive Rockwall Texas

Both vote NO. We are opposed to the zoning change.

Reason: We do not support this zoning change as we do not want any more retail establishments encroaching on our neighborhood.

Thank you,

Michel & Mark

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Miller, Ryan

From: peg@pegpannellsmith.com
Sent: Sunday, January 3, 2021 3:34 PM
To: Planning
Subject: Z2020-057 Zoning Change from SF-10 to PD-41 - 1940 N Lakeshore Dr - Comments

Please consider this email my official response to the above zoning change matter...

Peg Pannell Smith
1102 Aspen Court
Rockwall TX 75087

I personally do not have an objection to this **IF** AT&T would be required to add an additional cell phone tower in this area.

Multitudes of us along Lakeshore area must use a Microcell to get phone service. AT&T performed a survey of all the microcells in this area with red dots for each microcell... looked like the measles on paper.

My home is positioned in between the two existing cell phone towers just far enough away to not obtain coverage from either one of them. I was told when more development comes to justify a third, they would do so.

And, now, I hear microcell's are no longer being installed so when they go out, we won't have any phone service. When the microcell goes out temporarily, nothing works. As it is, when workmen and guests arrive at my house, they cannot get a signal. Everyone has to walk outside and get away from my house. I had better coverage living in Old Town in a nearly 100 year old house than the Pinnacle subdivision.

With new development, I am hopeful this could be rectified because those new businesses would need cell phone service and may just be lying in the same no-cell zone crack as me.

I believe it's worth looking into and the developer certainly needs to know.
Thanks.

[TEXAS LAW REQUIRES ALL LICENSE HOLDERS TO PROVIDE THE INFORMATION ABOUT BROKERAGE SERVICES FORM TO PROSPECTIVE CLIENTS](#)

*Best regards,
Peg*

PEGPANNELLSMITH, CCIM

CCIM, REALTOR®, RSPS, GRI, SRS
TOP PRODUCER

[CONSUMER PROTECTION NOTICE](#)

[PEGPANNELLSMITH GROUP](#)

COMMERCIAL REAL ESTATE SALES & LEASING

3018 Ridge Road, #130 | Rockwall Texas 75032

peg@pegpannellsmith.com | pegpannellsmith.com

CELL 972.489.0788 OFC 972.772.1579 FAX 972.771.7493



NRT

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"The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments."

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Miller, Ryan

From: kimlex woodul <kimlexbills@gmail.com>
Sent: Thursday, January 7, 2021 11:35 AM
To: Miller, Ryan
Subject: Ref zoning number Z2020-057 and P2020-052.

Follow Up Flag: FollowUp
Flag Status: Flagged

Hi Ryan -

On behalf of my friends and neighbors in The Shores, I would like to voice my opinion on the planning & zoning change that is perhaps underway in area. We strongly feel that this should be left as a green space. Other than Squabble Creek (which is frequently washed out from drainage from over development in this area already), this is literally the ONLY green space on all of Lakeshore Drive.

Rockwall a a BEAUTIFUL Lakeside community - and we are destroying its beauty popping up developments in every square inch of the town. There has to be some margin remaining to keep its natural beauty.

We absolutely do not need another office building, medical building. At the corner of Goliad and Lakeshore - there are vacant buildings in place there without tenants already. Please consider this when discussing at the P&Z meeting coming up 1/12.

Thank you,
Kim & Lex Woodul

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Miller, Ryan

From: Shawn Menefee <scmenefee@outlook.com>
Sent: Thursday, January 7, 2021 8:34 AM
To: Miller, Ryan
Subject: Zoning number Z2020-057 and P2020-052

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan,

I would like to express concerns for the proposed zoning changes on N Lakeshore Drive (Zoning number Z2020-057 and P2020-052).

As a newer resident to Rockwall, I'm excited to see economic progress and businesses expanding in our local community. However, in this situation, I call the appropriateness of the location in question. Besides the aesthetic reasons and loss of greenbelt land, my concern is with the additional traffic that will be generated in a clearly "residential" area.

I reside at 1970 Lake Forest and obviously frequent the intersection of Lakeshore / Lake Forest several times a day. The addition of the Day Care center has brought additional traffic and challenges navigating that intersection. Adding additional retail/commercial traffic will further compound this.

I will be unable to attend the January 12th meeting. Please take these concerns into consideration.

Sincerely,

Shawn Menefee
1970 Lake Forest
Rockwall, TX 75087
316-208-6725

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-057

Please place a check mark on the appropriate line below: *

I am in favor of the request.



I am in opposition to the request.

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

Build business in downtown Rockwall vs in a residential neighborhood!!!

Respondent Information

Please provide your information.

First Name *

Steve

Last Name *

Swinford

Address *

2040 Lake Forest Drive

City *

Rockwall

State *

TX

Zip Code *

75087-3346

Email Address *

swinfordfam3@yahoo.com

Phone Number

214-673-9325

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: HOA email

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Google Forms

1675 LAKE BROOK CIRCLE (HILLCREST SHORE, PH 3) - WITHIN THE NOTIFICATION AREA OF PD-41

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-057

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

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

We do not agree with making that corner into business friendly. We would like to keep it trees or even just for families. There is businesses not even a mile down each direction. We can travel a little more for whatever is gonna be put there.

Respondent Information

Please provide your information.

First Name *

Meghan

Last Name *

Harris

Address *

1675 lake brook circle

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

msmeghan@aol.com

Phone Number

214-906-2477

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

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Google Forms



1.5.21

City of Rockwall
Planning & Development

Zoning Application Z2020-057 - 1st Comment Response Letter

Lakeshore Office Building

Mr Miller,

In response to the comments received on 12.22.20 please find the attached updated site plan, as well as exhibit outlining our project in further detail. We are under contract to develop this site for Dr Eva, who currently offices on 205 just north of downtown Rockwall. The second lot (adjoining building) sole use will be an office or medical office building.

As we outlined previously, when we purchased the property there were two platted lots, one for the daycare with a SUP in place in PD-41, the other was R-12 outside of PD-41, which we graded and created the pad sites.

We have also agreed to limit the ordinance language to the uses Ive outlined in this letter, office and medical office.

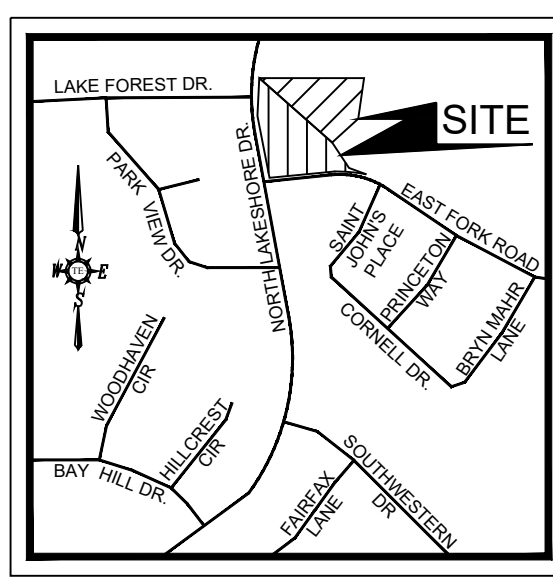
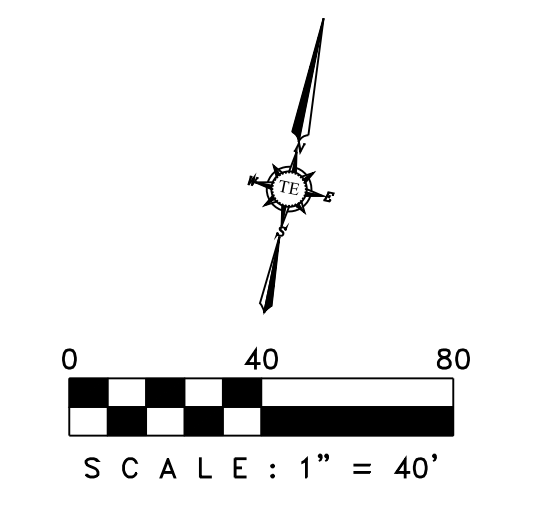
Lastly, as part of the comments provided we have updated our parking calculations conforming to office and medical use, as such we will be creating a shared parking agreement for 3 parking spaces and will be submitting that with out plat re-submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	G.M.
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SSMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE EASEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

---	PROPERTY LINE
---	EXISTING WATER LANE
---	PROPOSED WATER LINE
---	EX. SANITARY SEWER LINE
---	PROP. SANITARY SEWER LINE
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT
---	PROPOSED FIRE CONNECTION
---	PROPOSED WATER METERS
---	PROPOSED BACK FLOW PREVENTER
---	PEDESTRIAN SIGN & VISIBILITY EASEMENT
---	UTILITY EASEMENT
---	WATER EASEMENT
---	SANITARY SEWER EASEMENT
---	DRAINAGE EASEMENT
---	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
---	VISIBILITY EASEMENT
---	PROPOSED FIRE LANE
---	FRONT SET BACK
---	LANDSCAPE SET BACK
---	BARRIER FREE RAMP
---	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
---	EXISTING SEWER MANHOLE
---	PROPOSED HANDICAP PARKING SPACE
---	EXISTING POWER POLE
---	EXISTING STORM INLETS
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED BOLLARDS
---	PROPOSED CAR STACKING
---	PROP. 6' HIGH WROUGHT IRON FENCE
---	EXISTING TREE
---	TRANSFORMER
---	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
---	GREASE TRAP
---	SAMPLING WELL
---	SINGLE CLEAN OUT
---	DOUBLE CLEAN OUT
---	MONUMENT/POLE SIGN
---	PROPOSED WHEEL STOP
---	PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)
NET AREA	2.937 ACRES (127,962 S.F.)
LOT 1	0.25 ACRES (10,842 S.F.)
LOT 2	0.88 ACRES (38,268 S.F.)
LOT 3	1.81 ACRES (78,852 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	DAYCARE
LOT COVERAGE DATA	
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)
TOTAL BLDG AREA	15,994 S.F. (12.40%)
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)
PERVIOUS COVERAGE	78,497 S.F. (61.35%)
PARKING SUMMARY	
PARKING REQUIREMENTS	REQUIRED PROVIDED
MEDICAL OFFICE @ 3,444 S.F. 1 PER 250 S.F. / 3,444 S.F. OR	14 SPACES 14 SPACES
OFFICE @ 2,545 S.F. 1 PER 300 S.F. / 2,545 S.F. OR	9 SPACES 9 SPACES
DAY CARE @ 10,005 S.F. 1 PER 300 S.F. / 10,005 S.F. OR	34 SPACES 31 SPACES
TOTAL PARKING	57 SPACES 54 SPACES
BUILDING DATA	
NO. OF BUILDINGS	3
PEAK HEIGHT	29'-0"
TOTAL SQUARE FOOTAGE	15,994 S.F.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

BOUNDARY CURVE DATA TABLE

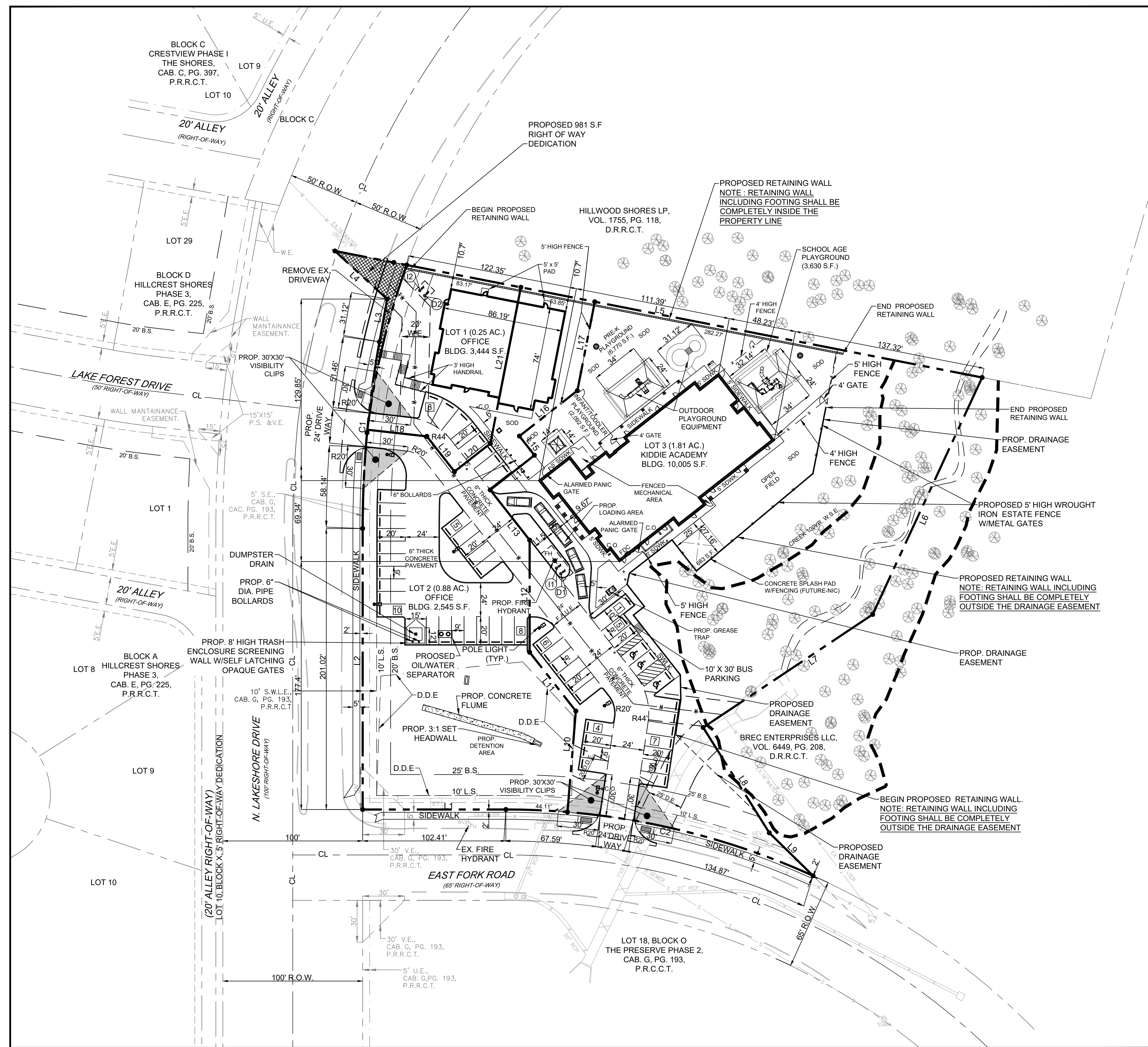
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

OWNER/DEVELOPER
DUNKIN ACADEMY ON LAKESHORE LLC
9628 GREENSPRING DRIVE
DALLAS, TEXAS 75238
CONTACT: JOHN DUNKIN
TEL: (469) 358-5590

ENGINEER
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DR. SUITE 110
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL
TEL: (214) 609-9271

SURVEYOR
A&W SURVEYORS INC.
P.O. BOX 870029
MESQUITE, TEXAS 75157
CONTACT: JOHN TURNER, R.P.L.S.
TEL: (972) 881-4975

ARCHITECT
GARY WOOD ARCHITECTS
4606 PARK SPRINGS BLVD. SUITE 110
ARLINGTON, TEXAS 76017
CONTACT: GRAY WOOD
TEL: (817) 975-9767



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
 - A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

- ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

CASE #

SITE PLAN
KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

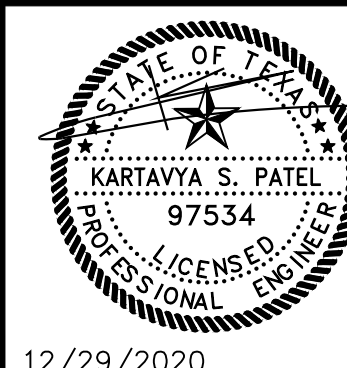
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN: KP DS DATE: 08/23/16 SCALE: SEE SCALE BAR PROJECT NO.: 028-16 SHEET NO.: 3

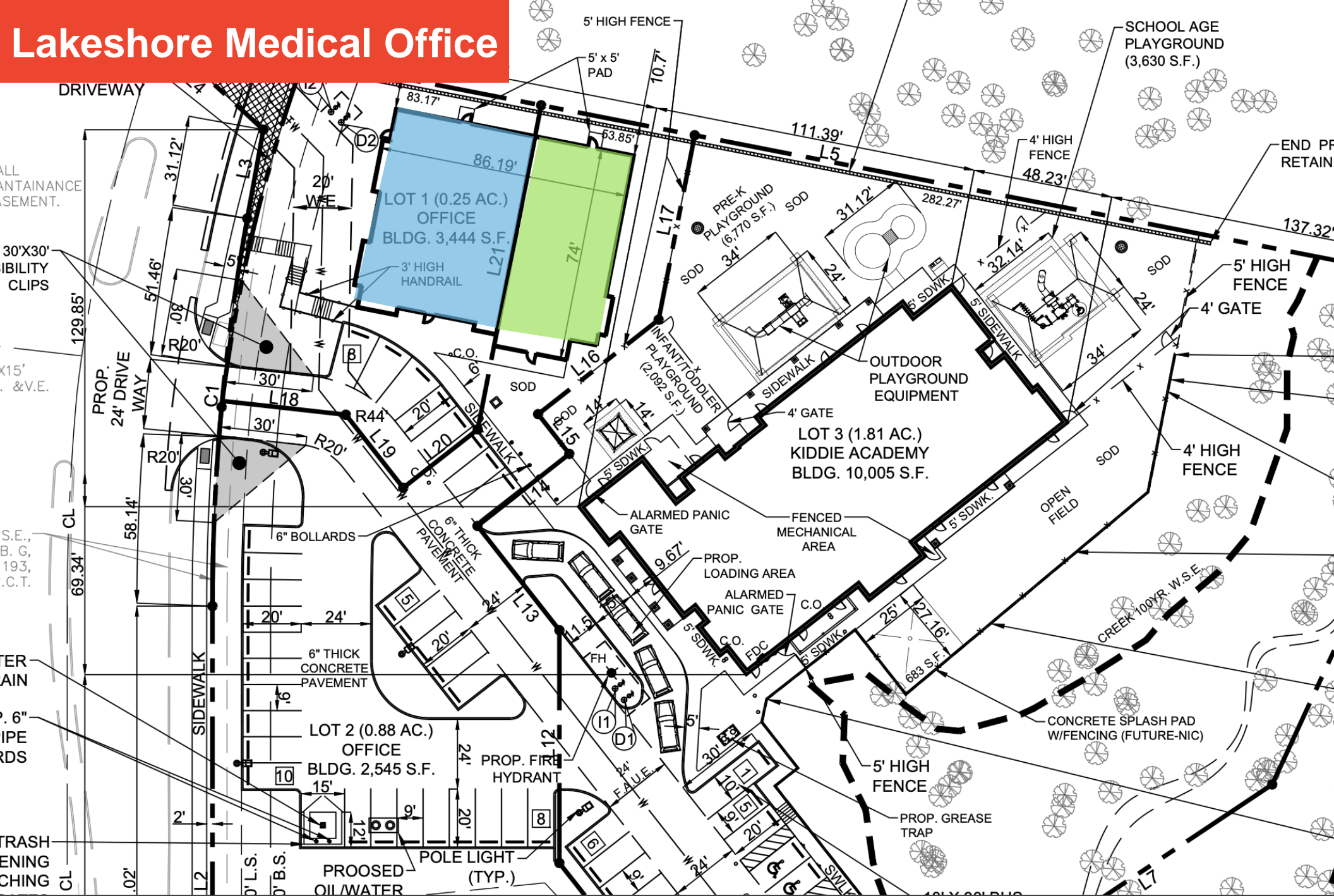
TX PE FIRM #11525

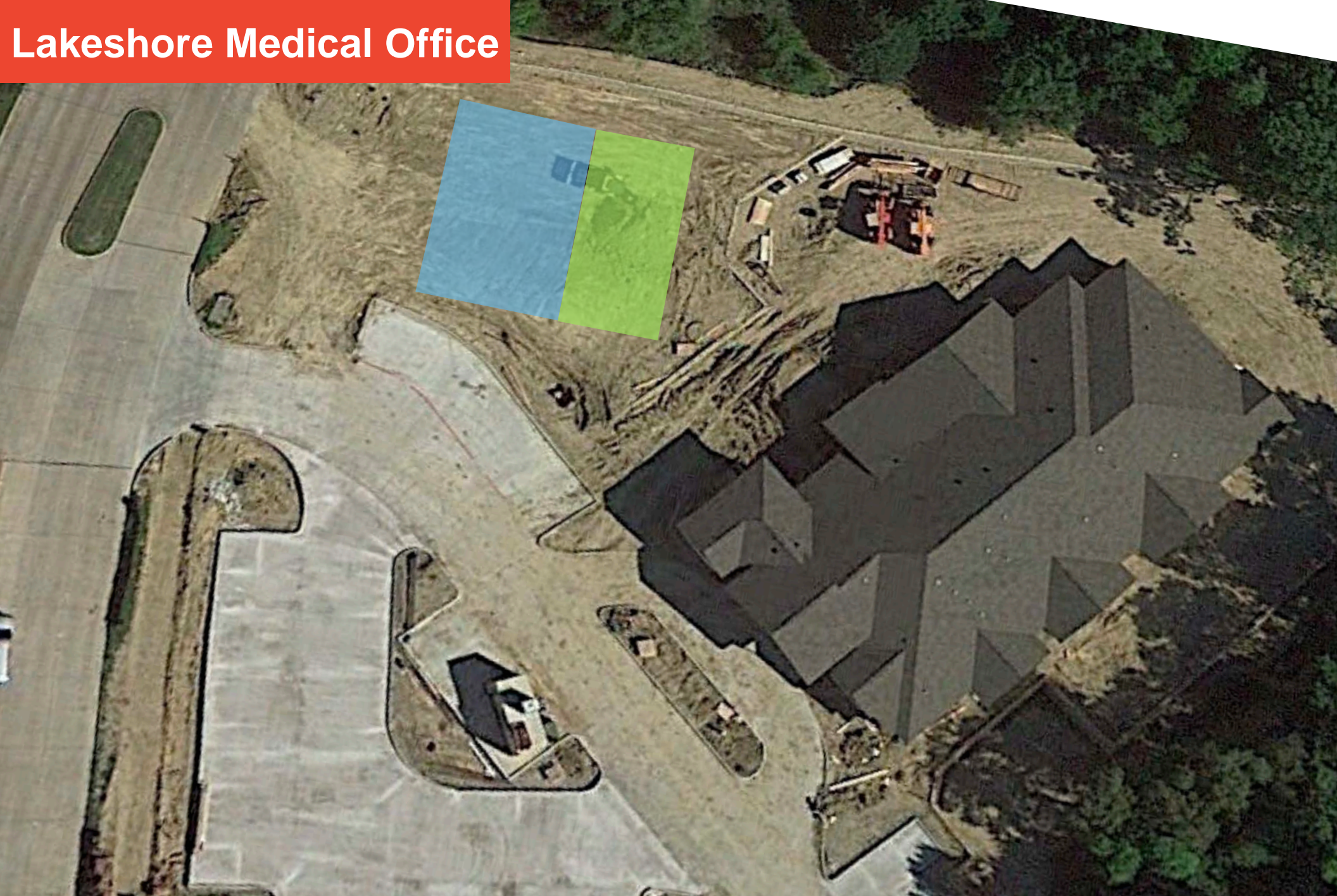
NO.	DATE	DESCRIPTION	BY
1	12/29/2020	PER CITY COMMENTS	KP



12/29/2020

Lakeshore Medical Office



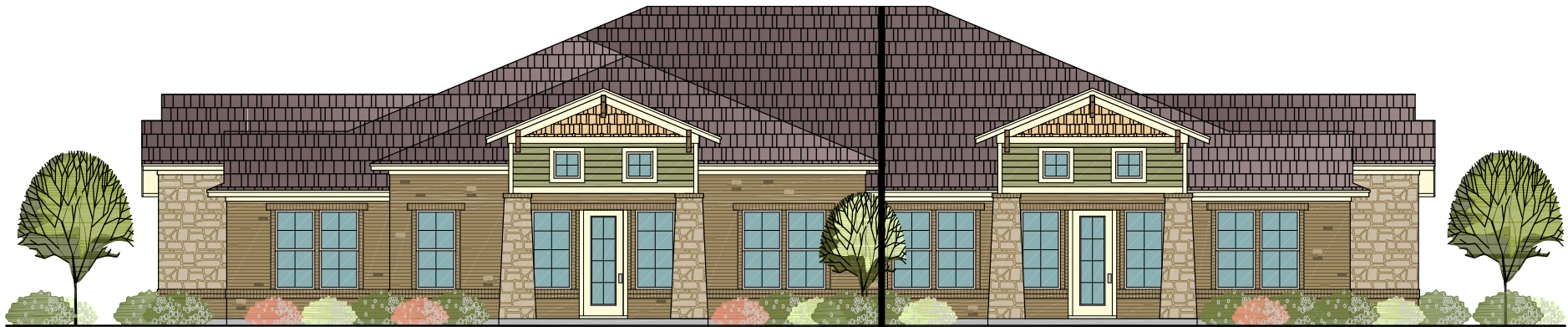


Lakeshore Medical Office





Lakeshore Medical Office



Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.
3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.
4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.
5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

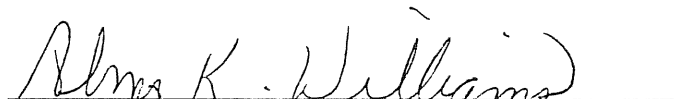
SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.


DULY PASSED AND APPROVED this 4th day of April, 1994 .

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
 THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21" East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2" iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ feet to the Point of

Beginning and containing 145.744 acres of land.

500.68

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
 2331 GUS THOMASSON ROAD, SUITE 102
 P.O. BOX 28355 214-328-8133
 DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS

Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys	-----	-----
	386	137.7 Acres
Park/Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

The plan as submitted indicates the following percentages:

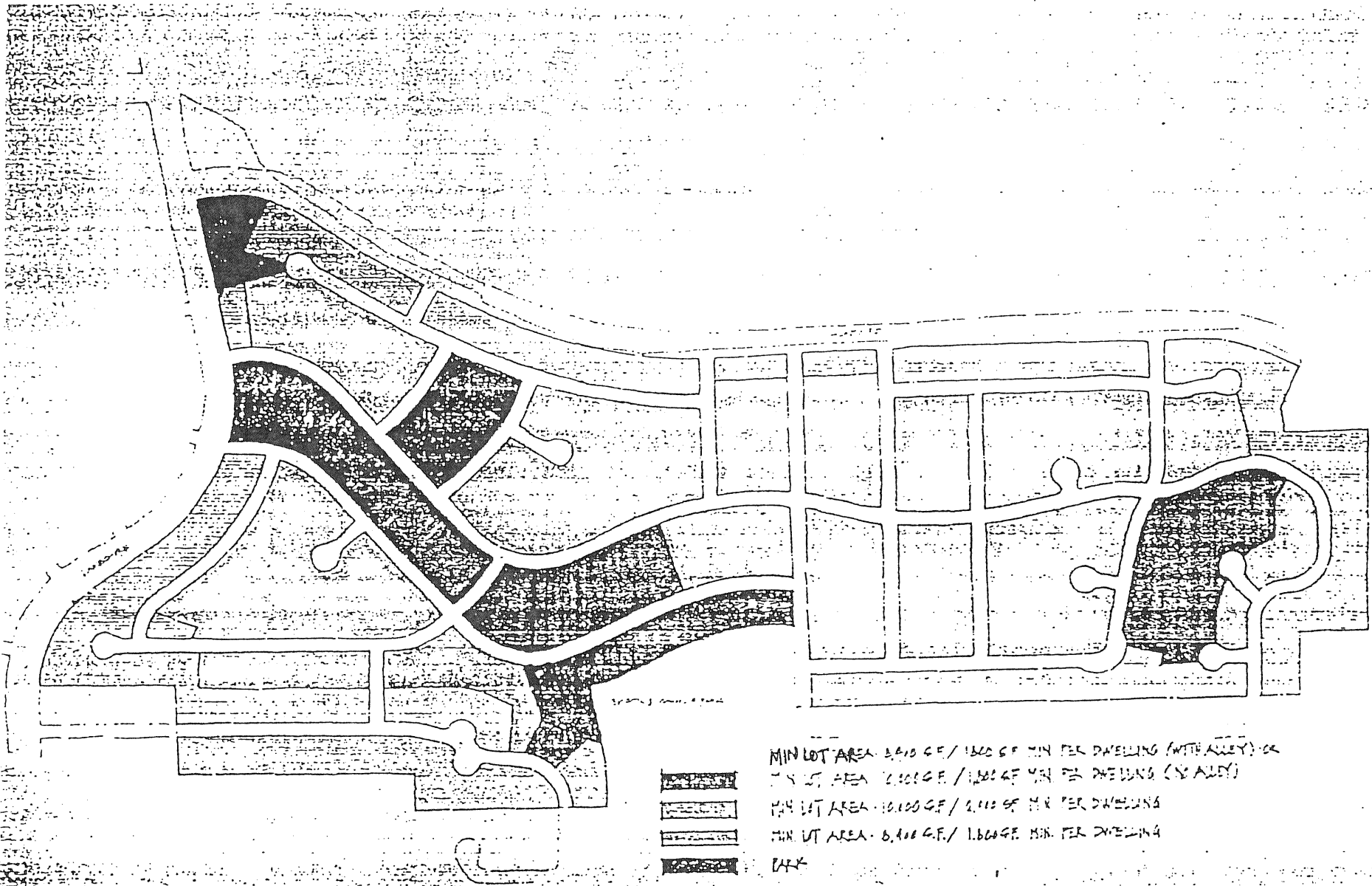
10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

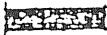
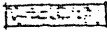
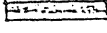

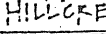
HILLCREST MEADOWS
PD _____
AREA REQUIREMENTS - AREA ONE

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 10,000 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 2,000 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |

HILLCREST MEADOWSPDAREA REQUIREMENTS - AREA TWO

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 8,400 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 65 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |



-  MIN LOT AREA - 8,810 G.F. / 1,800 SF MIN PER DWELLING (WITH ALLEY) OR
-  MIN LOT AREA - 7,000 G.F. / 1,500 SF MIN PER DWELLING (NO ALLEY)
-  MIN LOT AREA - 10,100 G.F. / 2,110 SF MIN PER DWELLING
-  MIN LOT AREA - 6,400 G.F. / 1,600 SF MIN PER DWELLING
-  PARK

HILLCREST MEADOWS 'PD'

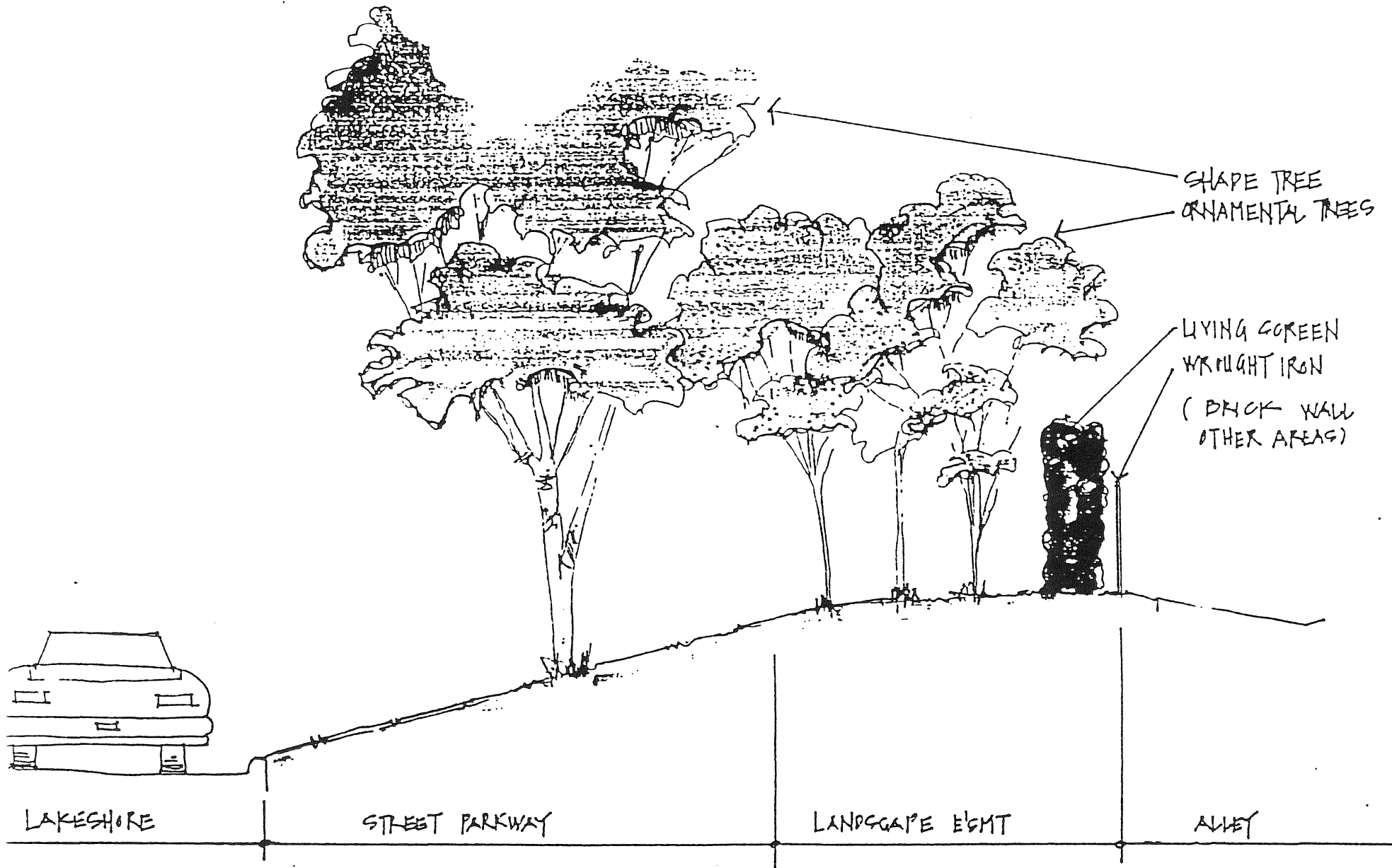
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 SCALE: 1" = 40' (AS SHOWN)
 SHEET NO. 1 OF 1

HILLCREST MEADOWS

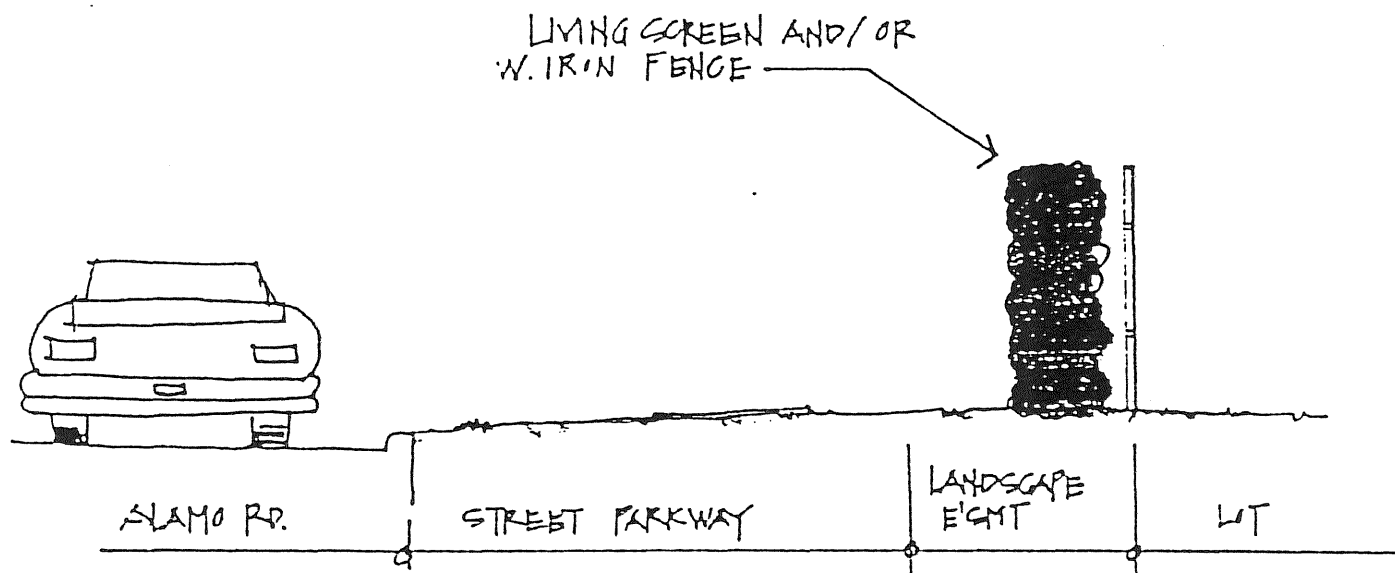
PD _____

AREA REQUIREMENTS - AREA FOUR

- | | |
|---|--|
| 1. Minimum Lot Area - | 10,000 square feet (w/o alleys)
8,400 square feet (with alleys) |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |



SCHEMATIC SECTION / LAKE SHORE



LIVING SCREEN AND/OR
W. IRON FENCE

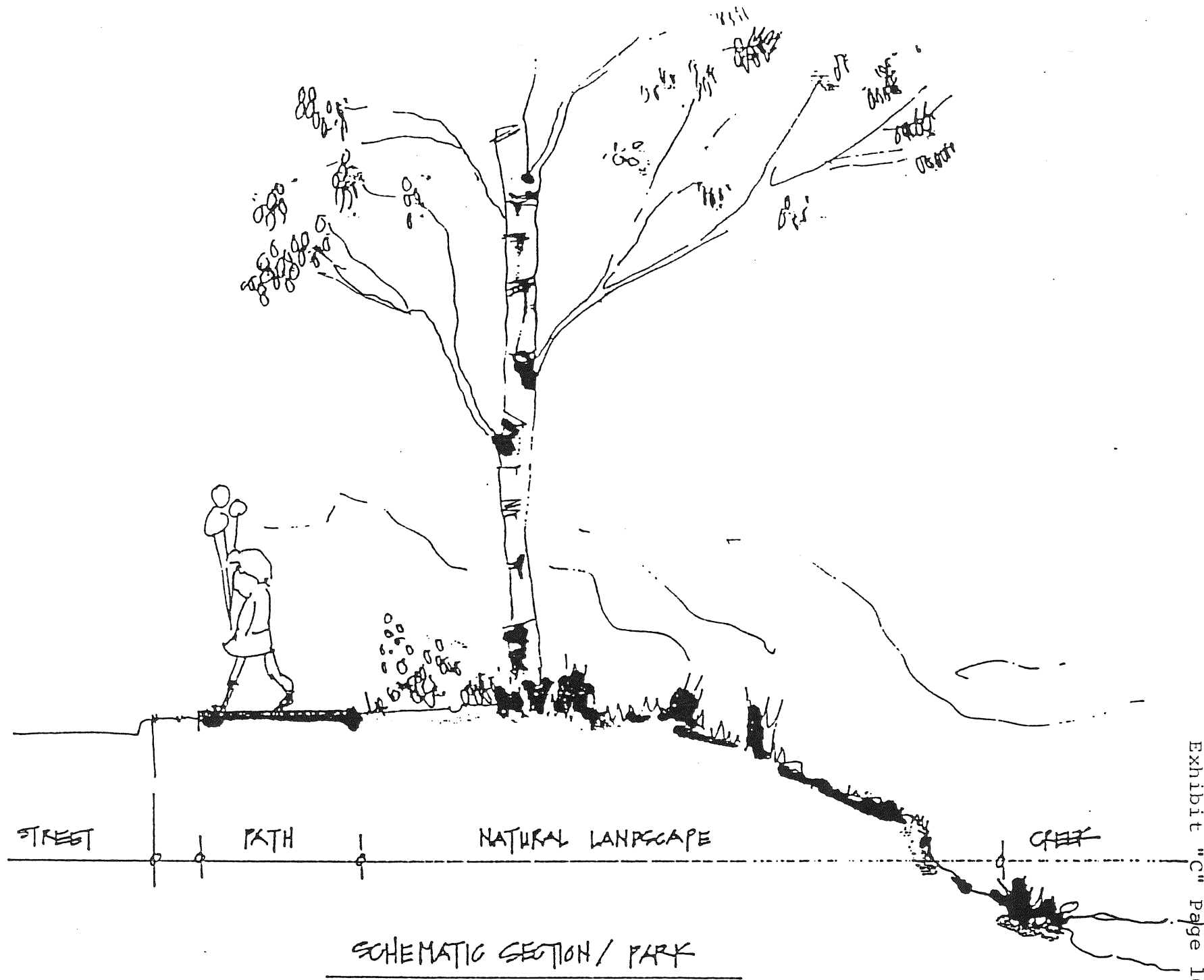
ALAMO RD.

STREET PARKWAY

LANDSCAPE
E'GMT

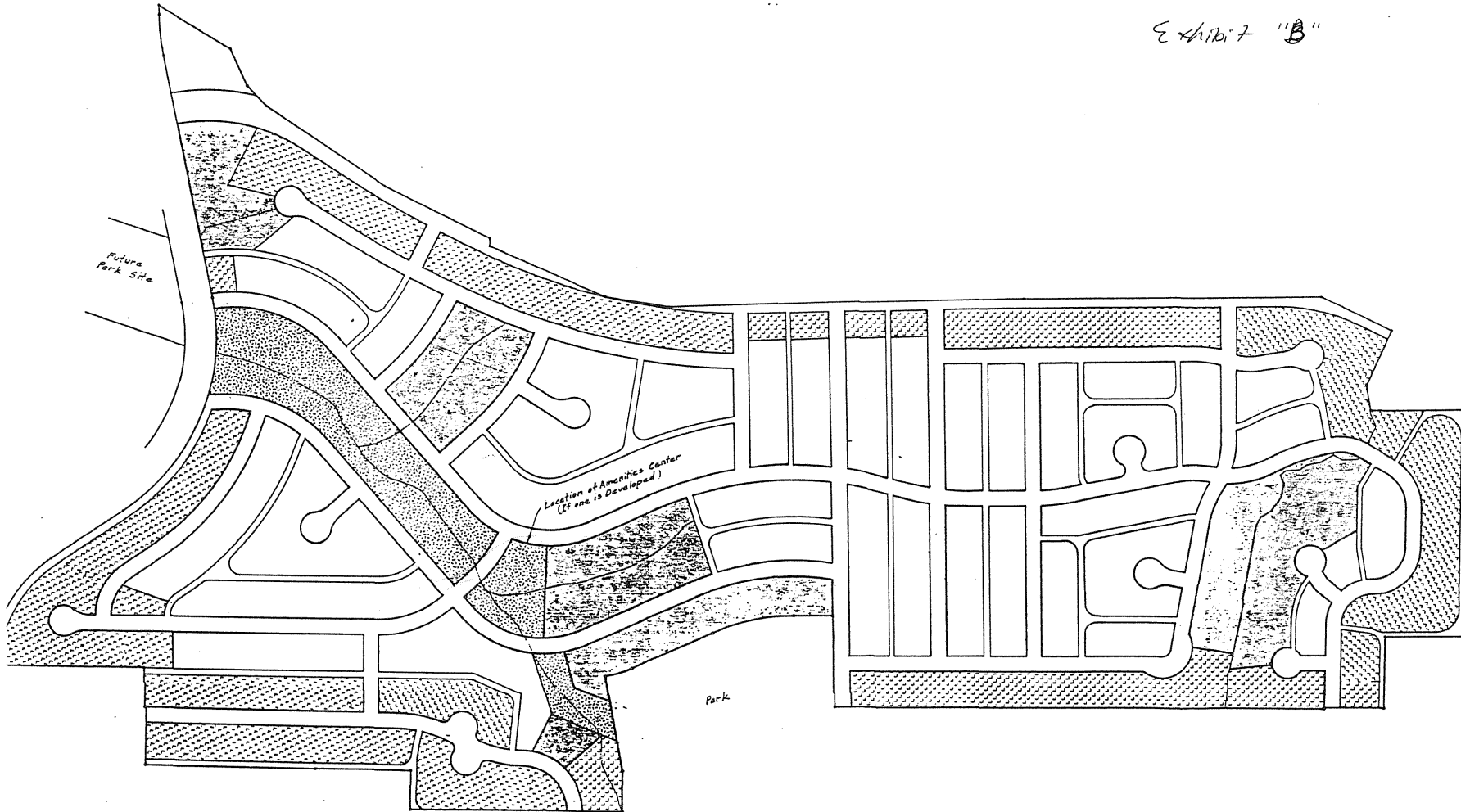
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SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

Exhibit "B"



NOTE: STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

LEGEND

- 46.1 ACRES - [diagonal hatching] AREA ONE - MIN. LOT AREA - 10,000 SQ. FT. - 2,000 MIN. SQ. FT. PER DWELLING.
- 72.0 ACRES - [horizontal hatching] AREA TWO - MIN. LOT AREA - 10,000 SQ. FT. - 1,800 MIN. SQ. FT. PER DWELLING.
- 8 ACRES - [stippled] AREA THREE - PARK / GREENBELT
- 12.6 ACRES - [vertical hatching] AREA FOUR - MIN. LOT AREA - 10,000 SQ. FT. - 1,800 MIN. SQ. FT. PER DWELLING.

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 02 DALLAS, TEXAS 75228 PHONE (214) 328-8133	DATE _____
	JOB NO. _____
	SCALE _____
MAHR DEVELOPMENT CO.	

ORDINANCE NO. 01-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 94-15 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY "PD-41", PLANNED DEVELOPMENT NO. 41; ADOPTING REVISED AREA REQUIREMENTS; 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, a City of Rockwall initiated change in zoning from "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 and "SF-8.4"-Single Family 8.4 residential district requirements to "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 on the property more fully described on the attached Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended with the approval of the amended Concept Plan (Exhibit "B") with revised area requirements for the property more fully described in Exhibit "A", attached hereto and made a part thereof.

Section 2. That "PD-41" - Planned Development No. 41, the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the

purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of the revised Concept Plan (Exhibit "B") for "PD-41" shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein and is subject to the following special conditions:

A. The use of the property covered by "PD-41" – Planned Development No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in compliance with the revised Concept Plan attached hereto as Exhibit "B", and made part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such Concept Plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance of the City of Rockwall.

B. Development of "PD-41" – Planned Development No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages, on front-entry garages and minimum masonry requirements; Concept Plan; and amenities as submitted or as amended herein are attached hereto and made part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots, 10,000 sq. ft. lots within the drainways and the park/greenbelt space shall not be less than the acreage identified on the Concept Plan (Exhibit "B") and detailed within Exhibit "C".
3. That the Developer shall dedicate 10 feet of right-of-way along North Lakeshore and 5 feet of right-of-way along Alamo Road adjacent to the development in addition to the right-of-way necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed screening/landscape plan for North Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along North Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City landscape ordinance, shall be provided along North Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the Concept Plan (Exhibit "B"). The greenbelt shall be cleared by the Developer as required by all applicable ordinances of the City of Rockwall. Prior to the development of the first phase, the Developer shall submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan for improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt will be dedicated to the City or privately maintained. All elements of the greenbelt, pathways, hiking trails and sidewalks are subject to review and recommendation by the City's Park Board.
5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use of residents of the district, in accordance with the revised Concept Plan. Any such facilities shall be proposed in conjunction with development of the first phase.

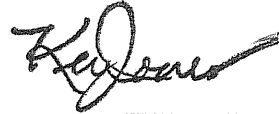
Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

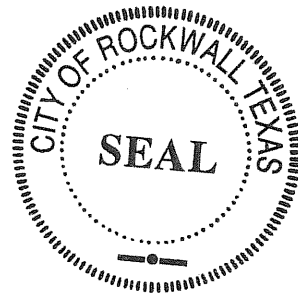
Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18 day of June, 2001.



APPROVED

Belinda Page
ATTEST



1st Reading 6-4-01
2nd Reading 6-18-01

EXHIBIT "A"

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO. 41

STATE OF TEXAS COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with Easterly line of North Lakeshore Drive, 1 100 foot right-of-way;

THENCE: Along the Easterly lines of North Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450 feet, and a chord that bears North 30°37'30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56°25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01 feet, and a chord that bears North 22°46'41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10°52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00 feet, and a chord that bears North 5°44'36" West a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0°37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58°12'46" East a distance of 266.02 feet to a ½" iron rod set for corner; South 24°18'28" East a distance of 129.52 feet to a ½" iron rod set for corner; South 42°59'16" East a distance of 88.95 feet to a ½" iron rod set for corner; South 56°23'18" East a distance of 465.30 feet to a

EXHIBIT "A"

½" iron rod set for corner; South 63°51'31" East a distance of 383.27 feet to a ½" iron rod set for corner at the Northeast corner of said Pickens tract;

THENCE: South 1°08'58" East a distance of 25.74 feet to a ½" iron rod set for corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all ½" iron rods set for corner as follows: South 65°56'58" East a distance of 403.91 feet; South 81°00'39" East a distance of 206.91 feet; North 88°14'11" East a distance of 1150.00 feet; North 81°00'39" East a distance of 965.12 feet; and South 63°00'39" East a distance of 247.93 feet to a ½" iron rod set for corner at the Northeast corner of said Barrow Tract and said Tract 1;

THENCE: South 24°08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for corner at a fence post;

THENCE: South 08°54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89°10'45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01°10'53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00°12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89°26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00°58'56" West a distance of 232.75 to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner of Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89°43'56" West a distance of 190.05 feet to a point for a corner;

South 00°58'56" West a distance of 3.55 feet to a point for a corner;

South 89°43'56" West passing at 318.51 feet to the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 00°16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;

THENCE: South 89°43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00 feet, and a chord that bears South 77°43'56" West a distance of 270.29 feet;

THENCE: Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;

THENCE: South 65°43'56" West a distance of 285.66 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a

EXHIBIT "A"

radius of 350.00 feet, and a chord that bears South 72°58'09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a ½" iron rod found for a corner;

THENCE: South 09°47'38" East passing at 297.25 feet to the Northwest corner Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to ½" iron rod found for corner;

THENCE: South 00°44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: South 89°36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;

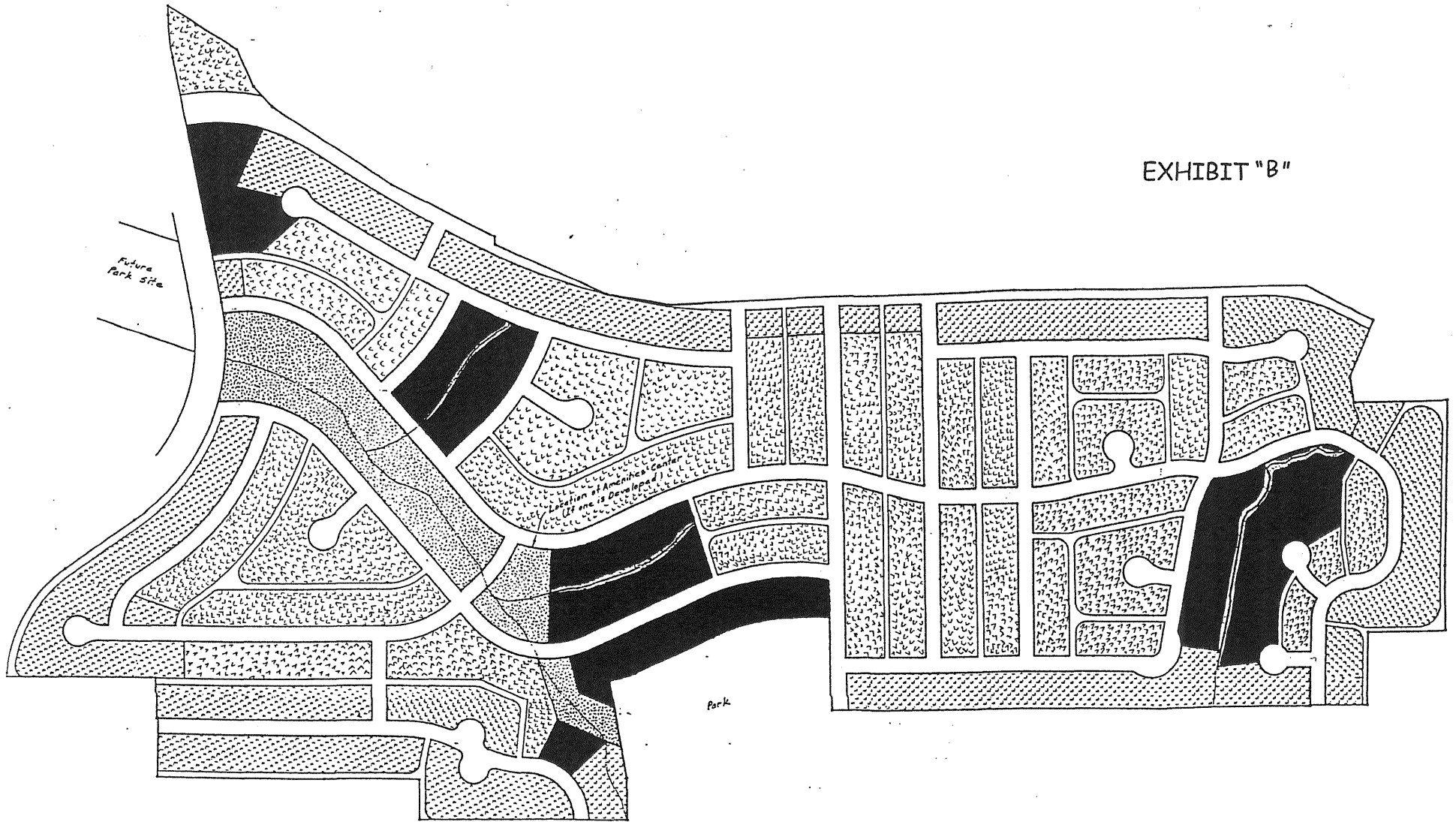
THENCE: North 89°28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE: North 00°30'20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89°29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 00°31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89°29'00" West a distance of 5.01 feet to a ½" iron rod set for a corner; North 00°31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89°29'00" West a distance of 500.68 feet to the **POINT OF BEGINNING** and containing 145.744 acres of land.

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

- 118.1 ACRES - [Pattern] AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING
- 19.6 ACRES - [Pattern] AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES
- 8 ACRES - [Pattern] AREA THREE - PARK / GREENBELT

HAROLD L. EVANS
CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP
HILLCREST MEADOWS
MAHR DEVELOPMENT CORP.

14755 Preston Road, Suite 830, Dallas, Texas 75240

REASONS OF THE REQUEST

The city initiated planned development zoning change of "PD-41" – Planned Development No. 41, amendment of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 resulted from the Planned Development review process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development section of the Comprehensive Zoning Ordinance.

Furthermore, the purposed of the change is to allow the development of a single-family residential homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use an enjoyment of the residents within the proposed development. Other improvements include greenbelts and landscaping along North Lakeshore Drive and Alamo Drive for the use and enjoyment of the general public.

**PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included within such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction with the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the revised Concept Plan (Exhibit "B") made part hereto of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall (with review and recommendation for approval by the City's Park Board) install for public use a paved hiking path between one of the said streets and the creek.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive and 5 feet along Alamo Drive for the purposes of constructing screening walls, landscaping, irrigation systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as to not face a public street (i.e. j-swing garage access)

EXHIBIT "C"

HILLCREST MEADOWS
REVISED ZONING APPLICATION

Total Area of the Site		145.7 Acres
Area One – 10,000 s.f. Lots	Approximately 294 units*	118.1 Acres
Area Two – 10,000 s.f. Lots Assuming No Alleys	Approximately 55 units	19.6 Acres
	349 units	137.7 Acres
Area Three - Park / Greenbelt		8.0 Acres
		145.7 Acres

The revised Concept Plan as reflected through this ordinance indicates the following percentages:

10,000 s.f. Lots	81 % by land area	84 % by total units
10,000 s.f. Lots	13 % by land area	16 % by total units

EXHIBIT "C"

**HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA ONE**

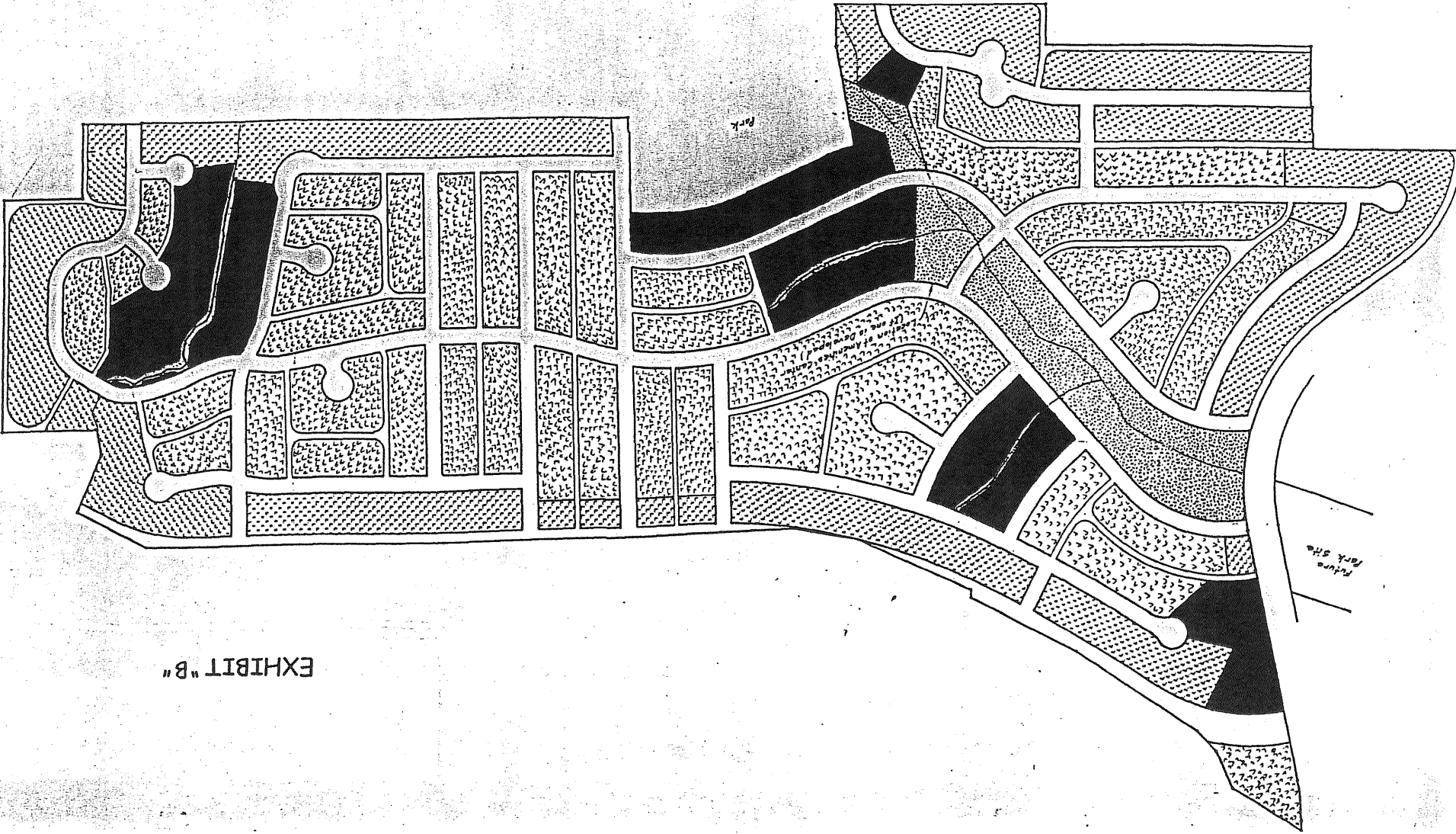
1.	Maximum Lot Area -	10,000 square feet
2.	Maximum number of single family dwellings per lot -	1
3.	Minimum square footage per dwelling unit -	2,000 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
12.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

**HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA TWO**

1.	Maximum Lot Area -	10,000 square feet (without alleys)
4.	Maximum number of single family dwellings per lot -	1
5.	Minimum square footage per dwelling unit -	1,800 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
13.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

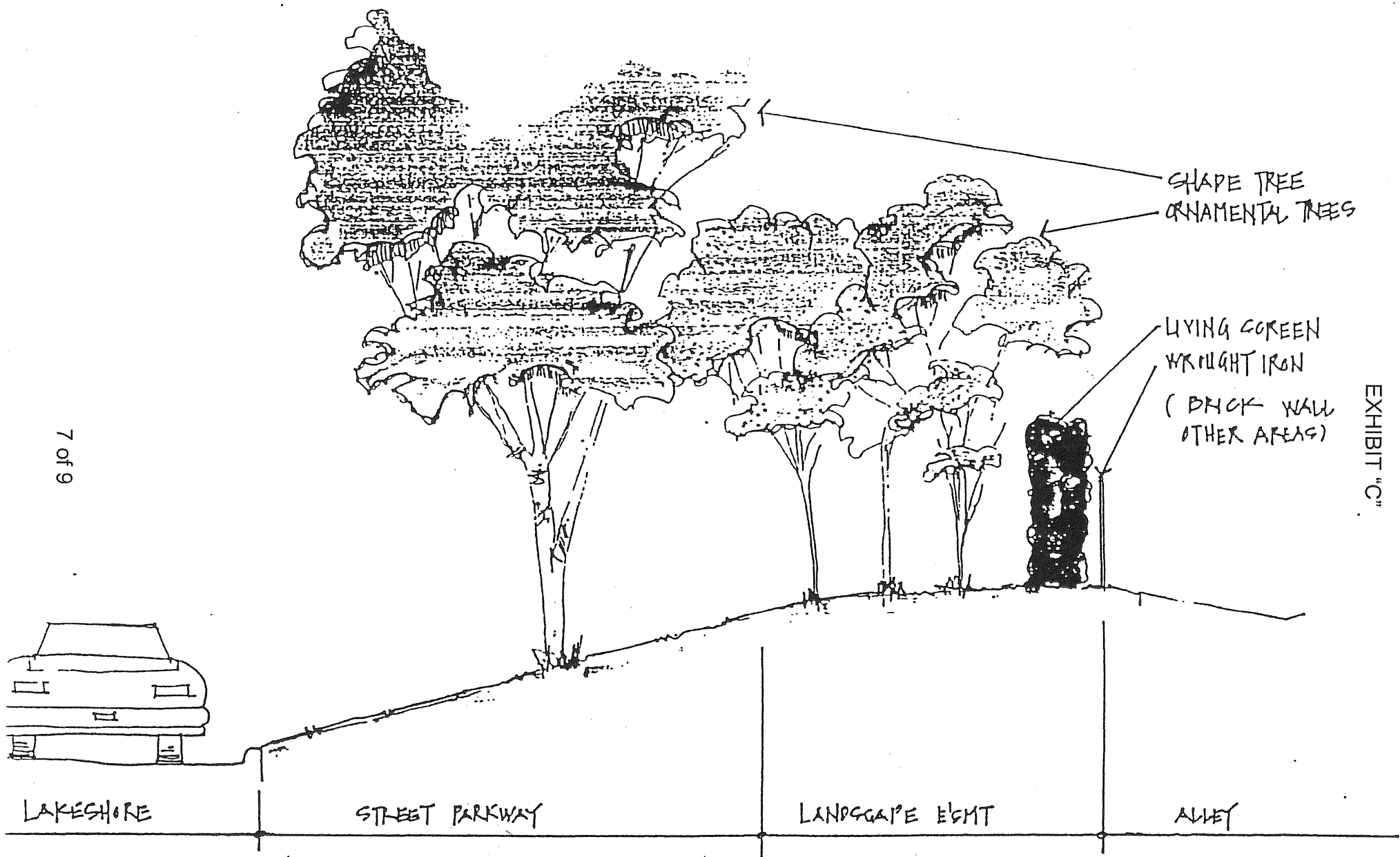
ZONING MAP		HAROLD L. EVANS CONSULTING ENGINEER	
HILLCREST MEADOWS		2331 BUS THOMASSON RD, SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133	
MAHR DEVELOPMENT CORP.		JOB NO.	9923-A
14755 Preston Road, Suite 830, Dallas, Texas 75240		DATE	11-23-93
		SCALE	1"=200'

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 - 19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ. FT.-1,800 MIN. SQ. FT. PER DWELLING ASSUMING ALLEYS ARE WAITED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES
 - 8 ACRES - AREA THREE - PARK / GREENBELT

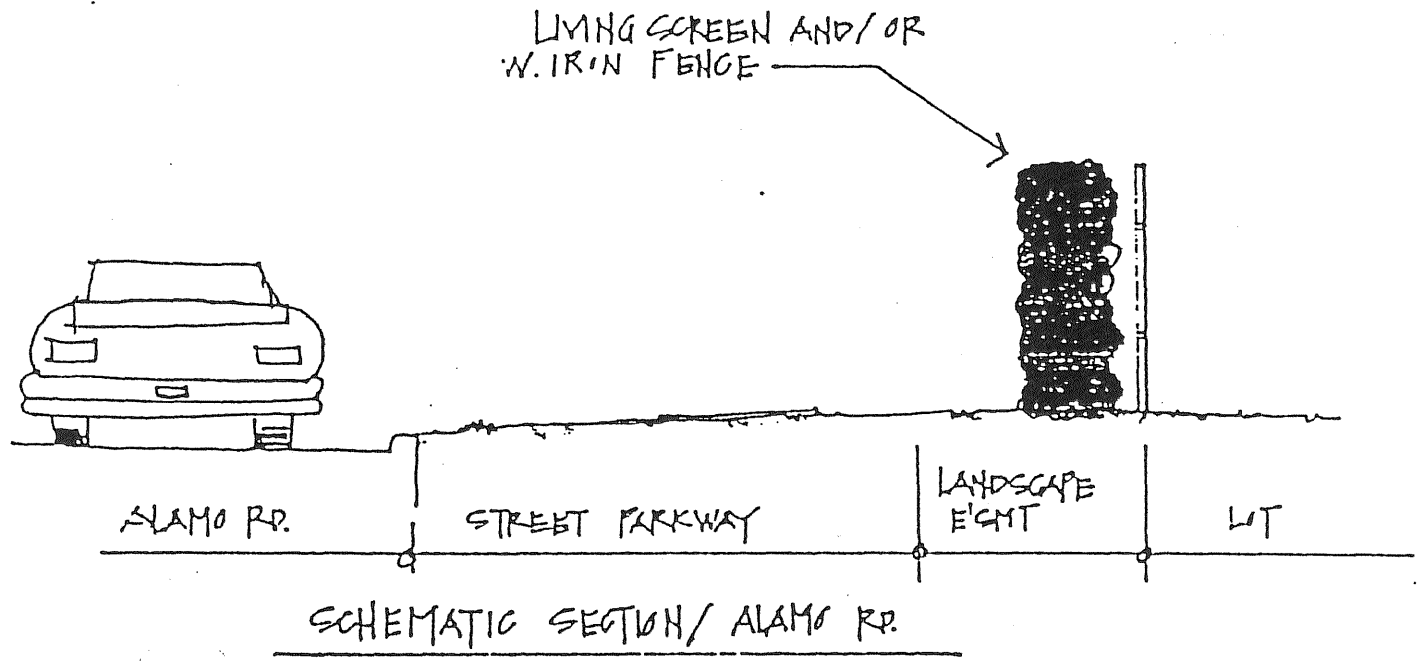


6 of 9

EXHIBIT "B"

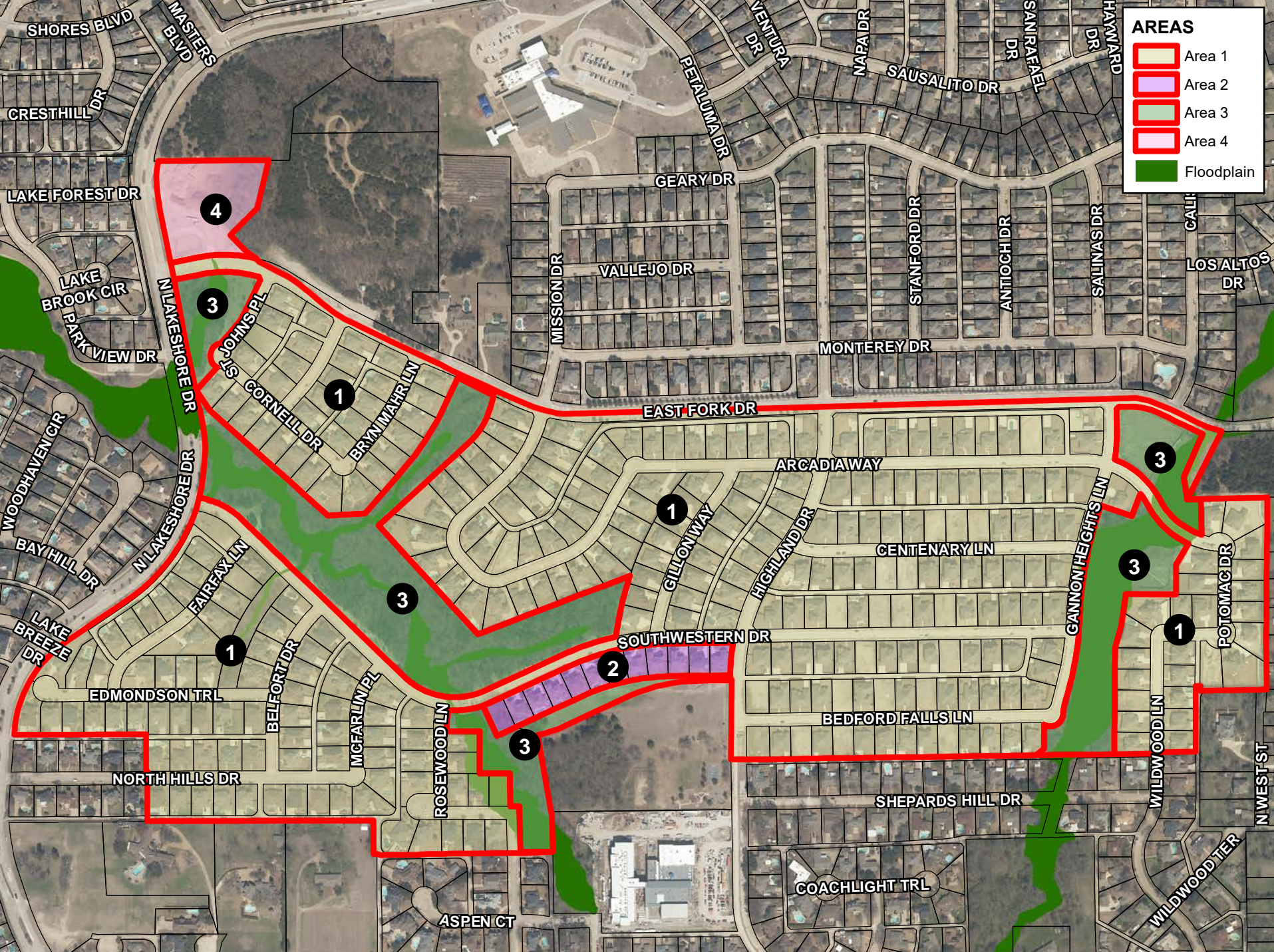


SCHEMATIC SECTION / LAKE SHORE





SCHEMATIC SECTION / PARK



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [ORDINANCE NO.'S 94-15 & 01-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.46-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a zoning change from Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses for a 1.46-acre tract of land being a portion of a larger 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) [Ordinance No.'s 94-15 & 01-27] for Single-Family 10 (SF-10) land uses, addressed as 1940 N. Lakeshore Drive, and more fully described in Exhibit 'A' of this ordinance as *Tract 2*, and depicted in Exhibit 'B' of this ordinance as a portion of *Area 4*, which hereinafter the combine acreage of *Tracts 1 & 2* in Exhibit 'A' 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 41 (PD-41) [Ordinance No.'s 94-15 & 01-27], Specific Use Permit (SUP) No. S-057 [Ordinance No. 08-39], and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 94-15, 01-27 & 08-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in Exhibit 'B' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'B', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

EXHIBIT 'A':
Legal Description

Tract 1: Existing Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as *Tract 1*, in Special Warranty Deed, recorded in *Volume 147, Page 474* Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in *Volume 100, Page 293*, and being part of a 85.873-acre tract of land conveyed to H. L. Williams by deed recorded in *Volume 51, Page 397*, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in *Volume 100, Page 677*, and part of a tract being conveyed from W. F. Barrow Jr. to R.S. Folsom by deed recorded in *Volume 102, Page 403*, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the north line of Northshore Phase 2B, an addition to the City of Rockwall recorded in *Slide B, Page 324*, Plat Records, Rockwall County, Texas, with easterly line of N. Lakeshore Drive, 100-foot right-of-way;

THENCE along the easterly lines of N. Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66-feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450-feet, and a chord that bears North 30°37'30" East a distance of 391.72-feet;

Along said curve an arc distance of 405.28-feet to the end of said curve;

North 56°25'34" East a distance of 279.87-feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01-feet, and a chord that bears North 22°46'41" East a distance of 754.68-feet;

Along said curve an arc distance of 799.87-feet to the end of said curve;

North 10°52'11" West a distance of 800.41-feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00-feet, and a chord that bears North 5°44'36" West a distance of 134.03-feet;

Along said curve an arc distance of 134.21-feet to the end of said curve, and North 0°37'01" West a distance of 30.46-feet to the center of a public road (*Alamo Road*);

THENCE along the center of said public road as follows:

South 58°12'46" East a distance of 266.02-feet to a ½" iron rod set for corner;

South 24°18'28" East a distance of 129.52-feet to a ½" iron rod set for corner;

South 42°59'16" East a distance of 88.95-feet to a ½" iron rod set for corner;

South 56°23'18" East a distance of 465.30-feet to a ½" iron rod set for corner;

South 63°51'31" East a distance of 383.27-feet to a ½" iron rod set for corner at the northeast corner of said *Pickens Tract*;

THENCE South 1°08'58" East a distance of 25.74-feet to a ½" iron rod set for corner in a fence line on the southerly line of said road and at the northwest corner of said *Dickerson Tract*;

THENCE along said southerly line and generally with said fence line all ½" iron rods set for corner as follows:

South 65°56'58" East a distance of 403.91-feet;

South 81°00'39" East a distance of 206.91-feet;

North 88°14'11" East a distance of 1,150.00-feet;

EXHIBIT 'A':
Legal Description

North 81°00'39" East a distance of 965.12-feet;
South 63°00'39" East a distance of 247.93 feet-to a ½" iron rod set for corner at the northeast corner of said *Barrow Tract* and said *Tract 1*;

THENCE South 24°08'47" West a distance of 194.61-feet with the east line of said *Barrow Tract* and said *Tract 1* to a ½" iron rod set for corner at a fence post;

THENCE South 08°54'33" East a distance of 84.59-feet with an old fence line to a ½" iron rod set for corner on the north line of *Northshore Phase 3*, an addition to the City of Rockwall, recorded in *Slide A, Page 337*;

THENCE North 89°10'45" East a distance of 305.83-feet to the northeast corner of said addition;

THENCE South 01°10'53" West a distance of 522.77-feet with the east line of said addition to a point for a corner;

THENCE South 00°12'21" East a distance of 209.37-feet to the most northerly southeast corner of said addition;

THENCE South 89°26'01" West a distance of 252.98-feet to an "ell" corner of said addition;

THENCE South 00°58'56" West a distance of 232.75-feet to the southerly southeast corner of said addition and the most easterly northeast corner of *Northshore Phase 1*, recorded in *Slide A, Page 181*, Plat Records, Rockwall County, Texas;

THENCE with the north lines of said *Northshore Phase 1* and the south lines of said *Northshore Phase 3* as follows:

South 89°43'56" West a distance of 190.05-feet to a point for a corner;
South 00°58'56" West a distance of 3.55-feet to a point for a corner;
South 89°43'56" West passing at 318.51-feet to the southwest corner of said *Phase 3* and continuing a total distance of 1,595.56-feet to the most northerly northwest corner of said *Phase 1*;

THENCE North 00°16'04" West a distance of 300.00-feet to a ½" iron rod found for a corner;

THENCE South 89°43'56" West a distance of 127.37-feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00-feet, and a chord that bears South 77°43'56" West a distance of 270.29-feet;

THENCE along said curve an arc distance of 272.27-feet to a ½" iron rod found for a corner;

THENCE South 65°43'56" West a distance of 285.66-feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a radius of 350.00-feet, and a chord that bears South 72°58'09" West a distance of 88.18-feet;

THENCE along said curve an arc distance of 88.42-feet to a ½" iron rod found for a corner;

THENCE South 09°47'38" East passing at 297.25-feet to the northwest corner *Rockwall School Addition No. 2*, an addition to the City of Rockwall and continuing a total distance of 315.00-feet to ½" iron rod found for corner;

THENCE South 00°44'21" East a distance of 134.43-feet along the west line of said addition to a ½" iron rod set for corner at the northeast corner of that tract of land conveyed to N. L. Lofland by deed recorded in *Volume 29, Page 462*, Deed Records, Rockwall County, Texas;

EXHIBIT 'A':
Legal Description

THENCE South 89°36'50" West a distance of 377.53-feet generally along a fence and the north line of said Lofland tract to a ½" iron rod set for a corner;

THENCE North 89°28'21" West a distance of 307.93-feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE North 00°30'20" East a distance of 127.33-feet to a fence corner post for a corner;

THENCE North 89°29'00" West a distance of 544.40-feet to a ½" iron rod found for a corner at the most northerly southeast corner of the previously mentioned *Northshore Phase 2B*;

THENCE Along the east and then the north lines of said addition as follows:

North 00°31'00" East a distance of 190.00-feet to a ½" iron rod set for a corner;

North 89°29'00" West a distance of 5.01-feet to a ½" iron rod set for a corner;

North 00°31'00" East a distance of 140.00-feet to a ½" iron rod set for a corner at the most northerly northeast corner of said addition.

THENCE North 89°29'00" West a distance of 500.68 feet to the *POINT BEGINNING* and containing 145.744-acres of land.

Tract 2: Single-Family 10 (SF-10) District Tract of Land Being Incorporated into Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, Rockwall County, Texas, and part of the North Lakeshore Daycare Addition, as recorded on August 30, 2018 in the *Deed Records* of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most northeastern corner of the North Lakeshore Daycare Addition, an addition to the City of Rockwall, Block A, Lot 1, Rockwall Central Appraisal District *Property ID# 72086*;

THENCE Along the property lines and adjacent zoning boundary lines of said addition as follows:

South 13°21'59" West a distance of 186.68-feet for a corner;

South 45°34'42" West a distance of 148.33-feet for a corner;

North 24°52'10" West a distance of 129.52-feet for a corner;

North 58°46'28" West a distance of 266.02-feet for a corner;

North 89°38'31" East a distance of 52.33-feet along the North boundary of the subdivision for a point;

North 89°38'31" East continuing a distance of 419.29-feet to the *POINT BEGINNING* and containing 1.46-acres (63,457.121894 SF) of land.

EXHIBIT 'B':
Concept Plan

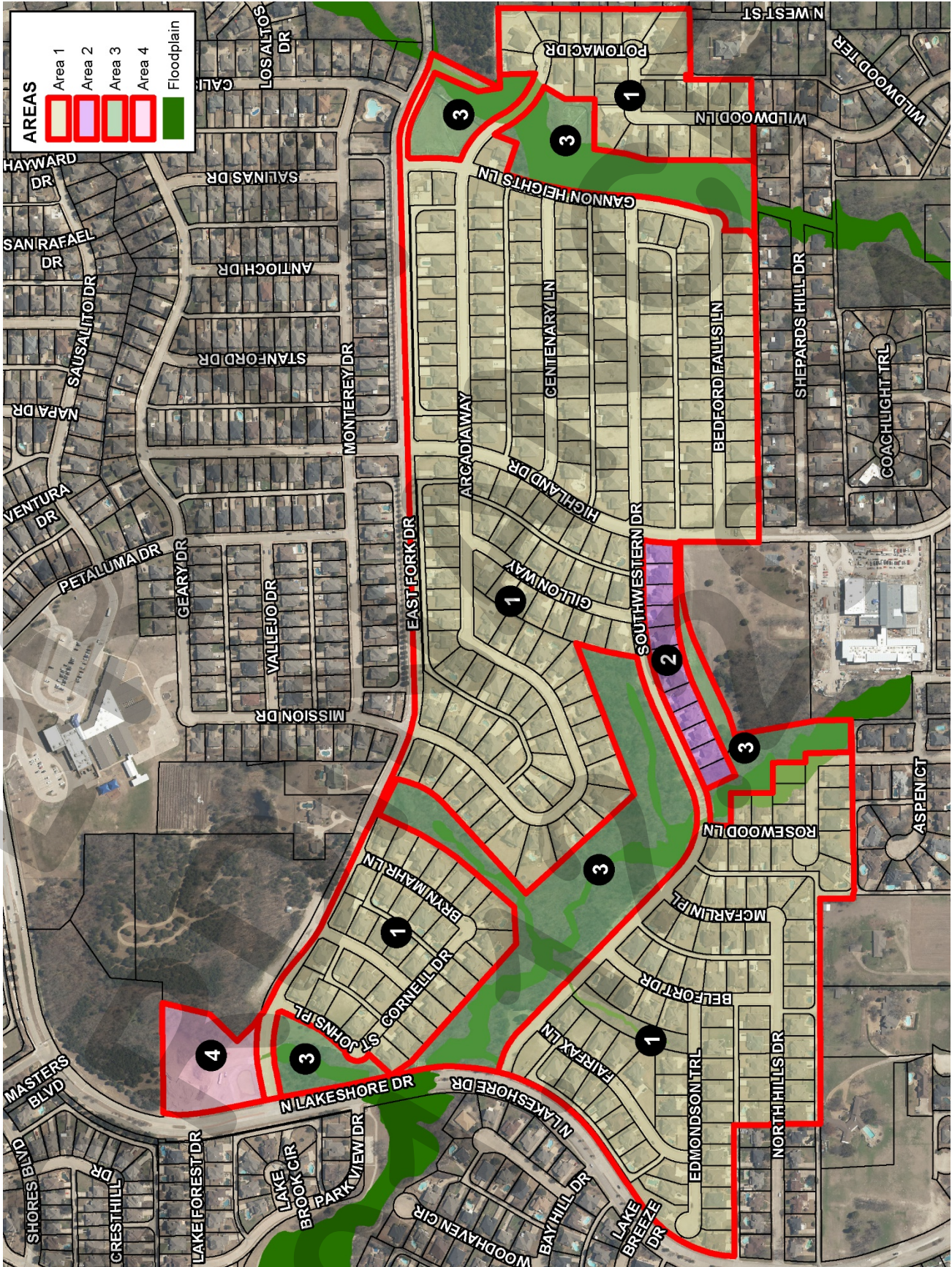


EXHIBIT 'C':
PD Development Standards

(A) Purpose.

- (1) Ordinance No. 94-15. The purpose of the request is to permit the development of single-family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along N. Lakeshore Drive and Alamo Road.
- (2) Ordinance No. 01-27. The City initiated a zoning amendment to Planned Development District 41 (PD-41) in accordance with the Planned Development Review Process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development of the Comprehensive Zoning Ordinance (Ordinance No. 83-23).
- (3) Ordinance No. 1. The purpose of this request is to incorporate a 1.46-acre tract of land into Planned Development District 41 (PD-41) and change a 2.96-acre property at the northeast corner of E. Fork Drive and N. Lakeshore Drive to allow limited General Retail (GR) District land uses and development standards.

(B) Areas 1 & 2: ~145.7-Acres [Phases 1, 2 & 3 of the Preserve Subdivision]: The area identified as Areas 1 & 2 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

- (1) Permitted Land Uses. Areas 1 & 2 shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (2) Lot Composition. The lot composition shall conform to the following:

Area	Acreage	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Unit (%)
1	~118.10-Acres	10,000 SF	294	84.24%
2	~19.60-Acres	10,000 SF	55	15.76%
TOTAL:	~145.70-Acres		349	100.00%

- (3) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on Areas 1 & 2:

Lot Type (see Concept Plan) ►	AREA 1 ⁽¹⁾	AREA 2 ^{(1) & (2)}
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Lot Width at Front Building Setback	80'	80'
Minimum Lot Depth	100'	100'
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	6'	6'
Minimum Side Yard Setback (Adjacent to a Residential Street)	15'	15'
Minimum Rear Yard Setback (Adjacent to an Arterial Street)	20'	20'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	2,000 SF	2,000 SF
Minimum Distance Between Buildings	10'	10'
Maximum Lot Coverage	35%	35%
Maximum Height	36'	36'
Minimum Off-Street Parking Requirement ⁽³⁾	2	2

General Notes:

- ^{1.} Maximum number of single-family dwellings per lot is one (1).
- ^{2.} Without alleyways.
- ^{3.} Minimum two (2) car garage required.

EXHIBIT 'C':
PD Development Standards

- (4) **Masonry Requirements.** Exterior wall construction within the Planned Development District shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
- (5) **Garage Orientation.** On lots *not* accessible by an alleyway, garage doors shall be oriented in a *Traditional Swing* or *J-Swing* (i.e. oriented so that the garage doors do not face onto a public street).
- (6) **Schematic Sections.** All development within Areas 1 & 2 shall maintain conformance with the following schematics:

Figure 1: Park and Trail

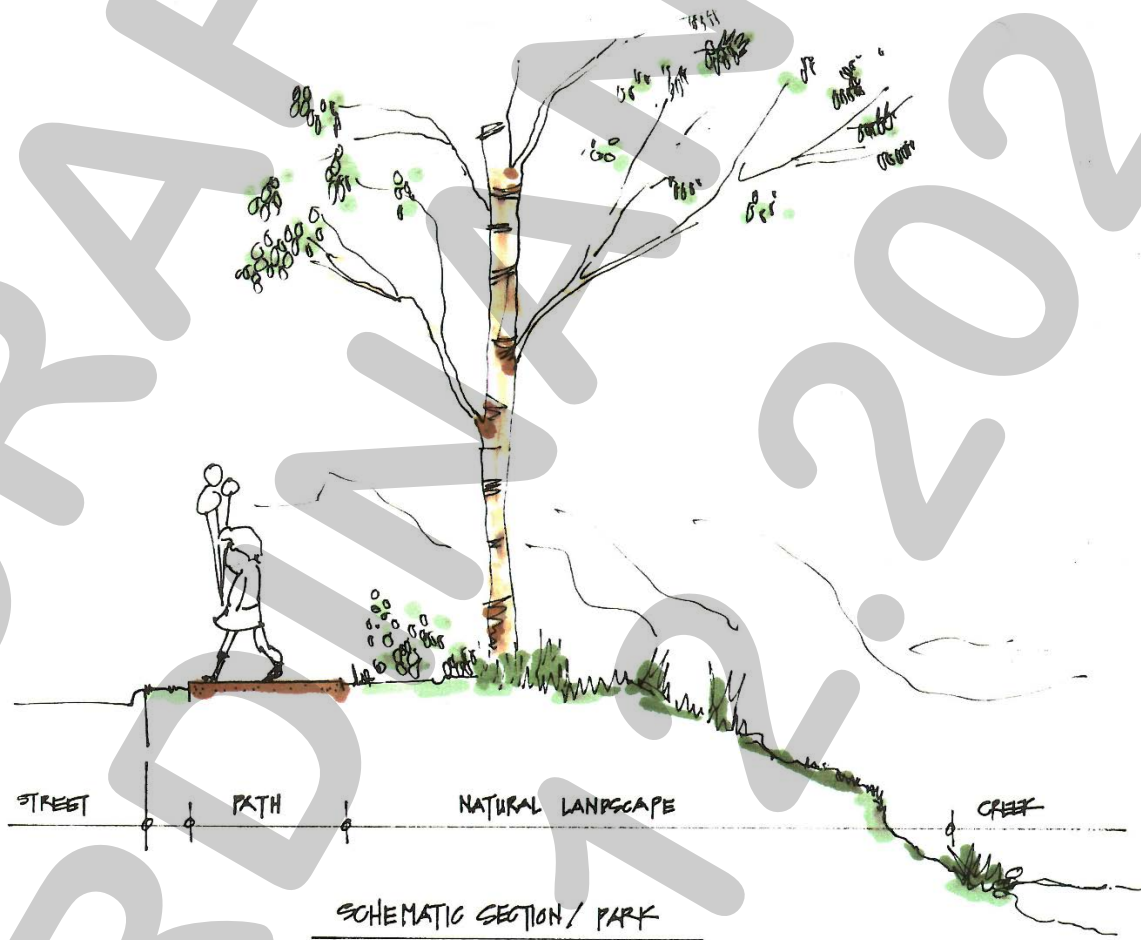


EXHIBIT 'C':
PD Development Standards

Figure 2: Screening Along N. Lakeshore Drive

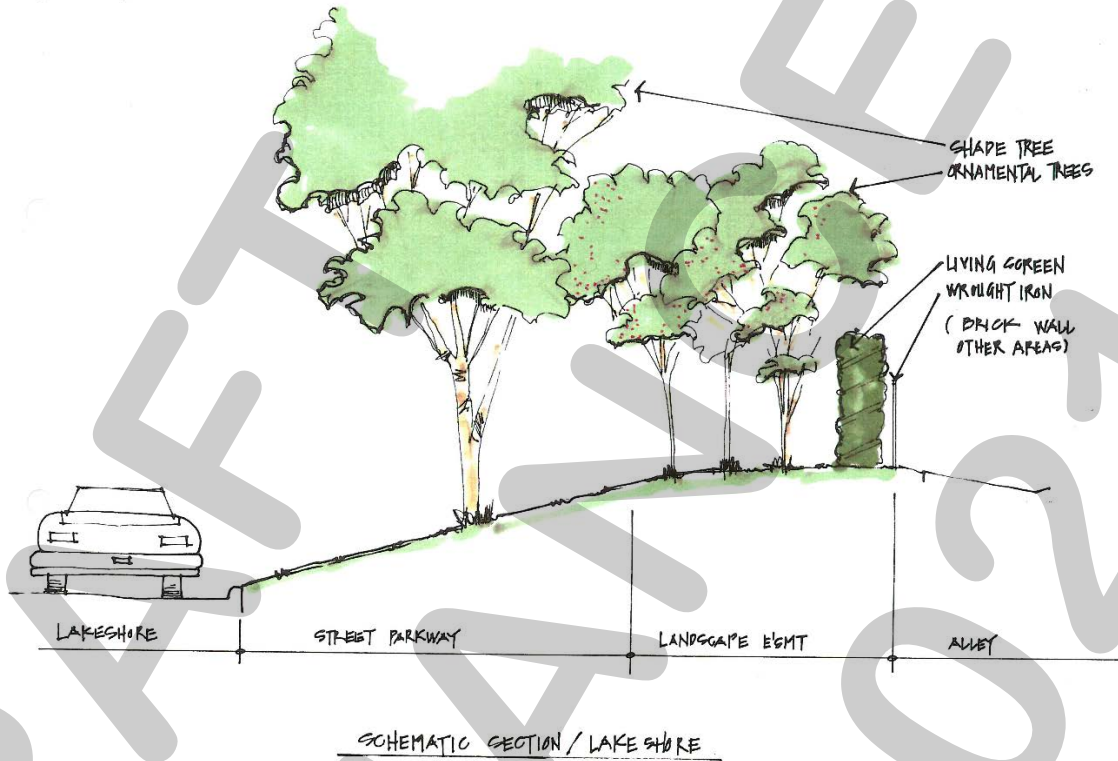
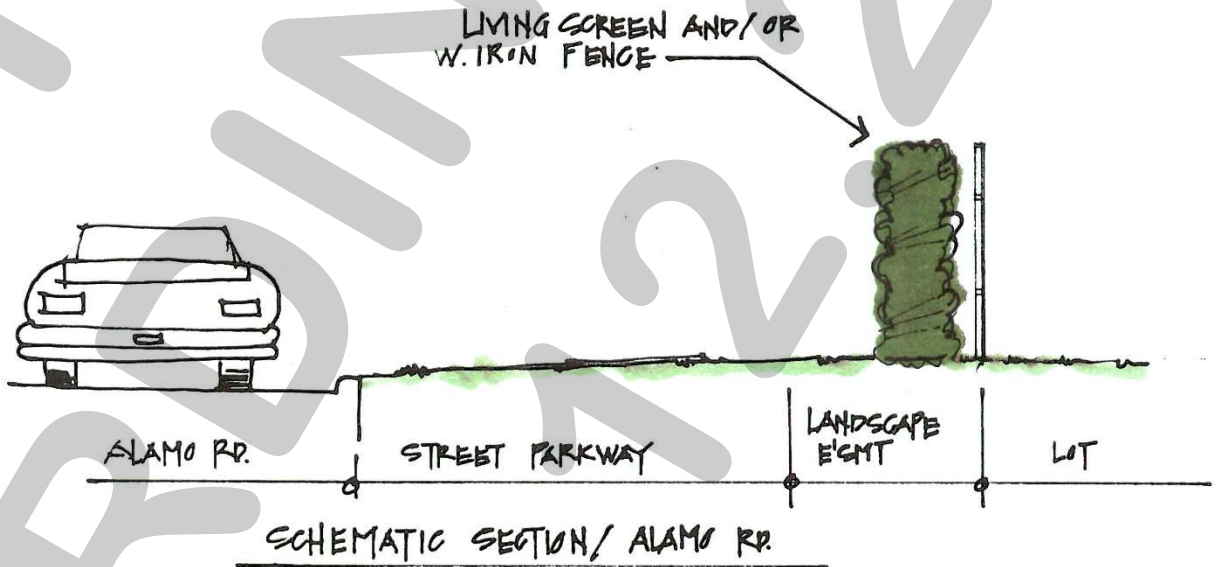


Figure 3: Screening Along Alamo Road



(C) Area 3: 8.0-Acres [Greenbelt and Open Space]: The area identified as Area 3 in Exhibit 'B' of this ordinance shall be preserved as a greenbelt, and shall not be developed for any purpose other than to provide open space for the area identified as Areas 1 & 2 in Exhibit 'B' of this ordinance.

(D) Area 4: 2.96-Acres [General Retail (GR) District]: The area identified as Area 4 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

EXHIBIT 'C':
PD Development Standards

- (1) Permitted Land Uses. Area 4 shall be limited to the following land uses: [1] *Medical Office Building*, [2] *Office Building*, and [3] *Daycare with Seven (7) or More Children*. These land uses shall be subject to the *Conditional Land Use Standards* stipulated for a property in a General Retail (GR) District as required by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (2) Density and Dimensional Requirements. Area 4 shall be subject to all of the development standards for a property in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the minimum lot depth for a property in Area 4 shall be 83-feet.
- (3) General Overlay District Standards. Area 4 shall be subject to the development requirements contained in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, only a ten (10) foot landscape buffer will be required along N. Lakeshore Boulevard and E. Fork Road.



TO: Planning and Zoning Commission
DATE: January 12, 2021
APPLICANT: David LeCour
CASE NUMBER: Z2020-058; *Specific Use Permit for an Accessory Building at 507 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by David LeCour for the approval of a Specific Use Permit (SUP) for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. At some point after August 25, 1934 the subject property was platted as Block 107, B. F. Boydston Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. According to the Rockwall County Appraisal District (RCAD) an 884 SF single-family home was constructed on the subject property in 1975. RCAD also indicates there is a 600 SF and a 70 SF accessory building on the subject property; however, according to the applicant these accessory buildings were removed from the subject property after they were damaged by storms in 2019.

PURPOSE

The property owner and applicant -- *David LeCour* -- is requesting the approval of a Specific Use Permit (SUP) to allow the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 507 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) parcels of land (*i.e. 503, 501, 407, 405, 403 S Clark Street*), three (3) vacant, three (3) with single-family homes, and all zoned Single-Family 7 (SF-7) District. Beyond this are five (5) single-family homes within the Old Town Rockwall Historic District, zoned Single-Family 7 (SF-7) District. Beyond this is Hartman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are eight (8) single-family homes (*i.e. 509, 511, 513, 515, 601, 603, 605, and 607 S. Clark Street*) zoned Two-Family (2F) District. Beyond this are three (3) parcels of land (*703, 705, and 709 E. Boydston Avenue*) zoned Planned Development District 52 (PD-52) for Two-Family (2F) District land uses. Beyond this is E. Boydston Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 502 and 506 Renfro Street*) zoned Single-Family 7 (SF-7) District. Beyond this is Renfro Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Mill Co. Subdivision, which is comprised of 14 lots. Six (6) of the lots are zoned Commercial (C) District and eight (8) are zoned Two-Family (2F) District. Beyond this is Sherman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, survey, and photos requesting to permit a 35-foot by 20-foot (*or 700 SF*) accessory building. The applicant indicated in the Planning and Zoning Commission Work Session meeting on December 29, 2020 that the accessory building's façade will be clad in unpainted corrugated aluminum. The proposed accessory structure will not be set on a permanent foundation (*i.e. no concrete slab foundation*), and will utilize individual posts set in concrete in lieu of framing (*i.e. the structure will be a pole barn*) in much the same way agricultural structure is constructed. The structure will be ~11-feet, 2-inches in total height, and be situated at the rear of the subject property -- *adjacent to the southern property line* -- approximately 79-feet from the rear property line and twelve (12) feet from the side yard property line. Staff should note that the applicant started construction on the structure without a permit, and currently several poles have been erected (*see picture in the attached packet*).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. Accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." In addition, the section states that "(a)ll accessory buildings that are not portable accessory buildings require a permanent concrete foundation."

STAFF ANALYSIS

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 556 SF. Staff performed a review of the aerial imagery of the homes in the surrounding area (*a total of 33 single-family homes are in this area*) and determined that there does not appear to be any accessory buildings in the area of a similar size as to what the applicant is proposing. Staff should also note that 15 of the 33 homes surveyed had accessory structures, with the largest accessory structure observed being a detached garage (*built in 1964*) that is 800 SF. The average size of all accessory structures analyzed is 304 SF, and the average size of the accessory structures excluding detached garages is 182 SF. Staff should also note that the proposed exterior cladding (*i.e. unpainted corrugated aluminum*) does not appear to be compatible with the primary structure, and the foundation is atypical for accessory buildings on residential lots; however, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this request is approved the applicant must have a surveyor complete a survey of the subject property to ensure the proposed building is not within the 100-floodplain or encroaching any easements. The completion of this survey is listed as a condition of approval. With all this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 22, 2020, staff mailed 85 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA/Neighborhood Organizations that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had received the following:

- (1) Three (3) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The **Accessory Building** shall generally conform to the concept plan and the conceptual building elevations depicted in **Exhibits 'B' & 'C'** of the Specific Use Permit (SUP) ordinance; and
 - (b) The **Accessory Building** shall not exceed a maximum size of 700 SF; and
 - (c) The subject property shall not have more than one (1) accessory building.
- (2) A survey of the property must be completed to ensure the proposed building is not within the 100-floodplain or any established easements;
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22070-058

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 507 S. CLARK Rockwall TX, 75087
 Subdivision _____ Lot _____ Block _____
 General Location BETWEEN STORHS + ST. MARY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use
Proposed Zoning	Proposed Use
Acreage	Lots [Current] Lots [Proposed]

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> Owner	<u>DAVID LECOUR</u>	<input type="checkbox"/> Applicant	
Contact Person		Contact Person	
Address	<u>507 S. CLARK</u>	Address	
City, State & Zip	<u>ROCKWALL TX 75087</u>	City, State & Zip	
Phone	<u>972 7724916</u>	Phone	
E-Mail	<u>LECOUR@ATT.NET</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David Christin Lecour [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of DECEMBER, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17 day of December, 20 20

Owner's Signature [Signature]
 Notary Public in and for the State of Texas Erika Minjarez





City of Rockwall

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

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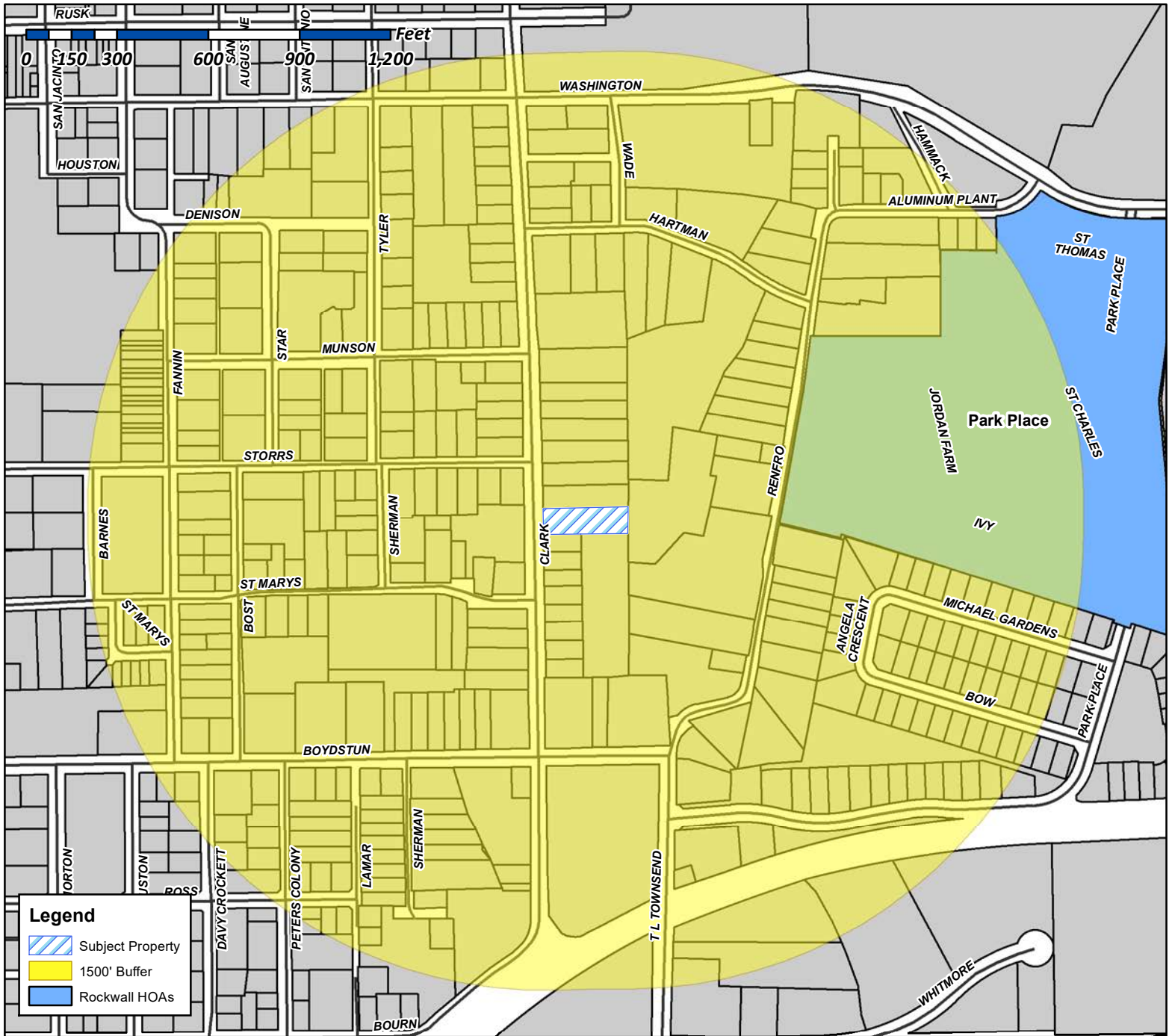
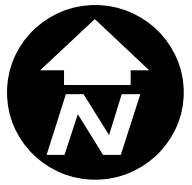




City of Rockwall

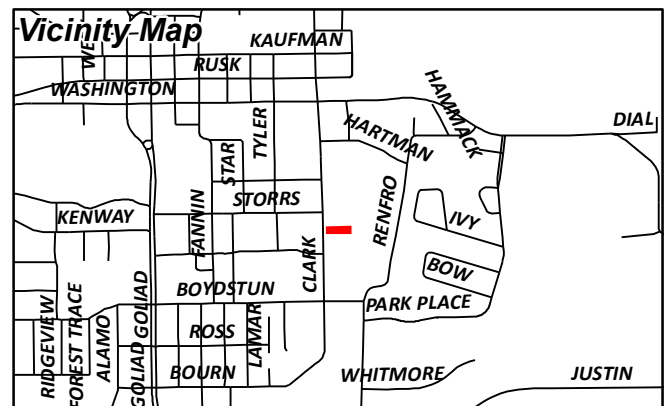
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Case Number: Z2020-058
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 S. Clark Street

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-058]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-058 SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by David LeCour for the approval of a *Specific Use Permit (SUP)* for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

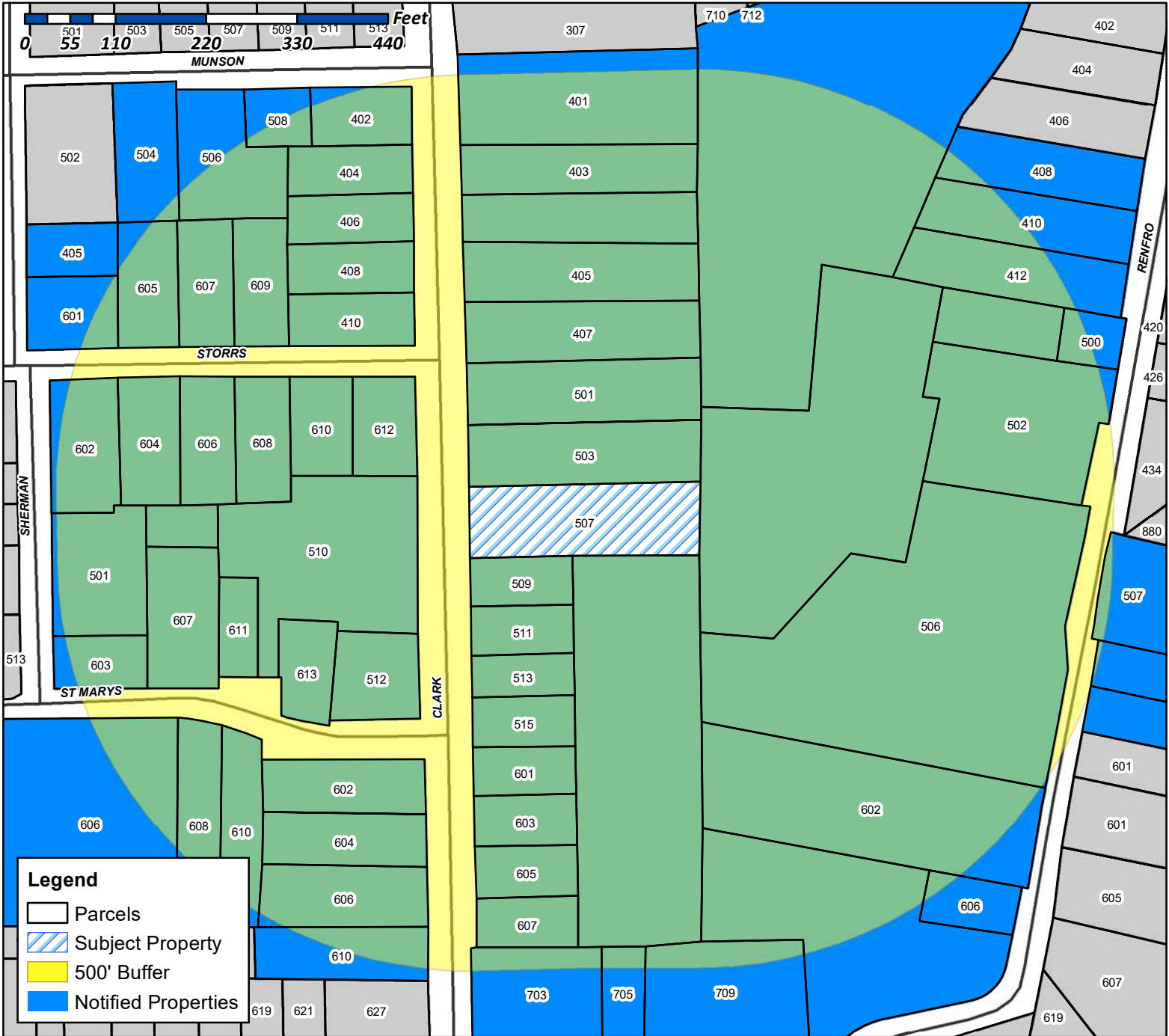
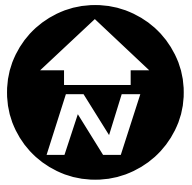
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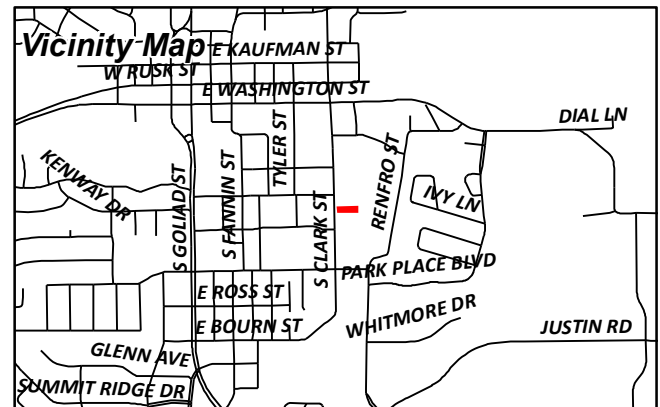
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Case Number: Z2020-058
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 S. Clark Street



Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745

PUBLIC NOTICE



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

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

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

Case No. Z2020-058: Specific Use Permit for Accessory Structure

Hold a public hearing to discuss and consider a request by David LeCour for the approval of a Specific Use Permit (SUP) for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-058: Specific Use Permit for Accessory Structure

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



= RESPONSE RECIEVED

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

ANGEL NADA
11014 ITASCA DR
DALLAS, TX 75228

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
215 GRIFFIN AVENUE
FATE, TX 75189

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

HAMANN KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
3299 ROCHELLE RD
ROCKWALL, TX 75032

BRYAN KYLE & HALEY BROOKE
401 E KAUFMAN ST
ROCKWALL, TX 75087

PITTMAN MICHAEL J & JANIS A
401 S CLARK ST
ROCKWALL, TX 75087

PANTOJA ANGEL & DENESYN FIGUEROA
402 S CLARK STREET
ROCKWALL, TX 75087

PITTMAN MICHAEL J JR & JANIS
403 S CLARK ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
410 RENFRO ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
500 RENFRO ST
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
501 SHERMANST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
501 S CLARK
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
503 S CLARK
ROCKWALL, TX 75087

EARNHEART JOHN L
504 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFROST
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
507 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

HAMANN KRISTIE M
509 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

HAMANN KRISTIE M
511 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
512 S CLARK
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
515 S CLARK ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
601 S CLARK ST
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
602 S CLARK ST
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
603 ST MARYS ST
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
604 S CLARK ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
606 RENFRO ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
606 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

OLIVO DANIELA AND ALFRED
607 SOUTH CLARK STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
608 ST MARYS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
610 S CLARK ST
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

ANGEL NADA
612 STORRSST
ROCKWALL, TX 75087

MCCALLUM DARRELL
613 ST MARYS PL
ROCKWALL, TX 75087

HOGUE ALLEN
703 E BOYSTUN AVE
ROCKWALL, TX 75087

HOGUE ALLEN
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO
EXECUTORS 7836 YAMINI DR
DALLAS, TX 75230

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

Case No. Z2020-058: Specific Use Permit for Accessory Structure

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
 I am opposed to the request for the reasons listed below.

Name: Richard Harris
Address: 210 Glenn Ave.

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

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

PUBLIC NOTICE



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

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

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

Case No. Z2020-058: Specific Use Permit for Accessory Structure

Hold a public hearing to discuss and consider a request by David LeCour for the approval of a Specific Use Permit (SUP) for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.

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Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-058: Specific Use Permit for Accessory Structure

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: Wes + Amy Davis
Address: 606 Storrs St Rockwall TX 75087

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

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Case No. Z2020-058: Specific Use Permit for Accessory Structure**Please place a check mark on the appropriate line below:** I am in favor of the request for the reasons listed below. I am opposed to the request for the reasons listed below.

Not opposed to an accessory structure.

Name:

Sherri Johnston

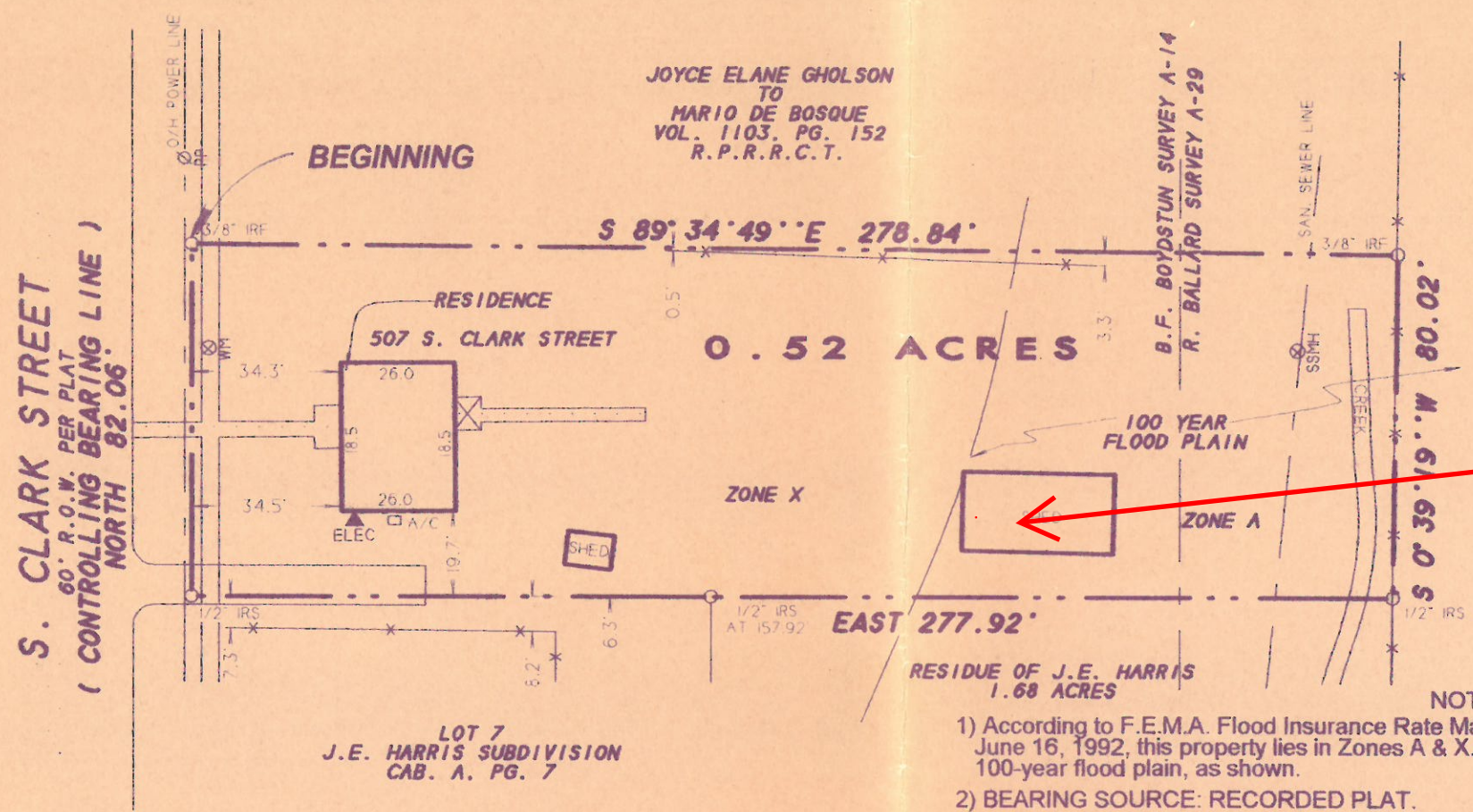
Address:

610 Storrs Street

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

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

DAVID LE COUR 17-21-20



Proposed Accessory Structure

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 and the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed from Frank M. Jordan and wife, Lela Jordan to J.E. Harris, dated October 20, 1950 and being recorded in Volume 46, Page 557 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the East boundary line of S. Clark Street, said point being at the Southwest corner of a tract of land as described in a Warranty deed from Joyce Elaine Gholson to Mario De Bosque, as recorded in Volume 1103, Page 152 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 34 min. 49 sec. E. along the common line between said De Bosque and Harris tracts, a distance of 278.84 feet to a 3/8" iron rod found for corner at the Southeast corner of said De Bosque tract;

THENCE S. 00 deg. 39 min. 19 sec. W. a distance of 80.02 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE WEST, at 157.92 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northeast corner of Lot 7, J.E. HARRIS SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 7 of the Plat Records of Rockwall County, Texas, and continuing for a total distance of 277.92 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East right-of-way line of S. Clark Street;

THENCE NORTH (Controlling bearing line) along the East along said right-of-way line, a distance of 82.06 feet to the POINT OF BEGINNING and containing 0.52 acres of land.

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain, as shown.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for DAVID LECOUR at 507 S. Clark Street, Rockwall, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 9th day of September, 1999.

Handwritten signature of Harold D. Fetty III

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



SURVEY DATE SEPTEMBER 9, 1999
SCALE 1" = 40' FILE # 990948
CLIENT LECOUR GF # NONE

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

DEAR SIR OR MADAM

ON APRIL 6 2018 A STORM CAME THROUGH
ROCKWALL DAMAGING THE NORTH SIDE OF
MY HOUSE AND DESTROYING THE ROOF AND BARN

THE ROOF WAS REPLACED IN MAY 2018,
BUT THE INSURANCE ONLY PAID FOR THE
BARN AND SIDING MATERIAL, NO LABOR.

I GOOGLED SIDING AND SAW I COULD DO IT.
I FINISHED THE SIDING IN JUNE 2019

I STARTED TEARING DOWN THE BARN IN SEPT. 2019
AND FINISHED PUTTING THE POLES IN THE GROUND.

ON DEC. 4 I WENT TO CITY HALL WITH SOME
QUESTIONS ABOUT STORAGE SHEDS. DURING THAT
MEETING I FOUND I WAS NOT IN COMPLIANCE
WITH A CODE BY NOT HAVING THE BARN BUILT
WITHIN 12 MONTHS OF THE DAMAGING EVENT.

IF I HAD KNOWN THAT EVERYTHING WOULD
HAVE BEEN DONE, IF ALLOWED TO FINISH
IT WOULD BE COMPLETE IN 5 MONTHS

RESPECTFULLY

DAVID LECOUR







CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.50-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 107, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David LeCour for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.50-acre parcel of land described as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 700 SF.
- (3) The subject property shall not have more than one (1) accessory building.

2.2. COMPLIANCE

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

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, 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 1TH DAY OF FEBRUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

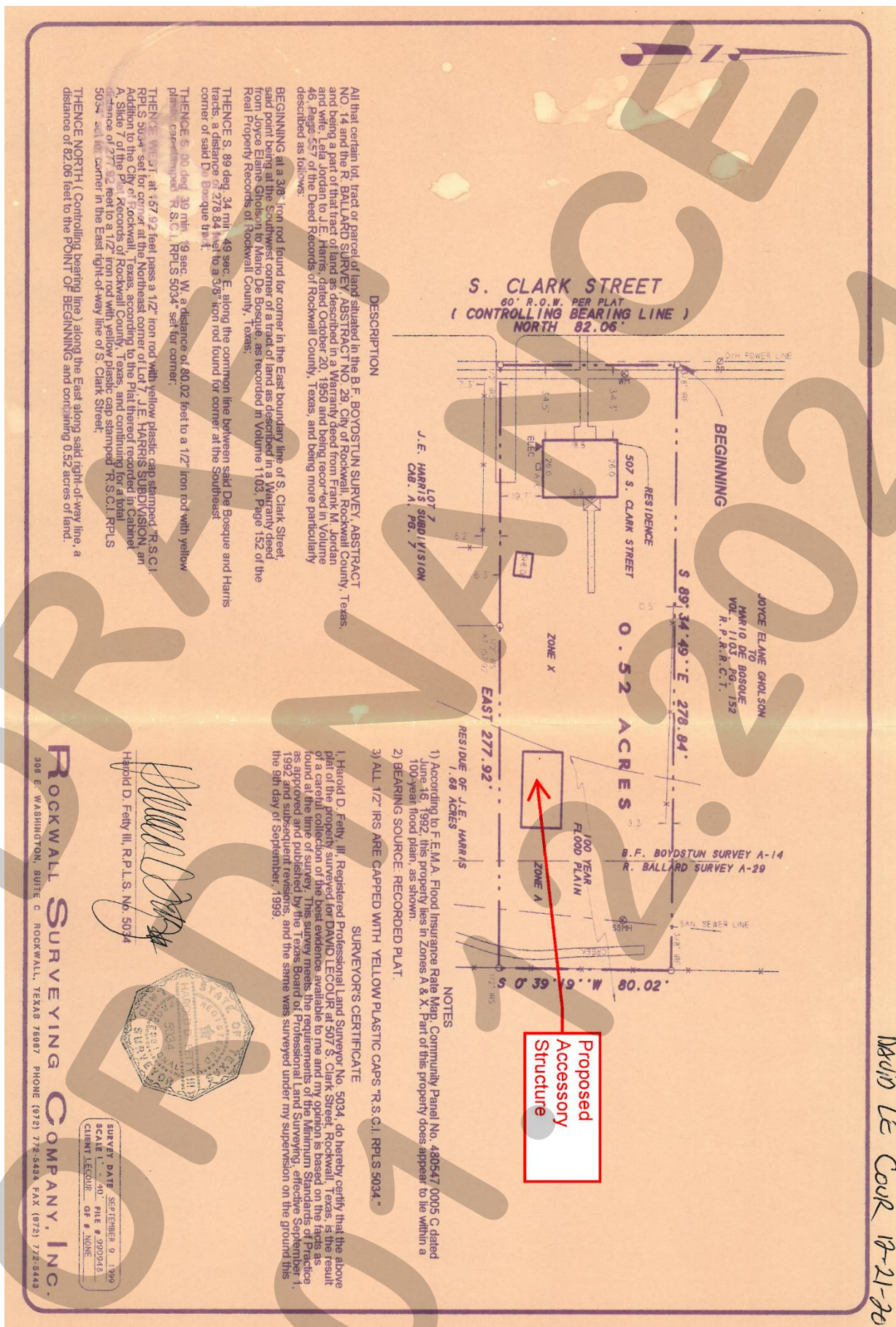
Exhibit 'A'
Zoning Exhibit

Address: 507 S. Clark Street

Legal Description: Block 107, B. F. Boydston Addition



**Exhibit 'B':
Site Plan**





TO: Planning and Zoning Commission
DATE: January 12, 2021
APPLICANT: Matthew Deyermond; *TC Planning and Design Group*
CASE NUMBER: Z2020-060; *Zoning Change from Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District to Single-Family Estate 1.5 (SFE-1.5)*

SUMMARY

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [*FM-3097*], and take any action necessary.

BACKGROUND

The subject property is an 8.17-acre portion of a larger 123.00-acre tract of land that is situated within the W.W. Ford Survey, Abstract No. 80. This property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [*FM-3097*], and is commonly referred to as the *Wallace Tract*. The City Council approved *Ordinance No. 08-13*, annexing the subject property on February 18, 2008. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 3, 2020, the City Council approved a zoning change [*Case No. Z2020-029*] for a two (2) acre tract of land from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District. This tract of land has been incorporated into the 8.17-acre subject property that the applicant is requesting to rezone to a Single-Family Estate 1.5 (SFE-1.5) District.

PURPOSE

On December 18, 2020, the applicant -- *Matthew Deyermond of TC Planning and Design* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District. The applicant has stated the purpose of the rezoning request is to establish three (3) single-family residential parcels of land.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [*FM-3097*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this thoroughfare is the eastside of the Lake Rockwall Estates subdivision, which is zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] for Single-Family 7 (SF-7) District land uses. Adjacent to this property, on the eastside of Lake Rockwall Estates, is an 84.0-acre vacant tract of land being a portion of a larger 144.0-acre tract of land identified as Tract 3 of the J. R. Johnson Survey, Abstract No. 128. This property is zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [*FM-3097*], which is designated as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the City's corporate boundaries

followed by the City of Heath. On the eastside, south of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several residential land uses zoned Agricultural (AG) and Single-Family Estate 1.5 & 2.0 (SFE-1.5 & SFE-2.0) Districts. In addition, there are several office buildings zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses. These uses are a part of the Alliance Addition.

East: Directly east of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single-Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

West: Directly west of the subject property are several non-residential properties zoned Commercial (C) District. Beyond this is Ranch Trail Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 8.17-acre portion of subject property from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of constructing single-family residential homes on three (3) individual lots. It should be noted that the applicant will be required to final plat the 8.17-acre tract into three (3) buildable lots in order to construct the homes.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The Water Distribution Master Plan indicates that a 12-inch waterline will be constructed in the front of these properties in the future. The applicant will be required to dedicate a 20-foot utility easement at the front property line at the time of platting in order to accommodate the installation of the water line.

Sewer Improvements

Since City sanitary sewer lines are greater than 100-feet from the subject property and the proposed lot will be greater than 1½-acre in size, the applicant will need to provide an On-Site Sewage Facility (OSSF) meeting the City of Rockwall and Rockwall County's standards.

Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates H. Wallace Lane is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size ... (t)hese lots are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, this portion of the *Wallace Tract (i.e. 259.924-acres)* was annexed into the City in 2008 and is primarily an agriculturally used property. Staff should note that the majority of the properties adjacent to H. Wallace Lane are zoned Agricultural (AG) District, with the exception of two (2) properties that were rezoned in the past creating four (4) single-family estate lots (*i.e. SFE-2.0 & SFE-1.5*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family Estate 1.5 (SFE-1.5) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT DEVELOPMENT STANDARDS

<i>Number of Dwelling Units/Lot</i>	<i>1.0</i>
<i>Number of Dwelling Units/Acre</i>	<i>1.0</i>
<i>Minimum Dwelling Unit</i>	<i>2,000 SF</i>
<i>Minimum Lot Area</i>	<i>65,340 SF</i>
<i>Minimum Lot Width</i>	<i>150-Feet</i>
<i>Minimum Lot Depth</i>	<i>250-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>50-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>25-Feet</i>
<i>Between Buildings</i>	<i>10-Feet</i>
<i>Building Height</i>	<i>36-Feet</i>
<i>Maximum Lot Coverage</i>	<i>35%</i>
<i>Required Parking Spaces</i>	<i>2</i>

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is designated for Low Density Residential land uses. The applicant's request, to change the zoning of the subject property from an Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District, is in conformance with the Low Density Residential designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "... (p)reserve the City's current residential to non-residential land use ratio (i.e. *80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability ..." [*Section 02.01; CH. 1; Page 1-1*]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On December 22, 2020, staff notified nine (9) property owners and occupants within 500-feet of the subject property. There are no Homeowners Association's (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an *Agricultural (AG) District* and a *Single-Family Estate 2.0 (SFE 2.0) District* to a *Single-Family Estate 1.5 (SFE-1.5) District*, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 330 Wallace Lane

Subdivision AB 0080 WW FORD

Lot TR 45-07 Block ACRES 8-17

General Location H Wallace Lane + Collins Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning A Current Use Residential + A

Proposed Zoning SFE 1.5 Proposed Use Residential

Acreage 8.17 Lots [Current] 1 Lots [Proposed] 3

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Donald Wallace

Applicant TC Planning & Design Group

Contact Person Matthew Deyernand

Contact Person Matthew Deyernand

Address 330 H Wallace Lane

Address 550 Elizabeth Ave

City, State & Zip Rockwall TX 75082

City, State & Zip Dallas Texas 75217

Phone 214-415-1882

Phone 214-434-6538

E-Mail donald.j.wallace@gmail.com

E-Mail tcpermitting@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Donald Wallace [Owner] the undersigned, who stated the information on this application to be true and certified the following:

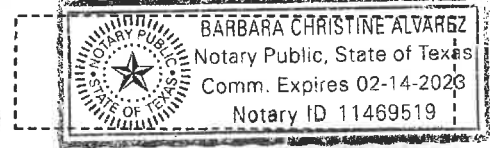
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 335, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of December, 2020.

Owner's Signature

Donald Wallace
B.C. Alvarez

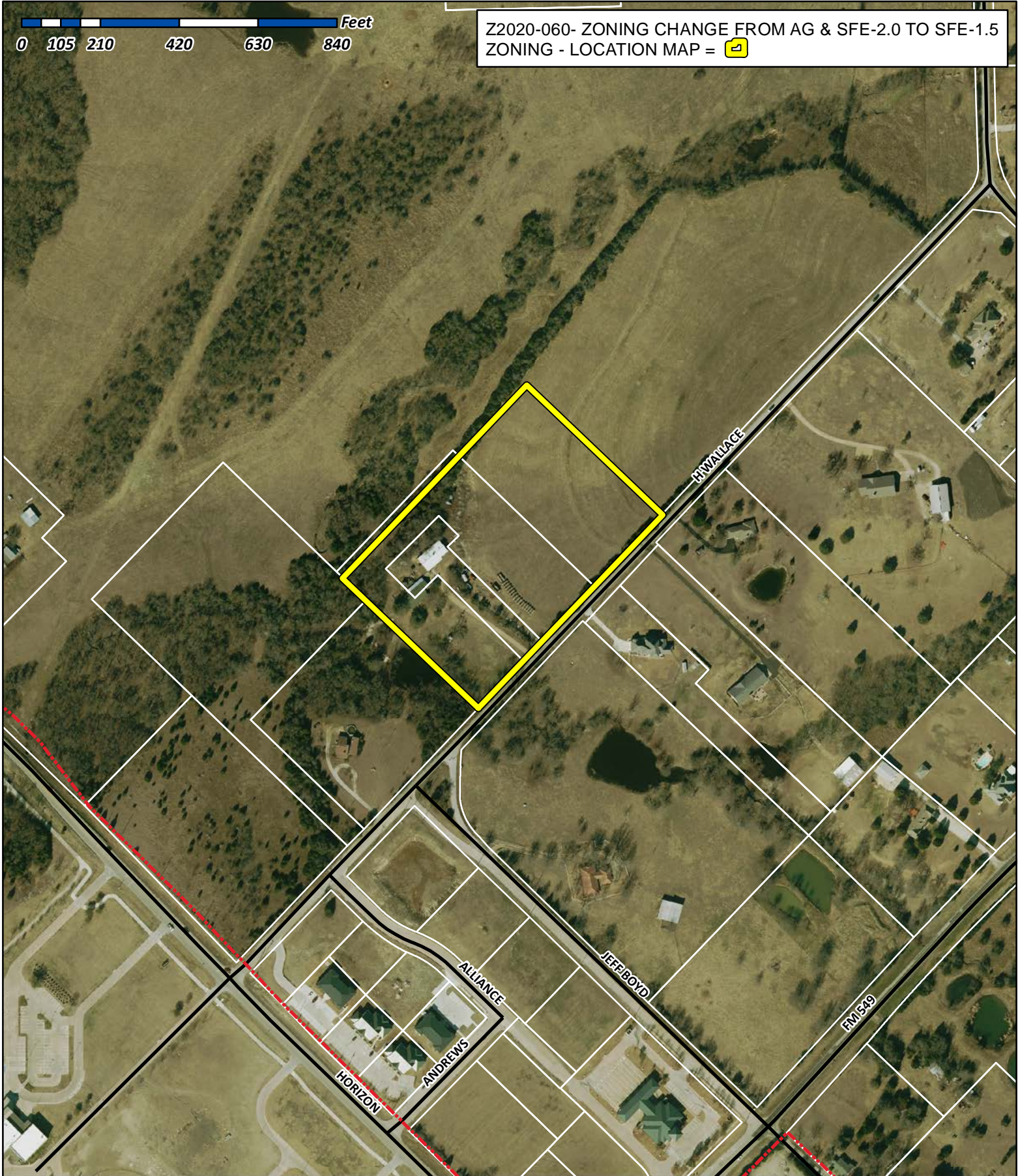
Notary Public in and for the State of Texas



My Commission Expires

0 105 210 420 630 840 Feet

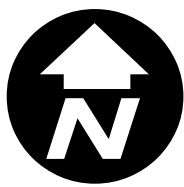
Z2020-060- ZONING CHANGE FROM AG & SFE-2.0 TO SFE-1.5
ZONING - LOCATION MAP = 



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.

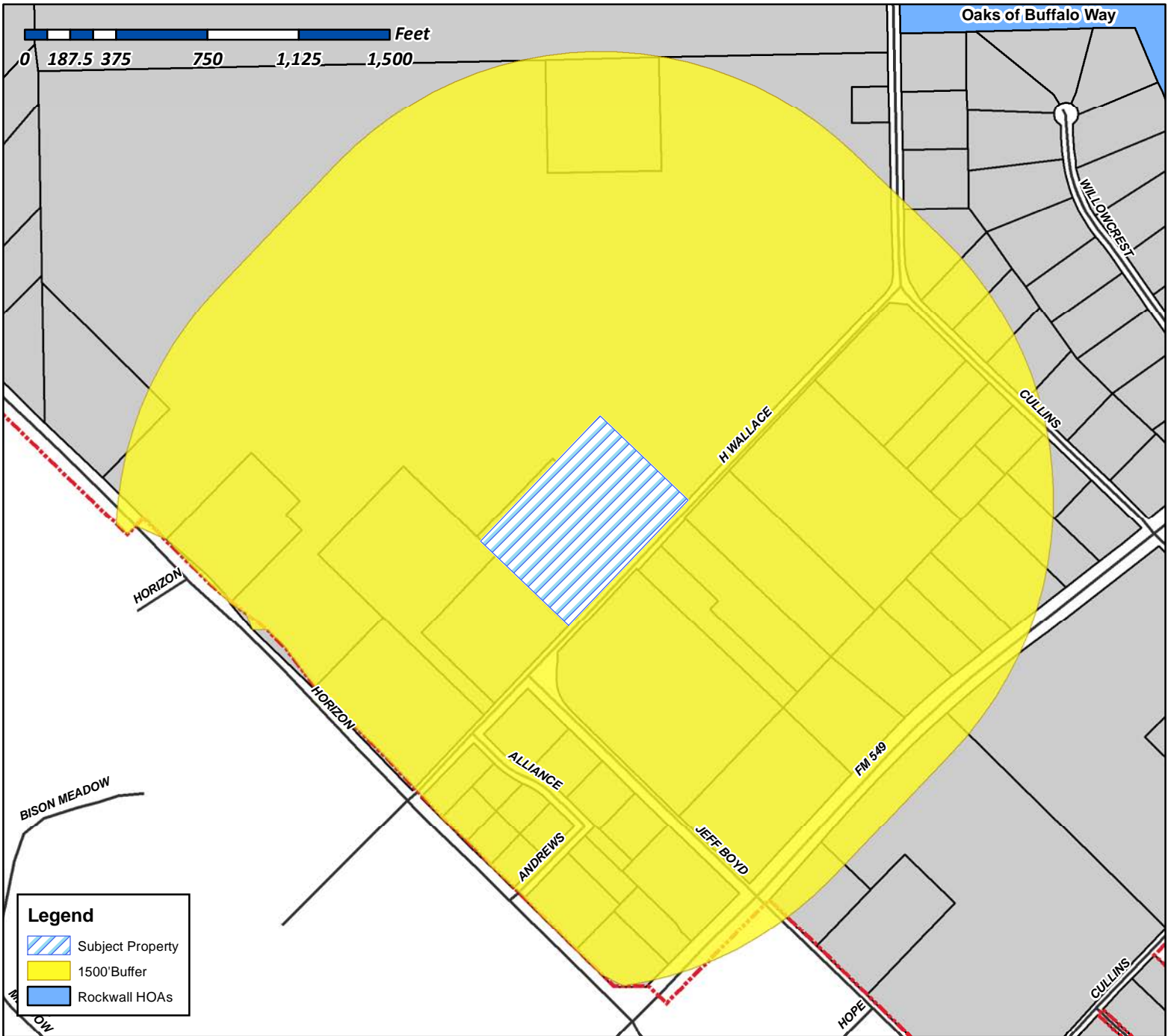
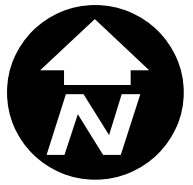




City of Rockwall

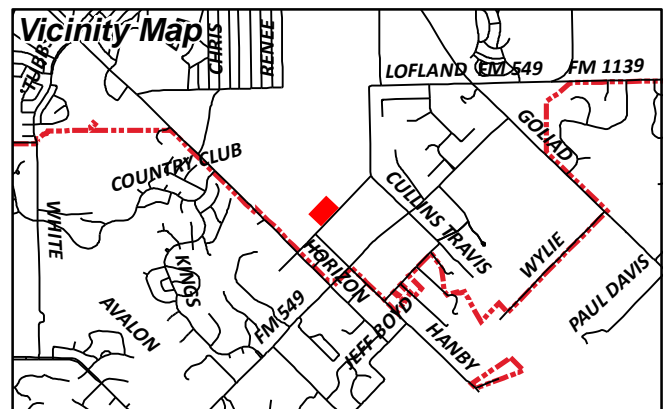
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-060
Case Name: Zoning Change from AG to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

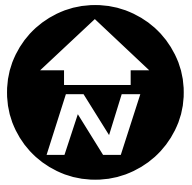




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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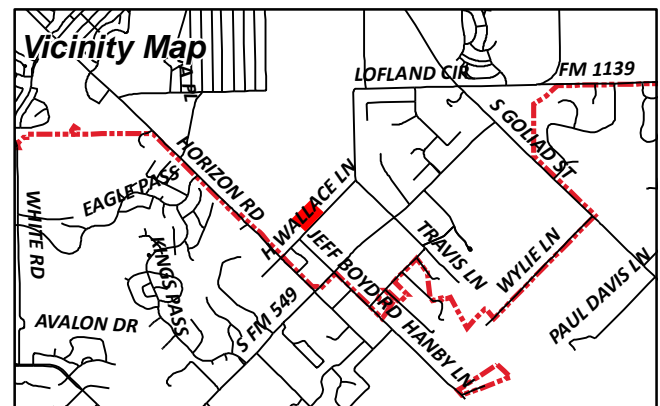
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Case Number: Z2020-060
Case Name: AG & SFE-2.0 to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane

Date Created: 12/19/2020

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



HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J & CATHERINE
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK RICHARD L AND JANETTE C
405 H WALLACE LN
ROCKWALL, TX 75032

PALOMBA LISA
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

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

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

PUBLIC NOTICE



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

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

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

Case No. Z2020-060: Zoning Change from AG to SFE-1.5

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-060: Zoning Change from AG to SFE-1.5

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2 inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

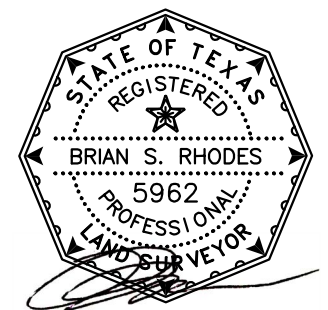
THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" ORANGE-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
PK NAIL FOUND	PK NAIL SET
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



MARGARET ANNE WALLACE MORTON
VOL. 180, PG. 592

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82,
VOM. 88, 94, & 100

BILLY R. & MARGARET A. MORTON
VOL. 3603, PG. 1

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82,
VOM. 88, 94, & 100

PAUL J. & NORMA J. WILCK
VOL. 152, PG. 922

EASEMENT AND RIGHT OF WAY
TO RCH WATER SUPPLY
VOL. 64, PG. 393

H. WALLACE LANE

JACKSON W. HUNT, JR.
VOL. 1467, PG. 11

LOT 1,
CONOVER ADDITION
CAB. H, SL. 93-94

LOT 2,
CONOVER ADDITION
CAB. H, SL. 93-94

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

BEARINGS ARE BASED ON RTK
READINGS OF TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), NORTH
CENTRAL ZONE (4202)

NOTE: NOT ALL
IMPROVEMENTS
ARE SHOWN.

A PORTION OF
THE ABOVE DESCRIBED PROPERTY
DOES LIE IN A FLOOD HAZARD AREA
ACCORDING TO THE F.E.M.A. FLOOD
INSURANCE RATE MAP COMMUNITY
PANEL NO.
ZONE A, 48397C0105L, 09/26/2008

LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Commercial Horse Corral or Stable	(9)	(5)	S
Private Horse Corral or Stable	(10)	(6)	P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
Wholesale Nursery (<i>i.e. without Retail Sale On-Site</i>)	(13)		S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of {Sand, Gravel, Oil and/or Other Materials}	(12)	(5)	S

LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR AN 8.17-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 AND ALL OF TRACTS 45-02 & 45-07 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Deyemond of TC Planning and Design on behalf of the owner Donald Wallace for a change in zoning from an Agricultural (AG) District and a Single-Family Estates 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for an 8.17-acre tract of land identified as a portion of Tract 44-01 and all of Tracts 45-02 & 45-07 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SF-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.02, *Single-Family*

Estate 1.5 (SFE-1.5) District, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description

TRACT ONE (1):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace 750" tract, also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Eastern most corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT TWO (2):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

Exhibit 'A'
Legal Description

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT THREE (3):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2-inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2-inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

Exhibit 'C'
Location Map & Legal Description

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]

Legal Description: An 8.17-Acre Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80





TO: Planning and Zoning Commission
DATE: January 12, 2021
APPLICANT: Phil Craddock, AIA; *Craddock Architecture*
CASE NUMBER: SP2020-032; *Amended Site Plan for Heritage Christian Academy (HCA) for a Gymnasium and Classrooms*

SUMMARY

Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a *Gymnasium and Classrooms* in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The City's historic zoning maps indicate that the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972, and Multi-Family 15 (MF-15) District as of May 16, 1983. The change in zoning designation from Multi-Family (MF-1) District to Multi-Family (MF-15) District was the result of the adoption of the Comprehensive Zoning Ordinance [*Ordinance No. 83-23*] on May 16, 1983. On June 7, 2004, the City Council adopted the Unified Development Code (UDC), which changed the zoning designation of the subject property from Multi-Family 15 (MF-15) District to Multi-Family 14 (MF-14) District [*Ordinance No. 04-38*]. On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2018-046; Ordinance No. 19-02*] extending the use of the temporary educational buildings that are currently on the subject property for a period of two (2) years. These buildings were originally approved by a Conditional Use Permit (CUP) in 1999, which was extended in 2003, and reissued as a Specific Use Permit (SUP) in 2009. This Specific Use Permit (SUP) was also extended in 2013. The purpose of continuing to extend this CUP and SUP's were to allow the Heritage Christian Academy (HCA) additional time to establish the funding and plans necessary to construct a permanent facility. The current SUP also established a schedule for the phasing out of the three (3) temporary educational buildings. The applicant is currently on track with that schedule.

PURPOSE

On December 18, 2020, the applicant -- *Phil Craddock, AIA of Craddock Architecture* -- submitted an application requesting the approval of an amended site plan for the purpose of constructing a ~22,409 SF gymnasium and classroom facility in conjunction with an existing private school (*i.e. Heritage Christian Academy*).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1408 S. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a cemetery followed by S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are several vacant tracts of land zoned Planned Development District 68 (PD-68) for limited Commercial (C) District land uses.

South: Directly south of the subject property is a house of worship (*i.e. Our Land of the Lake Catholic Church*) and an apartment complex (*i.e. Sonoma Court Apartments*). These properties are zoned Multi-Family 14 (MF-14) District.

Beyond this is a single-family residential subdivision (*i.e. Waterstone Estates Subdivision*) consisting of 123 single-family residential lots, which is zoned for Single-Family 7 (SF-7) District.

East: Directly east of the subject property is an apartment complex (*i.e. Pebble Brook Apartments*) that is zoned Multi-Family 14 (MF-14) District. Beyond this is S. Gollad Street [*SH-205*], which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several commercial buildings (*e.g. Auto Zone, Rustic Warehouse, Dairy Queen, etc.*). These properties are zoned for Commercial (C) District.

West: Directly west of the subject property is a vacant tract of land, which is zoned Planned Development District 27 (PD-27) for multi-family land uses. Beyond this is a shopping center (*i.e. Eastridge Center*), which is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

With the exclusion of the variances and exceptions being requested, and the items outlined in the *Conditions of Approval* section of this case memo, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Multi-Family 14 (MF-14) District. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements is as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>6.636-Acres; In Compliance</i>
<i>Minimum Front Yard Setback</i>	<i>25 Feet</i>	<i>x>25-Feet; In Compliance</i>
<i>Minimum Rear Yard Setback</i>	<i>10 Feet</i>	<i>x>10-Feet; In Compliance</i>
<i>Minimum Side Yard Setback</i>	<i>10 Feet</i>	<i>x>10-Feet; In Compliance</i>
<i>Maximum Building Height</i>	<i>36 Feet</i>	<i>~32'5" at Midpoint of Roof; In Compliance</i>
<i>Maximum Building/Lot Coverage</i>	<i>45%</i>	<i>~7.75%; In Compliance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>X<90%; Variance Required</i>
<i>Minimum Number of Parking Spaces</i>	<i>55</i>	<i>56 Provided; In Compliance</i>
<i>Minimum Stone Requirement</i>	<i>20% on Each Facade</i>	<i>X<20%; Variance Required</i>
<i>Minimum Landscaping Percentage</i>	<i>30%</i>	<i>~33.8%; In Compliance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 66 caliper inches of trees will be removed from the site with this project. The landscape plan shows that 24, four (4)-caliper inch trees or 96 caliper inches [*i.e. 24 * 4" = 96"*] will be planted with this project. Additionally, the applicant is saving a 33 caliper inch Pecan tree, which will reduce the mitigation balance on an *inch-for-inch* basis to 33-caliper inches due. The installation of the new canopy trees and the 33 caliper inch tree credit for saving the Pecan tree will satisfy the tree mitigation balance [*i.e. 33-inch mitigation balance – 96-inches of new trees = 63-inch surplus*].

CONFORMANCE WITH THE CITY'S CODES

Subsection 03.12, *Multi-Family 14 (MF-14) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), indicates that the Multi-Family 14 (MF-14) District is intended for high density developments (*i.e. multi-family developments*) and should be located within 1,200-feet of retail and other services. According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the proposed uses associated with a private school (*i.e. gymnasium and classroom facility*) are allowed *by-right* in a Multi-family 14 (MF-14) District. In this case, the addition of the gymnasium and classroom facility will alleviate the need for a Specific Use Permit (SUP) for the temporary educational buildings, which will bring the property closer to conforming with the requirements of the Unified Development Code (UDC). In addition, the proposed *gymnasium and classroom facility* land uses are not typically considered intensive commercial land uses, nor are they high-volume water/wastewater users.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances and exceptions to the requirements of Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, and Subsection 06.02, *General Overlay District Standards*, of Section 06.01, *Overlay Districts*, of Article 05, of the Unified Development Code (UDC):

(1) Building Articulation.

- (A) Articulation (Primary Building Façades). According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary façades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element. In this case, the primary entrance (*i.e. south elevation*) does provide articulation; however, there is a long expanse that exceeds 66-feet (*i.e. three (3) times the walls height*) and does not meet the horizontal articulation standards and requires approval of an exception to the *General Commercial District Standards* of the UDC.
- (B) Articulation (Secondary Building Façades). According to Subsection 04.01(C)(2), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary façades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element. In this case, the secondary façades (*i.e. north, east, and west elevations*) provide vertical articulation; however, there are long expanses that exceeds 66-feet (*i.e. three (3) times the walls height*) and does not meet the horizontal articulation standards and requires approval of an exception to the *General Commercial District Standards* of the UDC.

- (2) Roof Design Standards. According to Subsection 04.01(A)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, structures being constructed with a pitched roof system must have a minimum of a 6:12 roof pitch. The proposed building incorporates a pitched roof with a 4:12 roof pitch.

(3) Materials and Masonry Composition.

- (A) Masonry Composition. According to Subsection 06.02(C)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of ten (10) percent Secondary Materials. The proposed building incorporates less than 75% brick and more than ten (10) percent architectural metal panels on each façade. Based on this the request requires approval of a variance to the *General Overlay District Standards* of the UDC.
- (B) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC. A minimum of 20% natural or quarried stone is required on all building façades. The proposed building does not incorporate any natural or quarried stone on any of the façades; however, the applicant is providing 20.10% stone on the south facing elevation on the retaining wall, which is located below the subfloor of the structure. Additionally, west elevation incorporates 4.70% stone. The lack of natural or quarried stone requires approval of a variance to the *General Overlay District Standards* of the UDC.

According to Subsection 09.01, *Exceptions to the General Standards*, and Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), unless otherwise specified by the UDC "(a)n applicant may request the Planning and Zoning Commission grant an exception [*variance*] to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, two (2) exceptions and one (1) variance is being requested from the Planning and Zoning Commission, which would require six (6) compensatory measures that "... directly offset the requested exception." The

applicant has provided a letter outlining the requested exceptions and variance and the off-setting compensatory measures, which are summarized as follows:

- (1) The provision of additional canopy and accent trees on the north and south side of the building.
- (2) The provision of stone at the base of the building foundation and on the retaining walls.
- (3) The provision of a plaza space in front of the main entry to the Gym and green space between the building and the retaining wall.
- (4) The provision of display windows and varied roof heights.

Staff is obligated to point out that the applicant has failed to provide the required six (6) compensatory measures and that compensatory measure #'s 2 (*all retaining walls require stone finishes*) & 4 (*articulation and architectural elements*) are actually requirements of both the *General Commercial District Standards* and the *General Overlay District Standards*, and that the applicant in most cases is just meeting the minimum requirements; however, staff would also like to point out: [1] the approval of the proposed gym would allow for the removal of the temporary buildings, and [2] the private school has an established aesthetic and the applicant has done a good job of incorporating materials that make the building complimentary to the existing school campus. With all this being said, the approval of any variance and/or exception to the requirements of the UDC is a discretionary decision for the Planning and Zoning Commission, and will require a supermajority vote (*i.e. a three-fourths vote of those members present*) -- *with a minimum of four (4) votes in the affirmative required* -- for approval.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the Scenic District, and is designated for Quasi-Public land uses. This district has a large percentage of public and quasi-public land uses (~26.58%), which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy, and Our Lady of the Lake Catholic Church. With regard to the *District Strategies* for the Scenic District, this area is not anticipated to change or transition in the future due to the significant development already existing within this district. The zoning on the subject property and the proposed land uses are existing and therefore in conformance with the Future Land Use Map designation for the subject property.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On December 29, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations for the gymnasium and classroom facility and requested the applicant revise the north building elevation to provide additional projections (*i.e. pilasters*) and/or recesses that would bring this elevation into better conformance with the UDC. Additionally, the ARB requested color elevations and that the applicant provide additional magnolia trees along Damascus Road as compensatory measure for the requested variances. The applicant has made changes to the north elevation providing recesses and contrasting gray brick areas, intended to create the appearance of articulation. In addition, the applicant has added integrated banding elements to this elevation as an added architectural feature. The applicant has also provided the requested color elevations and added trees along Damascus Road as requested. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the January 12, 2021 meeting, and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's amended site plan for a gymnasium and classrooms on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) A Certificate of Occupancy (CO) will not be issued for the new facility (*i.e. gymnasium and classrooms*) until all existing temporary classroom structures are removed from the site.
- (3) The subject property will require a replat prior to the issuance of a Building Permit.

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

PROJECT COMMENTS



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

DATE: 1/8/2021

PROJECT NUMBER: SP2020-032
 PROJECT NAME: Site Plan for Heritage Christian Academy Addition
 SITE ADDRESS/LOCATIONS: 1406 S GOLIAD ST

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	01/07/2021	Approved w/Condition

01/06/2021: Revisions are approved.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	01/07/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	01/07/2021	Approved w/Condition

01/06/2021: Fire lane radii shall comply with current fire code requirements based on building height—review for compliance.

FDC shall be facing and visible from the fire lane.

FDC must be within 100-feet of a fire hydrant.

The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access. Review landscape plan for obstructions unless remote FDC is planned.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	01/07/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/07/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	01/07/2021	Approved w/Condition

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	01/07/2021	Approved w/Condition

01/07/2021: SP2020-032; Revision 1 - Site Plan for HCA Private School Gymnasium

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.2 For reference, include the case number (SP2020-032) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.3 The following plans were received with the site plan were not reviewed and are not considered to be accepted with this site plan submittal: a) Preliminary Utility Plan, and b) Preliminary Drainage Plan – these are to be submitted with the engineering civil submittal once the site plan has been approved.

I.4 Please note that the property will require a replat prior to the issuance of a building permit.

I.5 A condition of approval of the site plan will be added indicating that the existing temporary classroom structures are to be removed from the site once construction of the new facility is complete.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) Based on the building footprint, an exception to the horizontal articulation standards will be required. (§04.01.C.1, Art. 05, UDC)

M.7 Building Elevations. Based on the building elevation submittal, staff has identified the following that require approval of variances and exceptions to the SH-205 OV District and the Unified Development Code (UDC):

1) Roof Design Standards. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. (§04.01.A.1, Art. 05, UDC)

2) Building Articulation. The proposed building does not meet the articulation standards (i.e. established by the UDC and requires approval of an exception. (§04.01.C.1, Art. 05, UDC)

3) Materials and Masonry Composition. The proposed building does not meet the minimum 90% requirement for primary materials and exceeds 10% for the secondary material standard. (§06.02.C.1, Art. 05, UDC)

4) Primary Materials -Stone. The proposed building does not meet the minimum 20% natural or quarried stone requirement for all side of the structure. (§06.02.C.1(a) (1), Art. 05, UDC)

I.8 The Architectural Review Board (ARB) meeting will be held on January 12, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning meeting/public hearing meeting will be held on January 12, 2021.

2) Architectural Review Board (ARB) meeting will be held on January 12, 2021.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z).

The City prefers that a representative(s) be present for all of the scheduled meetings.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1408 S. GOLIAD, ROCKWALL TX 75087			
Subdivision	Heritage Christian Academy Addition	Lot	1	Block a
General Location	Damascus RD & S. Goliad St.			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	MF-14	Current Use	PRIVATE SCHOOL	
Proposed Zoning	NO CHANGE	Proposed Use	NO CHANGE	
Acreage	6.641	Lots [Current]	1	Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	HERITAGE CHRISTIAN ACADEMY	<input checked="" type="checkbox"/> Applicant	Craddock Architecture
Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
Address	1408 S. Goliad	Address	P.O. Box #188
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

NOTARY VERIFICATION [REQUIRED]

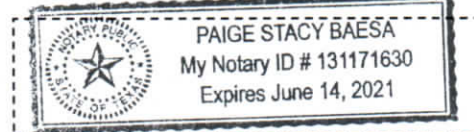
Before me, the undersigned authority, on this day personally appeared Brad Helmer [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 482.82, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 11 day of December, 20 20.


Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 06-14-2021



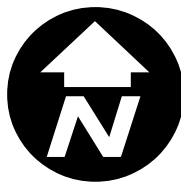
SP2020-032- SITE PLAN FOR
HERITAGE CHRISTIAN ACADEMY ADDITION
SITE PLAN - LOCATION MAP = 



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.





Letter of Variance Requests

12/16/2020

Attn: ARB and Planning and Zoning

Re: Development of new HCA Gym and Classroom Building at 1408 S. Goliad St. Rockwall TX 75087

This is a Private School, The Existing Buildings are Set back off S. Goliad St. (205) along Damascus Road. The Existing Campus consists of 3 different buildings each with their own Architectural Vernacular. The New Facility is a 22,351 SF building with a Gym, 6 Classrooms and Locker rooms. The intent is that the new Building will allow HCA to remove the Portable Buildings in the back of the site and utilize the new Classrooms as well as the Gym.

The Site touches the Overlay district of 205 so we will be requesting several variances to the Development Ordinance. The existing zoning on the Site is MF-14 at 6.641 Acres.



The Building above is the most recent
With the original being top right and then
The Bottom right coming in between.
The Basis for the requested variance is the
Eclectic and very different design styles
Of the campus. Our intent was to design
A New Modern Gym / Classroom building
With elements that could be carried over



To the existing buildings at a later date.

The Design of the New building is intended to incorporate a Blend of the Tan Bricks as the main field with Dark Gray Velour textured brick. The Top portion incorporates some Architectural Metal panel and Red Accent Stripes reflective of the Schools Colors.



Developments within the MF-14 Shall conform to Sub. 1.01 Gen. Commercial District and 7.02 Multi Fam. District Standards.

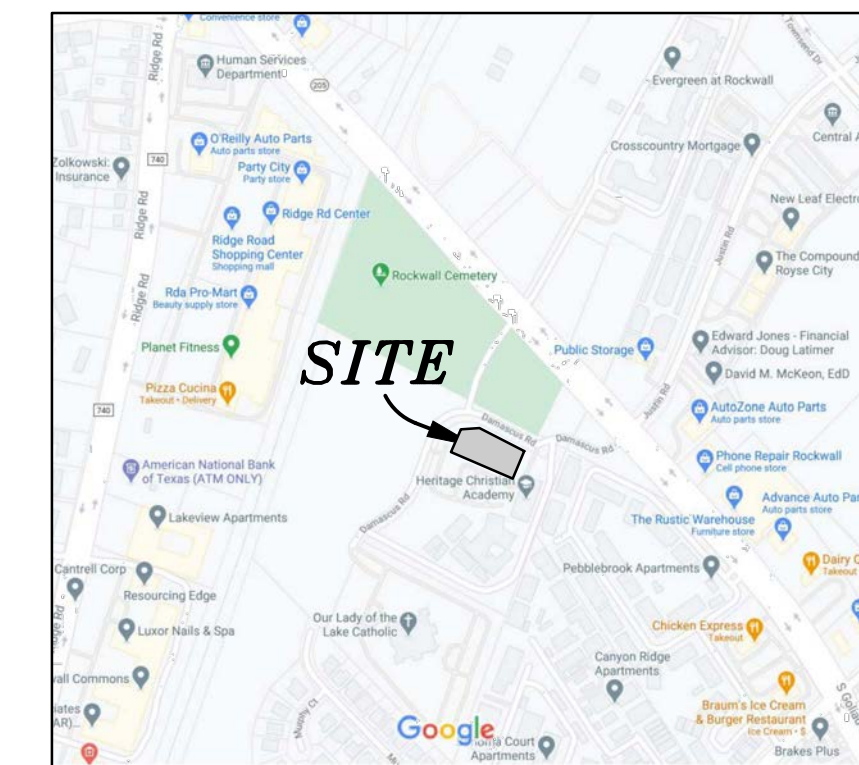
Variations Requested:

1. Sec. 04 (A) Construction Standards
 - a. Articulation Standards - The Facades don't meet the Articulation standards. The building is broken up with Material colors and roof planes. This is a Private School and not a Commercial Building open to the Public. The last building added to the Site does not have any Articulation.
 - b. Roof Pitch – Sloped roofs by ordinance should be 6:12
 - i. We are Requesting 4:12 pitch on the Main Roof and then a 1:12 pitch on the low roof at the locker rooms and forming the porch areas. A steep pitch will only increase the visibility and is really not feasible over a Gymnasium. A Flat roof would not have as nice of a look as the building designed.
 - ii. The intent is to infill the lot to provide a new Classroom and Gym Facility that will enable the school to eliminate the portable buildings therefore it is important to maximize the footprint of the Structure.
 - iii. The Compensatory measure 1, is to add Additional Canopy and Accent Trees on the North and South side of the Building.
 - iv. The Compensatory measure 2, is to provide Natural stone at the Base of the Building foundation wall and on all of the Retaining walls
2. Overlay District Material Standards
 - a. The Standards require 20% Natural Stone with a 90% Masonry and 10% Secondary material Requirement. The Existing Buildings are 100% masonry and do not have stone. In order to provide a Modern Design with the use of some metal panel and a varied color and material façade we are requesting a Variance to the Material Standards.
 - i. The Compensatory measure 1, is the Plaza Space in front of the Main entry to the Gym as well as the green space between the building and the Retaining wall.
 - ii. The Compensatory measure 2, is the Display windows and varied roof heights provided.

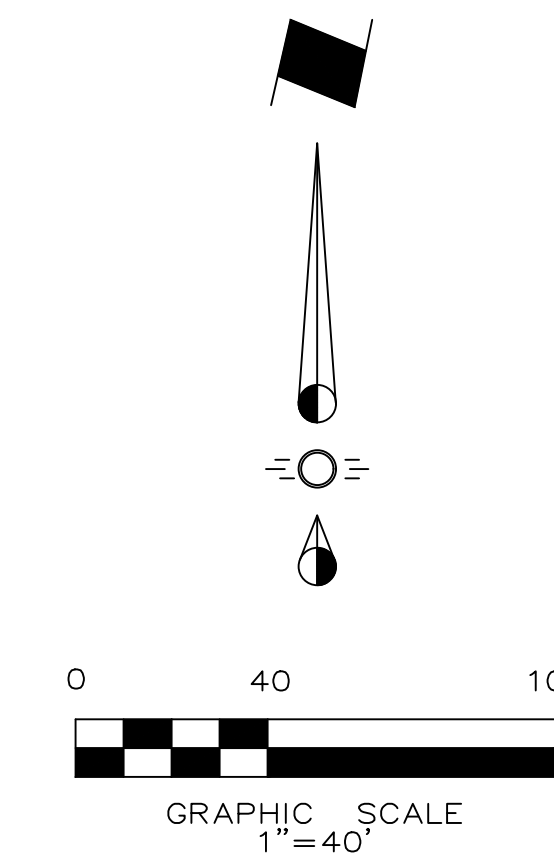
Thank you for considering our Variance Requests, we do feel like this building will make a Nice New Aesthetic for the Campus as we continue to grow.

Sincerely,

Craddock Architecture, PLLC & Heritage Christian Academy.



VICINITY MAP
NTS



USE: Vacant
ZONED: PD

$\Delta=44^{\circ}11'21''$
 $R=330.00'$
 $L=254.51'$
 $CB=N 40^{\circ}29'31'' E$
 $CL=248.25'$

$\Delta=15^{\circ}48'15''$
 $R=270.00'$
 $L=74.48'$
 $CB=N 54^{\circ}41'03'' E$
 $CL=74.24'$

$\Delta=97^{\circ}31'15''$
 $R=125.00'$
 $L=212.76'$
 $CB=S 67^{\circ}10'01'' W$
 $CL=187.99'$

USE: Church
ZONED: MF-14

USE: Apartments
ZONED: MF-14

USE: Apartments
ZONED: MF-14

SYNOPSIS

Address:	2400 Summer Lee Drive Rockwall, Texas 75032
Zoning:	MF-14
Proposed Use:	Athletic Facility and Classroom for Existing Private School Use
Lot Area:	6.636 Acres (289,065 sf)
Building Area:	Classrooms 2,917 sf Athletic Use 19,492 sf Total Prop. Bldg Area: 22,409 sf
Lot Coverage:	7.75% (Footprint Area 22,409 sf)
Floor Area Ratio:	0.08 : 1
Parking Required:	31 Spaces Primary-169 Students (1/25) 7 Spaces Secondary-120 Students (1/5) 24 Spaces Total Required 31 Spaces
Parking Provided:	105 Spaces
HC Parking Required:	5 Spaces
HC Parking Provided:	6 Spaces

LEGEND

- Ex. Concrete Pavement
- Ex. Asphalt Pavement
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Handicap Parking Sign
- P.A.E. Public Access Easement

OWNER:

Heritage Christian Academy
1408 S. Goliath St.
Rockwall, Texas 75087
Phone (972) 772-3003
Contact: Brad Helmer

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn

SURVEYOR:

Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ 2021.
WITNESS OUR HANDS, this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CASE NO. SP2020-032

Issue Dates:	Issue Dates:	Revisions:	Date:
1	7	1	
2	8	2	
3	9	3	
4	10	4	
5	11	5	
6	12	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069		
972.562.4409 Texas P.E. Firm No. F-5935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=30'

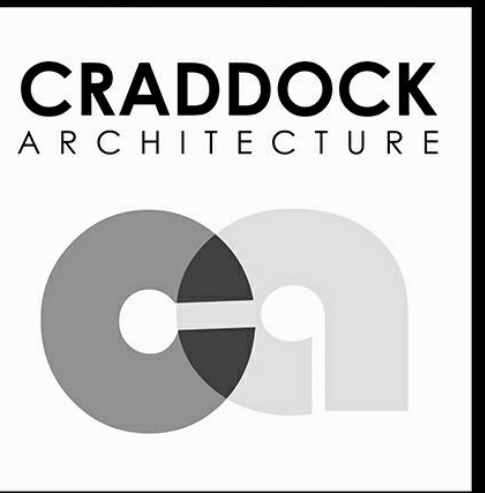
SITE PLAN
HERITAGE CHRISTIAN ACADEMY
HERITAGE CHRISTIAN ACADEMY PH. 2
CITY OF ROCKWALL, TEXAS

Sheet No.
SP
Project No.
20051

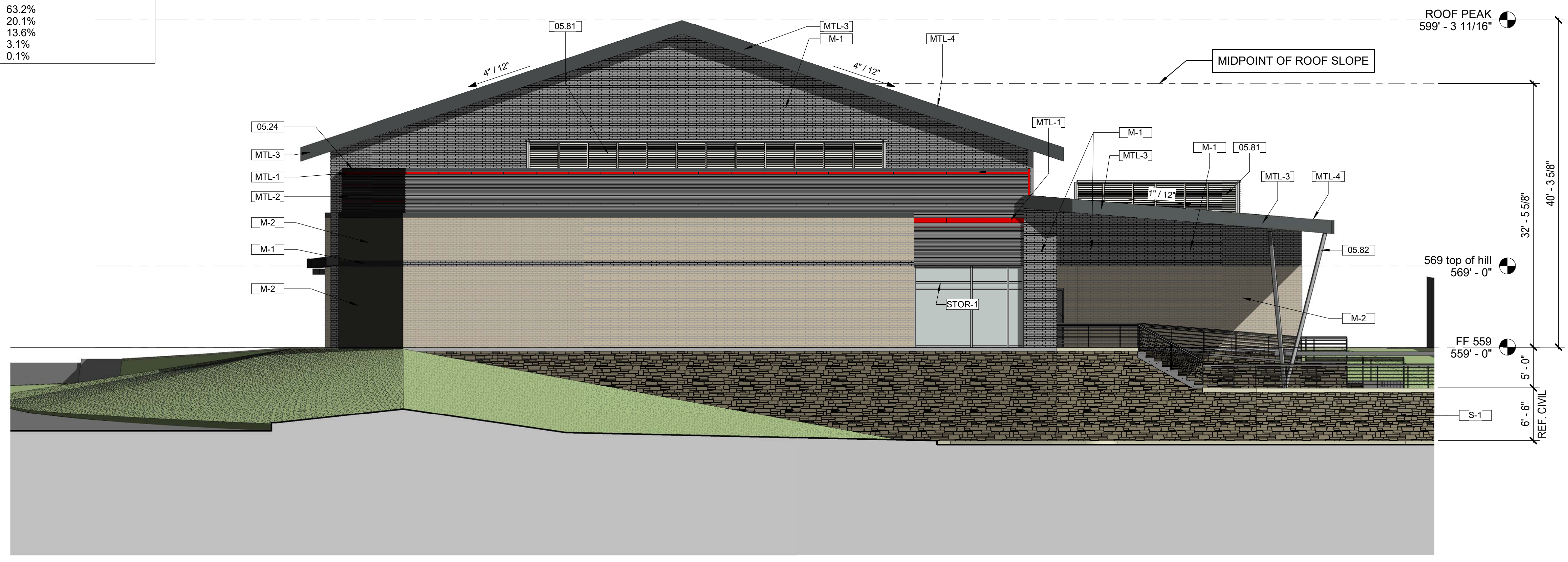
HERITAGE CHRISTIAN ACADEMY

MATERIAL CALCULATIONS		
	AREA	%
NORTH ELEVATION		
MASONRY 4,773		
BRICK	3,483	73.0%
STONE	0	0.0%
METAL... 731		
WINDOWS	511	15.3%
DOORS	48	1.0%
EAST ELEVATION		
MASONRY 3,460		
BRICK	2,330	67.3%
STONE	0	0.0%
METAL... 693		
WINDOWS	437	20.0%
DOORS	0	12.6%
SOUTH ELEVATION		
MASONRY 5,316		
BRICK	3,828	72.0%
STONE	251	4.7%
METAL... 574		
WINDOWS	589	11.1%
DOORS	74	1.4%
WEST ELEVATION		
MASONRY 4,373		
BRICK	2,762	63.2%
STONE	877	20.1%
METAL... 594		
WINDOWS	135	3.1%
DOORS	5	0.1%

KEYNOTE LEGEND	
Key Value	Keynote Text
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.81	ROOFTOP RTU SCREEN - ENVISOR BY CITYSCAPE - MATCH MATTE BLACK BERRIDGE
05.82	STEEL COLUMNS - PAINT MATCH BERRIDGE DEEP RED
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT [DARK GRAY] SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF TAN BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR
MTL-1	ARCHITECTURAL METAL PANEL COLOR: DEEP RED BY BERRIDGE W/ FLAT SEAMS DECORATIVE STRIPE KYNAR FINISH
MTL-2	ARCHITECTURAL METAL PANEL COLOR: MATTE BLACK BY BERRIDGE PROFILE: HR-16 KYNAR FINISH
MTL-3	FACIA METAL PANEL COLOR MATTE BLACK BY BERRIDGE W/ FLAT SEAMS
MTL-4	STANDING SEAM METAL ROOFING COLOR MATTE BLACK BY BERRIDGE
S-1	NATURAL STONE VENEER
STOR-1	STOREFRONT COLOR: BLACK ANODIZED ALUM



1.8.2021
ARCHITECT: PHILLIP CRADDOCK



2 WEST ELEVATION
1/8" = 1'-0"



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

CRADDOCK ARCHITECTURE
HERITAGE CHRISTIAN ACADEMY
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
COPYRIGHT 2018 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 1/8/2021
EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.
WITNESS OUR HANDS, this _____ day of _____, 2021

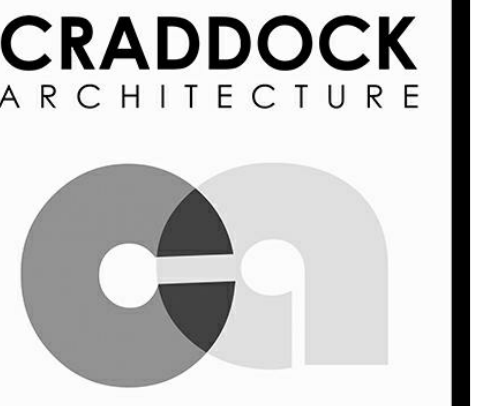
Planning & Zoning Commission, Chairman

A603

1/8/2021 11:42:07 AM

MATERIAL CALCULATIONS				
		AREA	%	
NORTH ELEVATION		4,773		
MASONRY	BRICK	3,483	73.0%	
	STONE	0	0.0%	
	METAL...	731	15.3%	
	WINDOWS	511	10.7%	
EAST ELEVATION		3,460		
MASONRY	BRICK	2,330	67.3%	
	STONE	0	0.0%	
	METAL...	693	20.0%	
	WINDOWS	437	12.6%	
SOUTH ELEVATION		5,316		
MASONRY	BRICK	3,828	72.0%	
	STONE	251	4.7%	
	METAL...	574	10.8%	
	WINDOWS	589	11.1%	
WEST ELEVATION		4,373		
MASONRY	BRICK	2,762	63.2%	
	STONE	877	20.1%	
	METAL...	594	13.6%	
	WINDOWS	135	3.1%	
		DOORS	5	0.1%

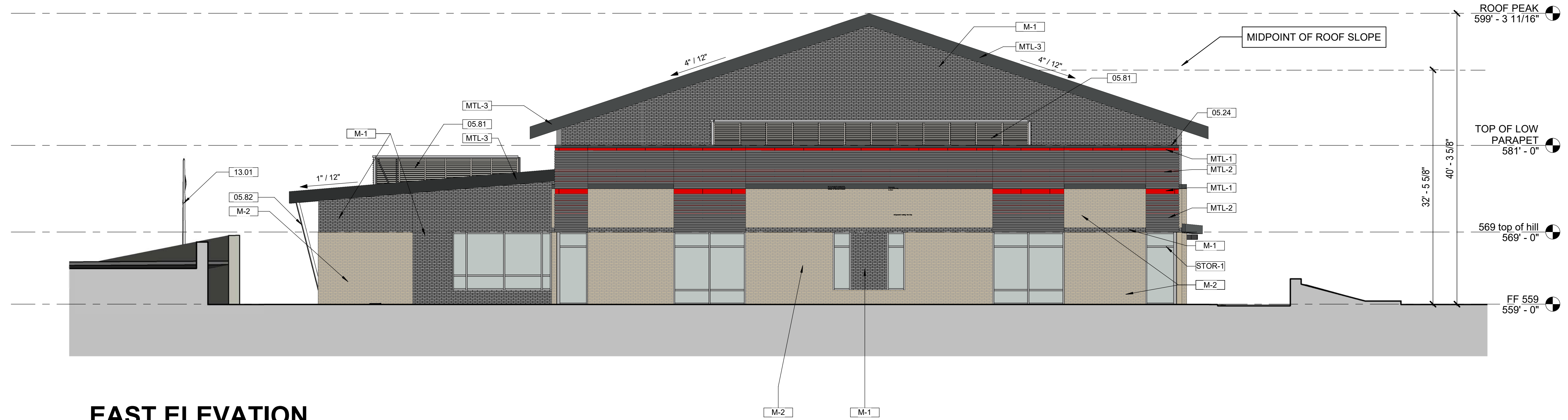
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05.81	ROOFTOP RTU SCREEN - ENVISOR BY CITYSCAPE - MATCH MATTE BLACK BERRIDGE
05.82	STEEL COLUMNS - PAINT MATCH BERRIDGE DEEP RED
13.01	FLAG POLE
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT [DARK GRAY] SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF TAN BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR
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S-1	NATURAL STONE VENEER
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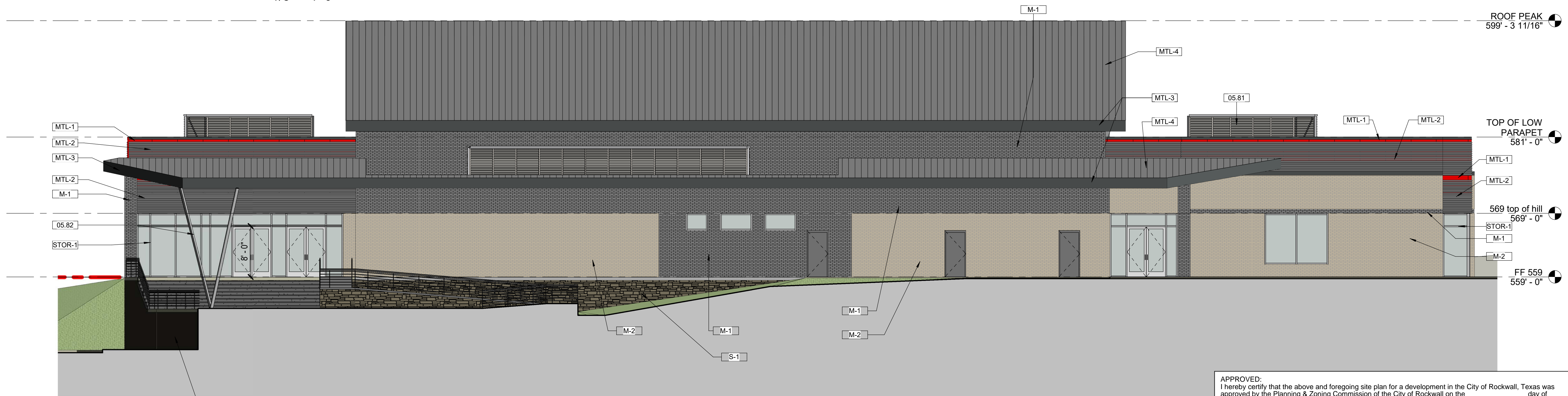
1.8.2021
ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
HERITAGE CHRISTIAN ACADEMY

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2 EAST ELEVATION
1/8" = 1'-0"



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

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

WITNESS OUR HANDS, this _____ day of _____, 2021

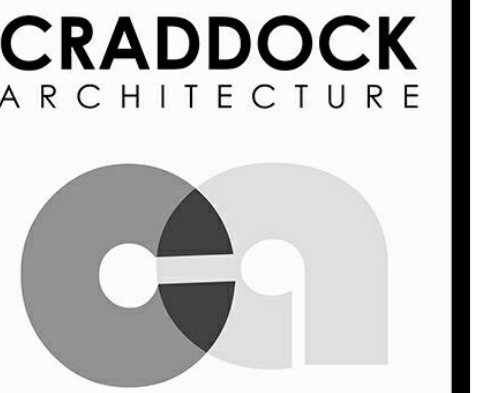
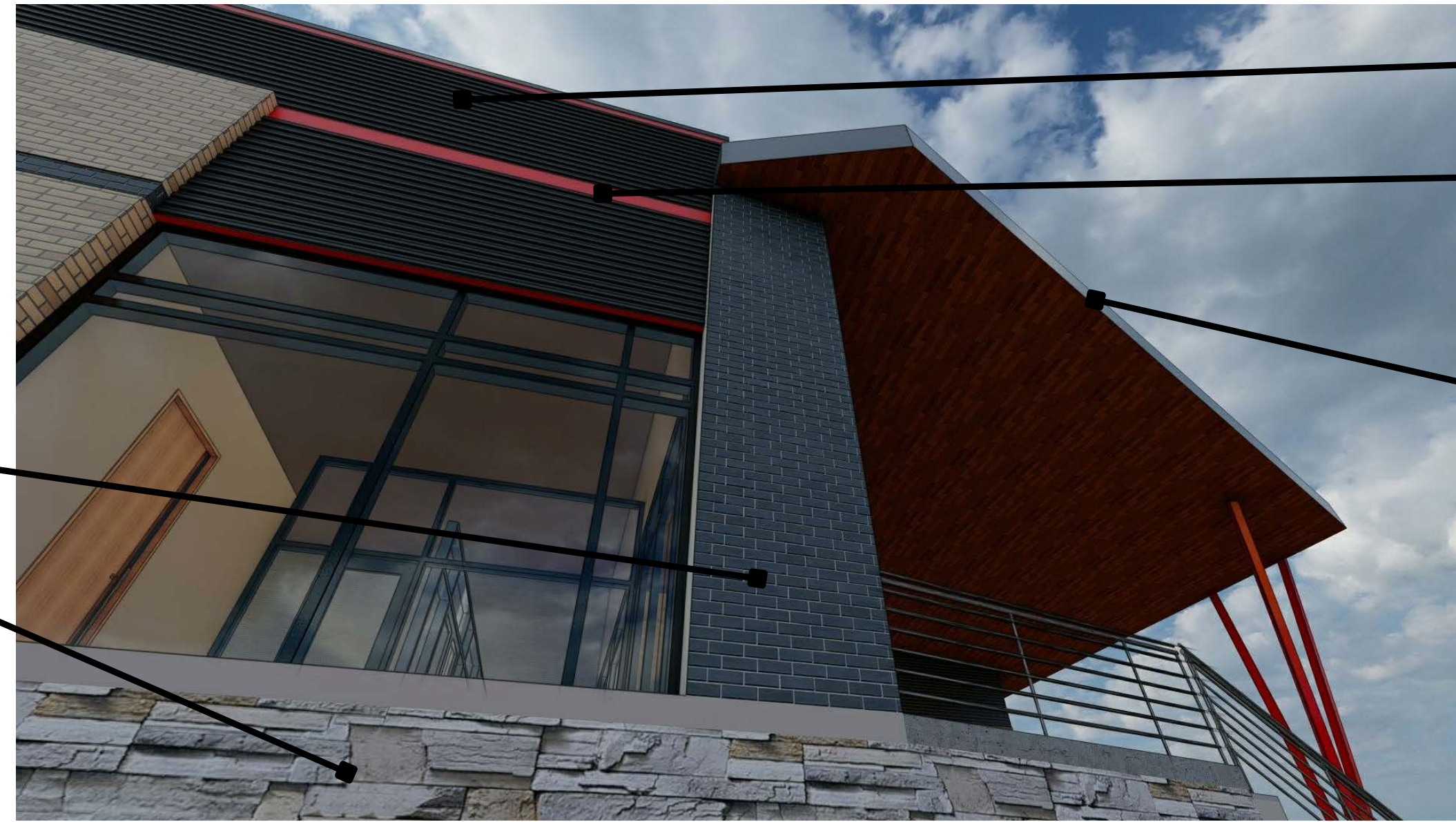
Planning & Zoning Commission, Chairman

REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 1/8/2021
EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

A604

KEYNOTES USED IN PROJECT	
Key Value	Keynote Text
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.81	ROOFTOP RTU SCREEN - ENVISOR BY CITYSCAPE - MATCH MATTE BLACK BERRIDGE
05.82	STEEL COLUMNS - PAINT MATCH BERRIDGE DEEP RED
13.01	FLAG POLE
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT [DARK GRAY] SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF TAN BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR
MTL-1	ARCHITECTURAL METAL PANEL COLOR: DEEP RED BY BERRIDGE W/ FLAT SEAMS DECORATIVE STRIPE KYNAR FINISH
MTL-2	ARCHITECTURAL METAL PANEL COLOR: MATTE BLACK BY BERRIDGE PROFILE: HR-16 KYNAR FINISH
MTL-3	FACIA METAL PANEL COLOR MATTE BLACK BY BERRIDGE W/ FLAT SEAMS
MTL-4	STANDING SEAM METAL ROOFING COLOR MATTE BLACK BY BERRIDGE
S-1	NATURAL STONE VENEER
STOR-1	STOREFRONT COLOR: BLACK ANODIZED ALUM



1.8.2021
ARCHITECT: PHILLIP CRADDOCK

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REVISION	
#	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 1/8/2021
RENDERINGS

A601

APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, 2021

Planning & Zoning Commission, Chairman



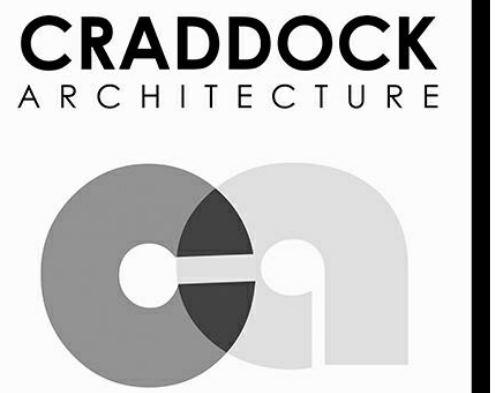
MTL-3

M-1

M-2

S-1

KEYNOTES USED IN PROJECT	
Key Value	Keynote Text
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1.8.2021
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M-2

MTL-1

MTL-2

M-1



APPROVED: _____
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WITNESS OUR HANDS, this _____ day of _____, 2021

Planning & Zoning Commission, Chairman

REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 1/8/2021
RENDERINGS
Scale: _____

A602

1/8/2021 11:41:56 AM

Berridge HR-16 Panel

WALL AND FASCIA PANEL SYSTEM



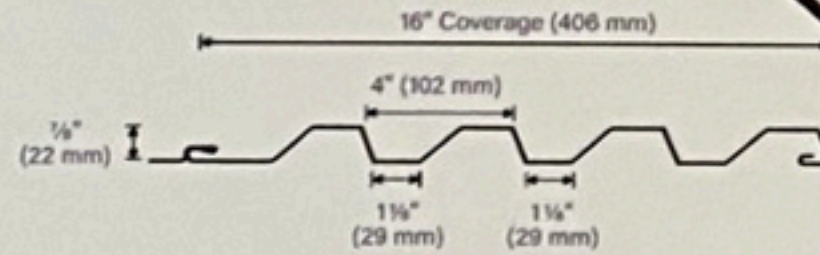
The Berridge HR-16 metal wall panel is a versatile and maintenance free panel that can be installed horizontally or vertically. This multi-purpose panel provides a 4" narrow rib appearance that can be used on open framing or solid sheathing applications and can interlock with the HS-8 and HS-12 panels.

Materials
24 and 22 Gauge Steel
0.032 Aluminum

Specifications
Uses: Wall, Fascia, Screen Wall, Berridge Fencing System
Coverage: 16"
Finishes: Smooth
Fasteners: Concealed
Applications: Vertical on Fencing;
horizontal or vertical over open framing or solid sheathing for other uses
Pattern: 1/2" height and 4" rib with 2" reveal

Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- Interlocks with itself and HS-8 or HS-12
- Use siding starter strip to start panel at bottom of soffit or sill
- Use channel closure at inside and outside corners with or without rubber closures
- Use standard channel at jams without rubber closures
- Use special channel at jams without rubber closures
- Use HR rubber closures against air infiltration



Detail of HR-16 Panel Interlock

Pictured Above
Project: Anna Frank Inspire Academy
Architect: RVK Architects
General Contractor: Turner Construction Company
Installing Contractor: Cram Roofing Company
Color: Terra-Cotta

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2018 • 800-689-0009 • www.berridge.com

HCA MATERIAL LEGEND

Key Value	Keynote Text
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
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MTL-4	STANDING SEAM METAL ROOFING COLOR MATTE BLACK BY BERRIDGE
S-1	STONE VENEER-COLOR:FAST SET BEIGE BY KONI MATERIALS
STOR-1	STOREFRONT COLOR: BLACK ANODIZED ALUM

Berridge Tee-Panel

STANDING SEAM SYSTEM



The architectural metal standing seam Berridge Tee-Panel is designed for residential or commercial construction over solid sheathing. This 1" high panel comes with an exclusive vinyl weatherseal as an integral part of the snap-on seam and can be used in curved and tapered applications.*

12/15/2020



CRADDOCK ARCHITECTURE
HCA - GYM / CLASSROOMS



A605

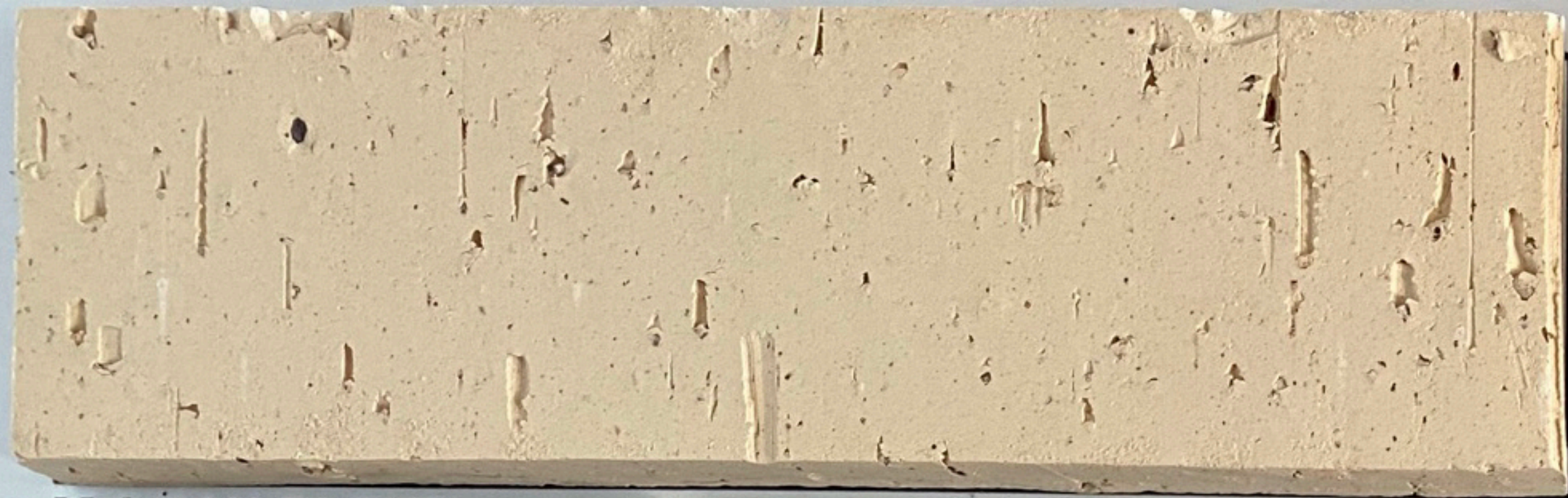


CRADDOCK ARCHITECTURE
HCA - GYM / CLASSROOMS

12/15/2020

EXISTING ADJACENT BUILDING PICTURES

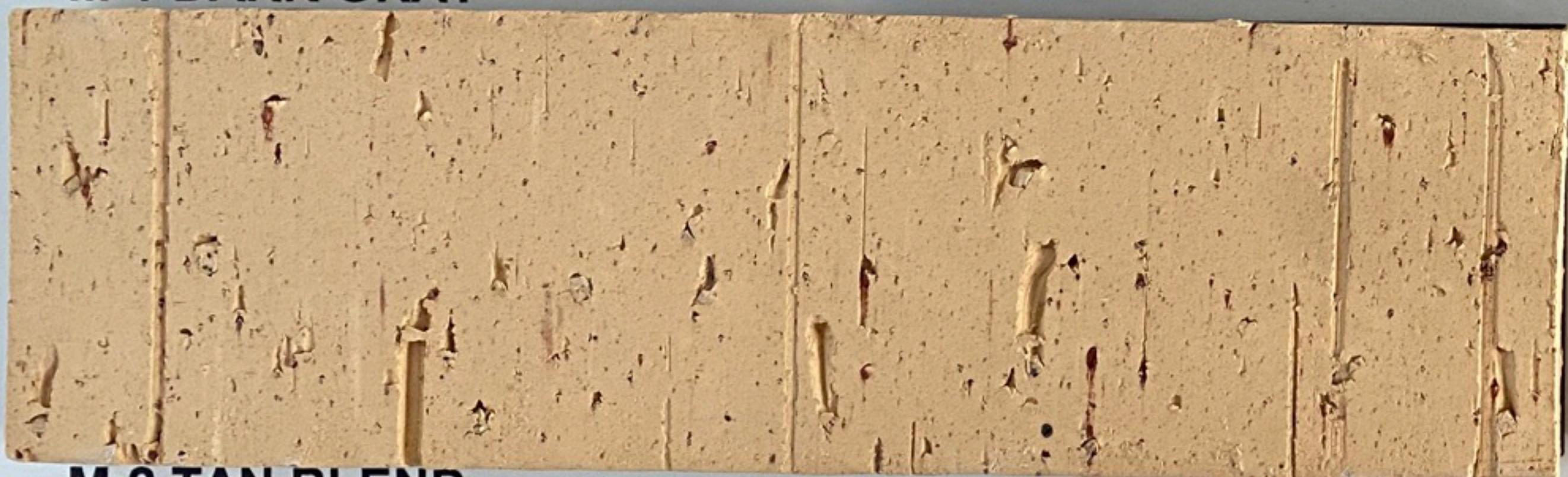
A608



M-2 TAN BLEND



M-1 DARK GRAY



M-2 TAN BLEND



TAN BLEND INTENT IS TO MIX THE 2 DIFFERENT COLORS ON THE EXISTING BULDINGS FOR A NEW BLEND THEN ADDING A DARK GRAY STRIPE AND FIELD FOR ADDITIONAL CONTRAST AND MODERN AESTHETIC



CRADDOCK ARCHITECTURE

HCA - GYM / CLASSROOMS

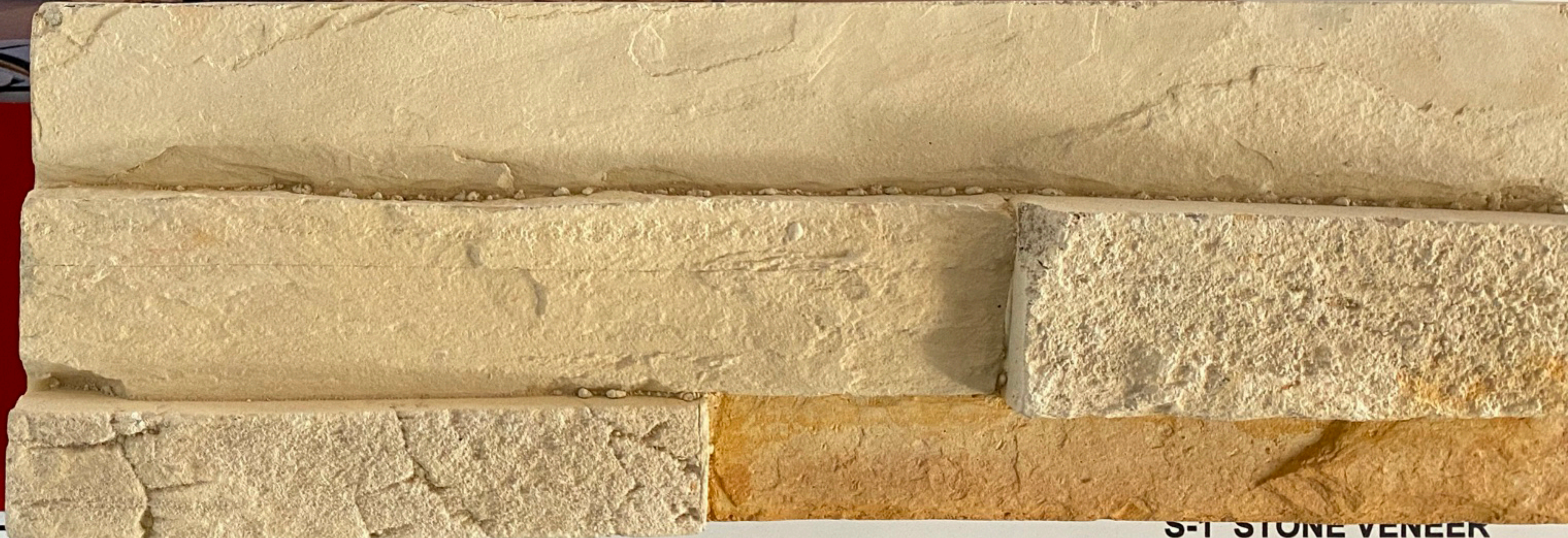
12/15/2020

A606



MTL-1

HICA
HERITAGE CHRISTIAN ACADEMY



5-1 STONE VENEER



CRADDOCK ARCHITECTURE
HCA - GYM / CLASSROOMS

MTL-2

A607

LANDSCAPE NOTES:

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS 'T' POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

PLANT LEGEND

- EXISTING TREES - (parkway tree)
- EXISTING PROTECTED TREES TO REMAIN
- NEW 4" CANOPY TREES
 - (3) BUR OAK 'BO'
 - (9) CHINQUAPIN OAK 'CO'
 - (5) LIVE OAK 'LO'
 - (7) MAGNOLIA 'MAG'
- NEW ACCENT TREES
 - (3) POSSUMHAW HOLLY 'PH'
 - (6) EVES NECKLACE 'EN'
- NEW SHRUBS
 - RED YUCCA
 - ROSEMARY
 - TEXAS SAGE

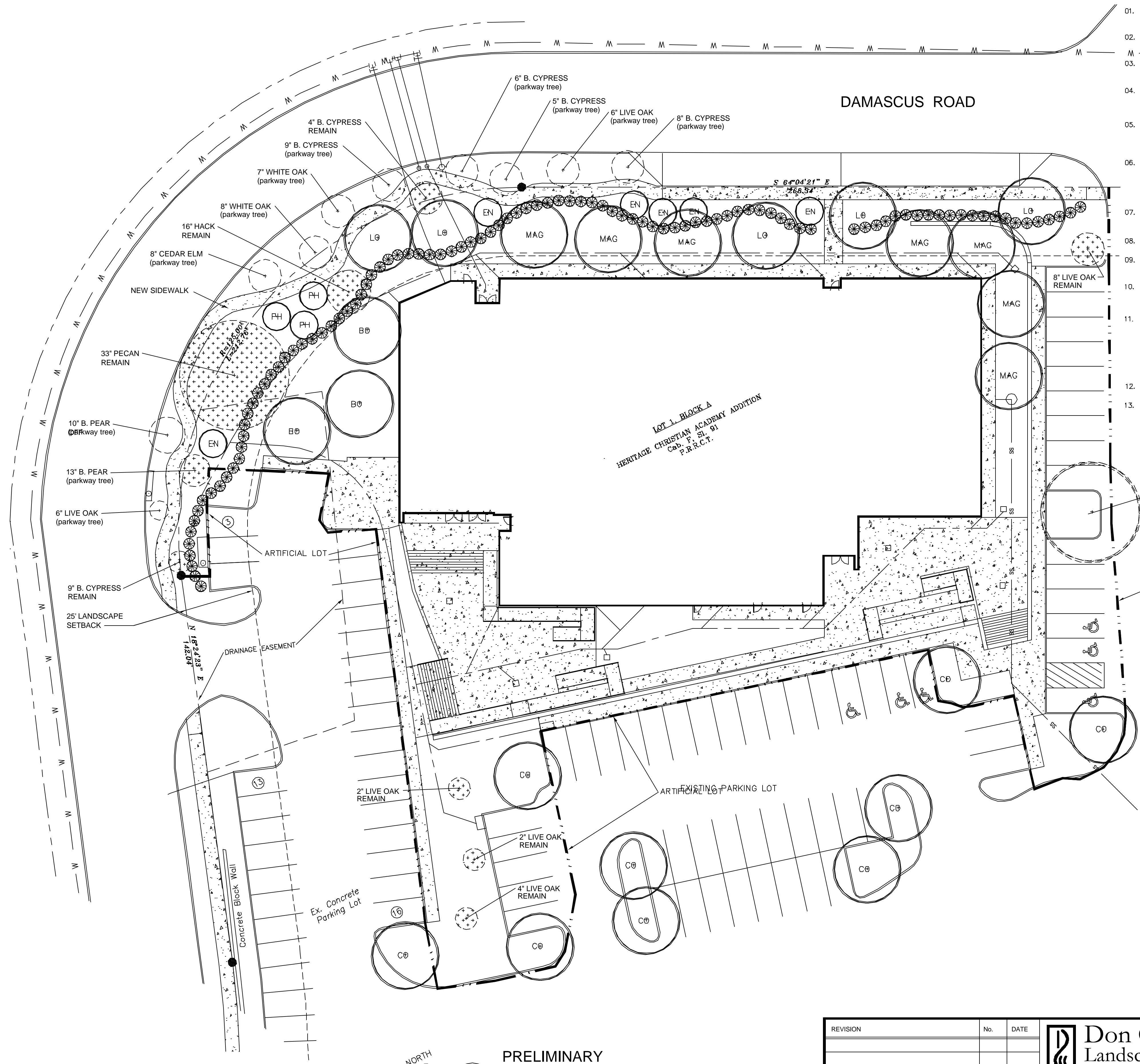
LANDSCAPE CALCULATIONS

ZONING - MF-14 (35%) LANDSCAPE AREA REQUIRED.
 ARTIFICIAL LOT AREA - 60,238 SF
 35% = 21,083 SF
 -2.5% XERISCAPING CREDIT = 32.5% = 19,578 SF
 LANDSCAPE AREA PROVIDED = 20,367 SF
 WITH 11,858 SF = 60% IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. = 10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50' AND A ROW OF SHRUBS.
 427'/50' = 9

9 CANOPY TREES REQUIRED. 9-PROVIDED.
 9 ACCENT TREES REQUIRED. 9-PROVIDED.
 107 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
 3,771 SF PARKING LOT AREA
 855 SF LANDSCAPE AREA PROVIDED.



DAMASCUS ROAD

LOT 1, BLOCK A
 HERITAGE CHRISTIAN ACADEMY ADDITION
 Cab. P. ST. 91
 P.R.R.C.T.

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1"=20'-0"

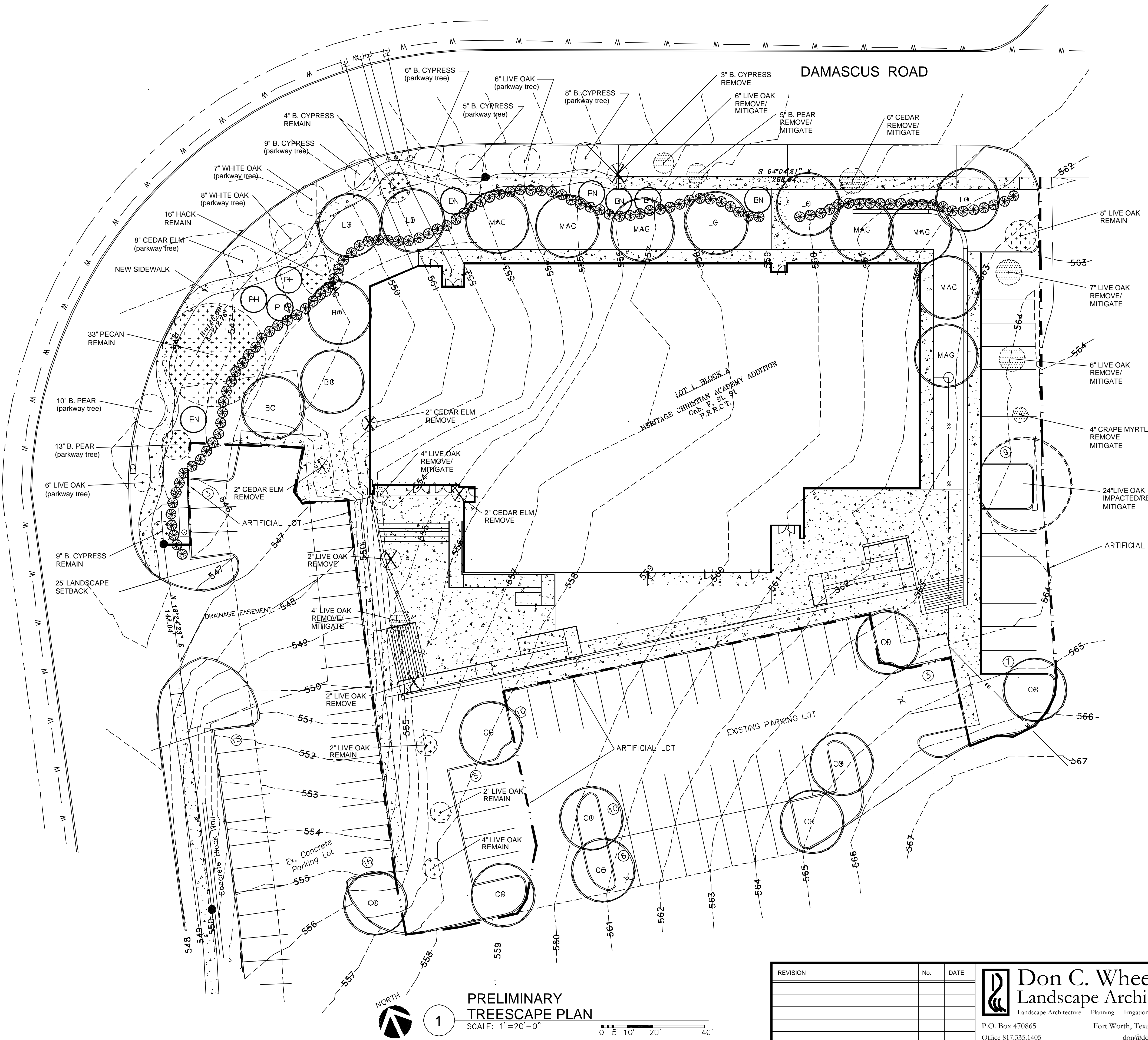
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 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

PLAN PREPARED BY:
 DON C. WHEELER, RLA
 PO BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com

<p>REVISION</p> <table border="1"> <tr><td>No.</td><td>DATE</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>		No.	DATE											<p>Don C. Wheeler Landscape Architect Landscape Architecture Planning Irrigation Design P.O. Box 470865 Fort Worth, Texas 76147 Office 817.335.1405 don@dcwla.com</p>	<p>FOR REVIEW ONLY</p> <p>THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.</p> <p>DON C. WHEELER - TEXAS LANDSCAPE ARCHITECT # 767</p>	<p>LANDSCAPE PLAN</p> <p>HERITAGE CHRISTIAN ACADEMY</p> <p>HERITAGE CHRISTIAN ACADEMY PH.2</p> <p>CITY OF ROCKWALL, TEXAS</p>	<p>Sheet No.</p> <p>LP</p>
No.	DATE																
<p>PROJECT NO. 2K20-25 DATE: 01/05/21</p>																	



EXISTING TREE PROTECTION:

- All trees shown on this plan to be preserved shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading). Fences shall completely surround the tree or clusters of trees. The fence shall be located 1 foot away from trunk for every 1 inch of trunk diameter at breast height (4.5 feet above ground, dbh). The fence will be maintained throughout the construction project in order to prevent the following, which are not allowed with or without fencing in place.
- A. Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
 - B. Critical root zone grade changes which was not authorized by the City Arborist is not allowed.
 - C. Wounds to the trunk, limbs or exposed roots by mechanical equipment.
 - D. Other activities detrimental to trees such as chemical storage, concrete truck cleaning and fires.

Fencing is per standard specification without consulting City Arborist for requirement.
 All digging for irrigation and landscape plant materials within critical zones of trees shall be performed by hand.
 All trees should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
 Trenching for landscape irrigation shall be located as far from the existing trunks as possible. Irrigation lines should run parallel to radii of tree root systems (toward and away from trunk) and not across root systems going to other areas.
 Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.
 Within the area of the dripline of protected trees, material storage, equipment cleaning, tree attachments or vehicular traffic or parking will not be permitted.
 All trees to be removed from the construction site shall be flagged with bright red vinyl tape wrapped around the main trunk at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.
 All work will comply with ordinance 18615 regarding tree preservation.

TREE LEGEND & CALCULATIONS

- EXISTING TREES - (parkway tree)
- EXISTING PROTECTED TREES TO REMAIN
- EXISTING TREES (NOT PROTECTED) TO BE REMOVED BUT NOT MITIGATED.
- 2" LIVE OAK - NOT PROTECTED
- 2" LIVE OAK - NOT PROTECTED
- 2" CEDAR ELM - NOT PROTECTED
- 2" CEDAR ELM - NOT PROTECTED
- 2" CEDAR ELM - NOT PROTECTED
- 2" CEDAR ELM - NOT PROTECTED
- 3" BALD CYPRESS - NOT PROTECTED
- TOTAL NOT PROTECTED - 13"
- EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.
- 4" LIVE OAK - PROTECTED
- 4" LIVE OAK - PROTECTED
- 6" LIVE OAK - PROTECTED
- 5" B. PEAR - PROTECTED
- 6" CEDAR - PROTECTED
- 7" LIVE OAK - PROTECTED
- 6" LIVE OAK - PROTECTED
- 4" C. MYRTLE - PROTECTED
- EXISTING PROTECTED TREE (IMPACTED) TO REMAIN AND BE MITIGATED.
- 24" LIVE OAK - PROTECTED
- TOTAL PROTECTED TO MITIGATE - 66"
- NEW 4" TREES PLANTED - 24 = 96"
- (3) BUR OAK 'BO'
- (9) CHINQUAPIN OAK 'CO'
- (5) LIVE OAK 'LO'
- (7) MAGNOLIA 'MAG'
- (3) POSSUMHAW HOLLY 'PH'
- (6) EVES NECKLACE 'EN'

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 Director of Planning and Zoning

PLAN PREPARED BY:
 DON C. WHEELER, RLA
 P.O. BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com

REVISION	No.	DATE

Don C. Wheeler
 Landscape Architect
 Planning Irrigation Design
 P.O. Box 470865 Fort Worth, Texas 76147
 Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K20-25 DATE: 01/07/21

TREESCAPE PLAN

HERITAGE CHRISTIAN ACADEMY

HERITAGE CHRISTIAN ACADEMY PH.2

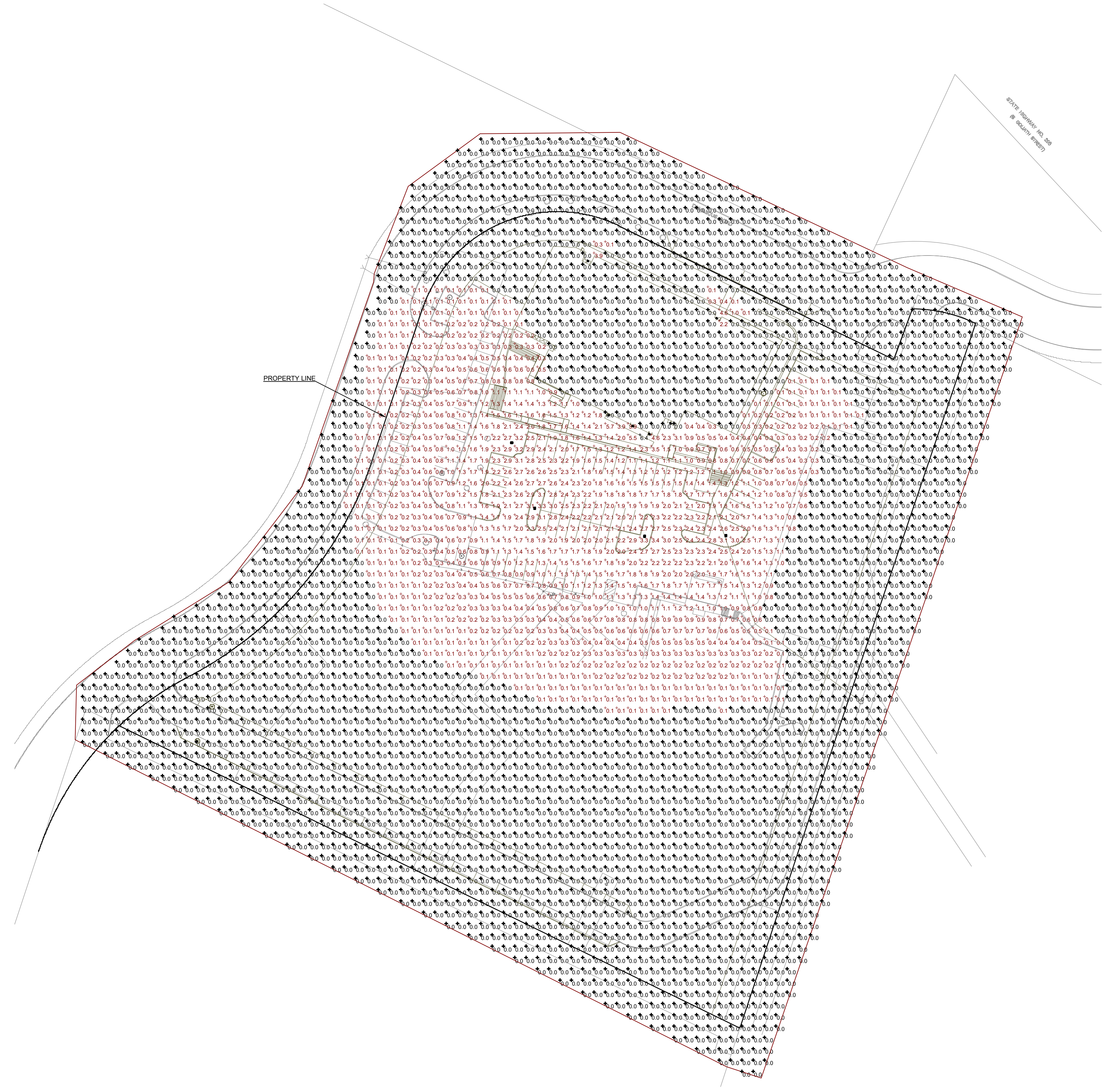
CITY OF ROCKWALL, TEXAS

Sheet No. **TP**

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 DON C. WHEELER - TEXAS LANDSCAPE ARCHITECT # 767

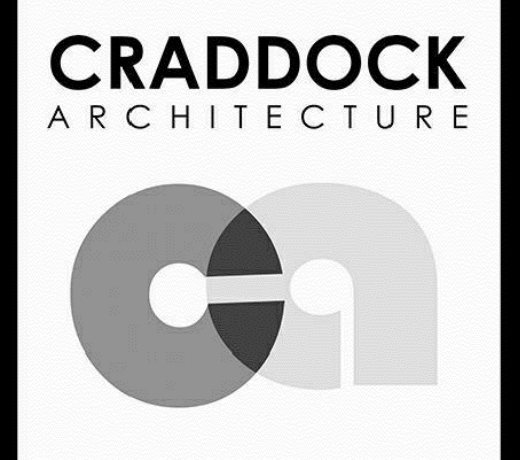
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	0.2 fc	6.4 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
□	AA	4	Lithonia Lighting	DSX2 LED P4 40K T5W MVOLT	DSX2 LED P4 40K T5W MVOLT	34437	0.75	270
□	WE	6	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1,4000 K, visual comfort wide, MVOLT	1659	0.8	12



1 SITE PLAN - LIGHTING CALCULATIONS
 NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



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ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
 P.O. BOX #188 Rockwall, TX 75087 214-962-0527

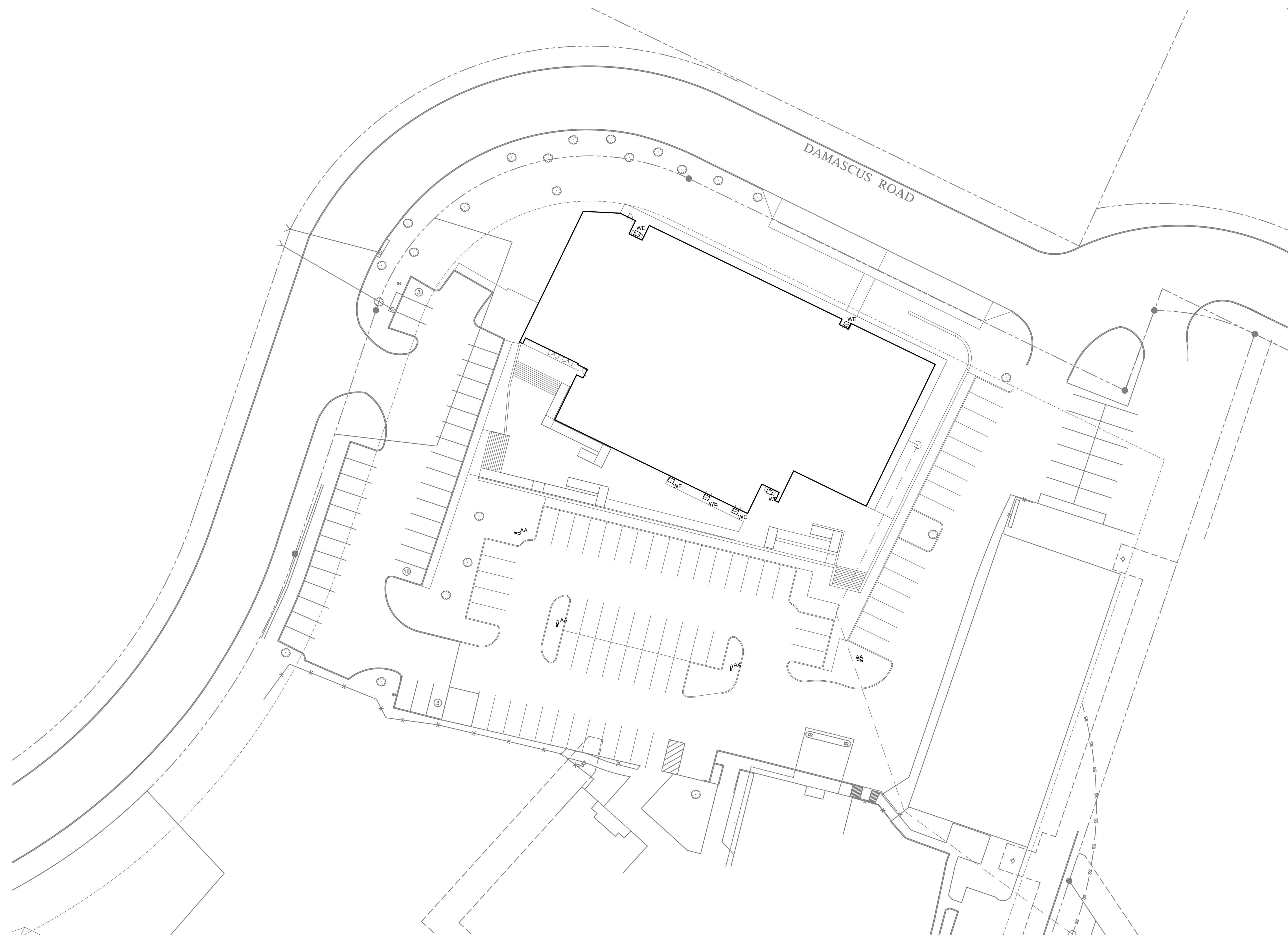
REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
 1408 S. Goliad
 Rockwall, Texas 75087
 Project number 2020-109 Date 12/16/2020
SITE PLAN - LIGHTING CALC
 Scale: AS NOTED

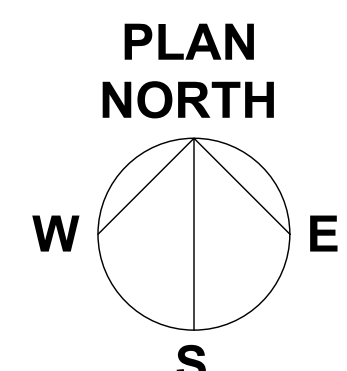
ES102

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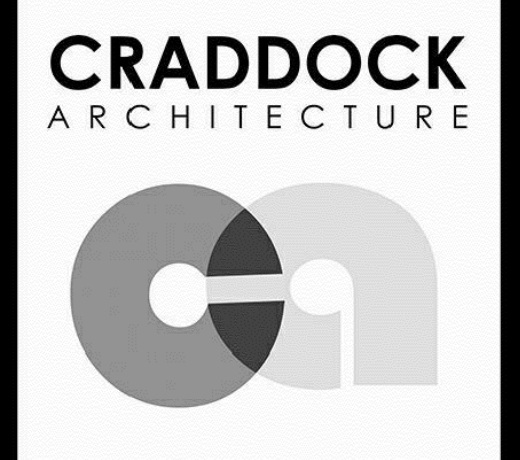
LIGHT FIXTURE SCHEDULE								
TYPE	VOLTAGE	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMPS (LM)	WATTS	REMARKS	NOTES
AA	208	POLE	LITHONIA	DSX2 LED P4 40K T5W MVOLT SPA DDBXD POLE: SSS 25 5C DM19AS DDBXD	34000	270	2x4' FLAT PANEL WITH DIMMING DRIVER	1
WE	120	WALL	LITHONIA	WST LED P1 40K VW MVOLT E7WC DDBXD	1500	15	TRAPEZOIDIAL WALL PACK WITH AN EMERGENCY BATTERY	
GENERAL LIGHT FIXTURE NOTES:								
A. ALL LED LIGHT FIXTURES SHALL BE RATED FOR 4000 DEGREES KELVIN UNLESS OTHERWISE NOTED.								
LIGHT FIXTURE SCHEDULE NOTES:								
1 PROVIDE STEEL POLE WITH A MINIMUM 100MPH EPA RATING WITH 1.3 GUST FACTOR.								



1 SITE PLAN - ELECTRICAL
1" = 30'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



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ARCHITECT: PHILLIP CRADDOCK

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REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 12/16/2020
SITE PLAN - ELECTRICAL
Scale: AS NOTED

ES101



D-Series Size 2 LED Area Luminaire

d²series

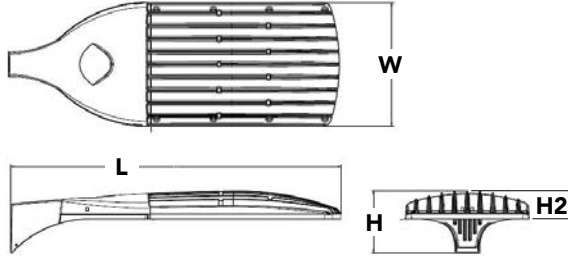


Catalog Number
Notes
Type

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

Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height 1:	7-1/4" (18.4 cm)
Height 2: (max):	3.5"
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX2 LED	Forward optics P1 P5 ¹ P2 P6 P3 P7 ¹ P4 P8 ¹ Rotated optics P10 ² P13 ^{1,2} P11 ² P14 ^{1,2} P12 ²	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	T5VS Type V Very Short ³ T5S Type V Short ³ T5M Type V Medium ³ T5W Type V Wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT ⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ¹¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹⁰

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹³ PIRHN Network, Bi-Level motion/ambient sensor ¹⁴ PER NEMA twist-lock receptacle only (no controls) ¹⁵ PER5 Five-wire receptacle only (no controls) ^{15,16} PER7 Seven-wire receptacle only (no controls) ^{15,16} DMG 0-10V dimming extend out back of housing for external control (no controls) ¹⁷ DS Dual switching ^{18,19}	Shipped installed HS House-side shield ²² SF Single fuse (120, 277, 347V) ⁹ DF Double fuse (208, 240, 480V) ⁹ L90 Left rotated optics ² R90 Right rotated optics ² HA 50°C ambient operations ¹ Shipped separately BS Bird spikes ²¹ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK U	Shorting cap ²⁴
DSX2HS 80C U	House-side shield for 80 LED unit ²²
DSX2HS 90C U	House-side shield for 90 LED unit ²²
DSX2HS 100C U	House-side shield for 100 LED unit ²²
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁵
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²⁵
DSX2EGS (FINISH) U	External glare shield

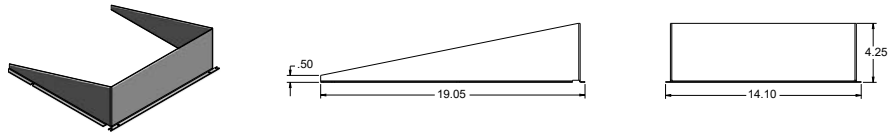
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1 HA not available with P5, P7, P8, P13, and P14.
- 2 P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
- 3 Any Type 5 distribution with photocell, is not available with WBA.
- 4 Not available with HS.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 6 XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
- 7 XVOLT works with any voltage between 277V and 480V.
- 8 XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
- 9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- 12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- 13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
- 14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- 15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. .
- 17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 18 Requires (2) separately switched circuits with isolated neutrals.
- 19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
- 20 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
- 21 Reference controls options table on page 4.
- 22 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
- 23 Must be ordered with fixture for factory pre-drilling.
- 24 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- 25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

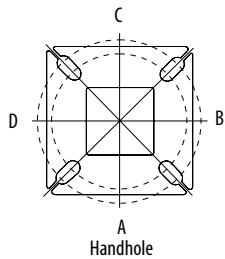
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

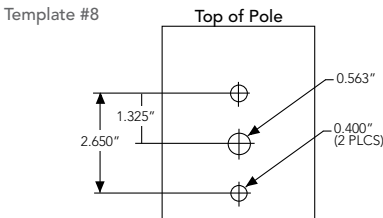
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

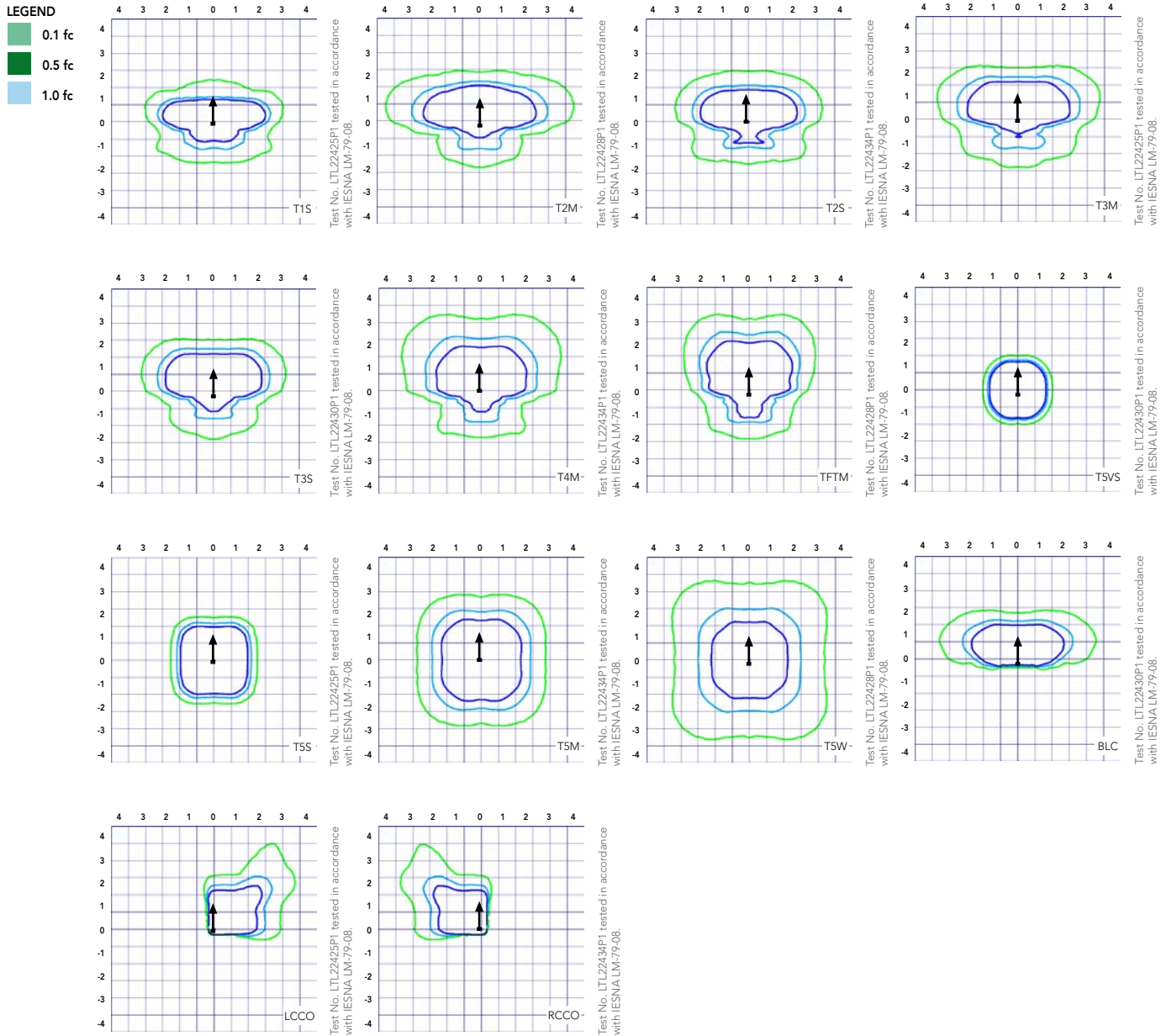
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Controls Options

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

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137				
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137				
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138				
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133				
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137				
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134				
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137				
				TSVS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143				
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143				
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142				
				TSW	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141				
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112				
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84				
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84				
				80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
								T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
T2M	22,396	3	0					3	121	24,127	3	0	3	130	24,432	3	0	3	132				
T3S	21,690	3	0					4	117	23,366	3	0	4	126	23,662	3	0	4	128				
T3M	22,342	3	0					4	121	24,068	3	0	4	130	24,373	3	0	4	132				
T4M	21,857	3	0					4	118	23,545	3	0	4	127	23,844	3	0	4	129				
TFTM	22,328	3	0					4	121	24,054	3	0	4	130	24,358	3	0	4	132				
TSVS	23,222	5	0					1	126	25,016	5	0	1	135	25,333	5	0	1	137				
T5S	23,241	4	0					2	126	25,037	4	0	2	135	25,354	4	0	2	137				
T5M	23,182	5	0					3	125	24,974	5	0	3	135	25,290	5	0	3	137				
TSW	23,030	5	0					4	124	24,810	5	0	4	134	25,124	5	0	4	136				
BLC	18,307	2	0					3	99	19,721	2	0	3	107	19,971	2	0	3	108				
LCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80				
RCCO	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80				
80	850	P3	217W					T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
								T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132				
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128				
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132				
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129				
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132				
				TSVS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137				
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137				
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137				
				TSW	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136				
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108				
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80				
				80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
								T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
T2M	31,089	3	0					4	115	33,491	3	0	4	124	33,915	3	0	4	126				
T3S	30,108	4	0					4	112	32,435	4	0	5	120	32,845	4	0	5	122				
T3M	31,014	3	0					4	115	33,410	3	0	4	124	33,833	3	0	4	125				
T4M	30,340	3	0					5	112	32,684	3	0	5	121	33,098	3	0	5	123				
TFTM	30,995	3	0					5	115	33,390	3	0	5	124	33,812	3	0	5	125				
TSVS	32,235	5	0					1	119	34,726	5	0	1	129	35,166	5	0	1	130				
T5S	32,261	5	0					2	119	34,754	5	0	2	129	35,194	5	0	2	130				
T5M	32,180	5	0					4	119	34,667	5	0	4	128	35,105	5	0	4	130				
TSW	31,969	5	0					4	118	34,439	5	0	5	128	34,875	5	0	5	129				
BLC	25,412	2	0					4	94	27,376	2	0	4	101	27,722	2	0	4	103				
LCCO	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76				
RCCO	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76				

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				TSVS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				TSW	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	P7	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				TSVS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				TSW	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

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

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

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

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

WARRANTY

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

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





WST LED

Architectural Wall Sconce



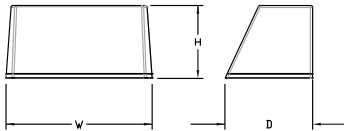
Catalog Number
Notes
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Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

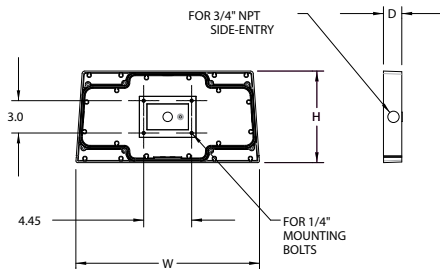
Luminaire

- Height:** 8-1/2"
(21.59 cm)
- Width:** 17"
(43.18 cm)
- Depth:** 10-3/16"
(25.9 cm)
- Weight:** 20 lbs
(9.1 kg)



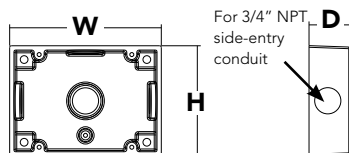
Optional Back Box (PBBW)

- Height:** 8.49"
(21.56 cm)
- Width:** 17.01"
(43.21 cm)
- Depth:** 1.70"
(4.32 cm)



Optional Back Box (BBW)

- Height:** 4"
(10.2 cm)
- Width:** 5-1/2"
(14.0 cm)
- Depth:** 1-1/2"
(3.8 cm)



A+ Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

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

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED							
Series	Performance Package	Color temperature		Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K	2700 K	VF Visual comfort forward throw	MVOLT ¹	277 ²	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}
	P2 3,000 Lumen package	30K	3000 K	VW Visual comfort wide	120 ²	347 ²	
	P3 6,000 Lumen package	40K	4000 K		208 ²	480 ²	
		50K	5000 K		240 ²		

Options		Finish (required)			
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6,7}	E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{7,12}	DDBXD	Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7}	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{7,13}	DBLXD	Black
PE	Photoelectric cell, button type ⁸	E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ⁷	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁹	E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{7,12}	DWHXD	White
PER5	Five-wire receptacle only (controls ordered separate) ⁹	E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{7,12,14}	DSSXD	Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) ⁹	LCE	Left side conduit entry ¹⁵	DDBTXD	Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6}	RCE	Right side conduit entry ¹⁵	DBLBXD	Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6}	Shipped separately		DNATXD	Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height ^{5,6}	RBPW	Retrofit back plate ³	DWHGXD	Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6}	VG	Vandal guard ¹⁵	DSSTXD	Textured sandstone
SF	Single fuse (120, 277, 347V) ²	WG	Wire guard ¹⁵		
DF	Double fuse (208, 240, 480V) ²				
DS	Dual switching ¹⁰				
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹				
E7WH	Emergency battery backup, Non CEC compliant (7W) ⁷				

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷

NOTES

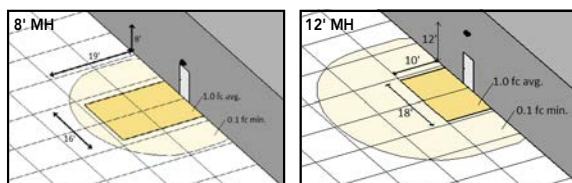
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Not available with 347/480V.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.

- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensors/controls.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

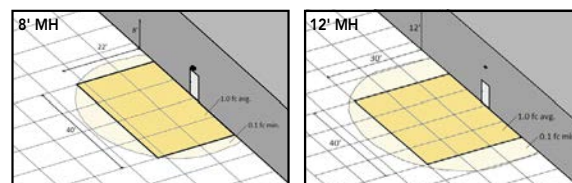
Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#). The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

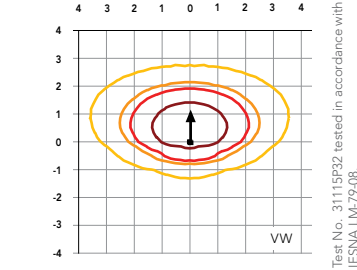
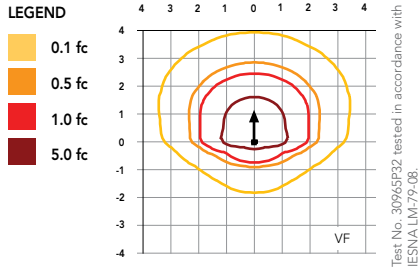
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

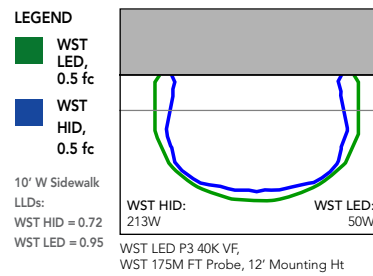
Performance Package	System Watts (MVOLT*)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

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

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

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

WARRANTY

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

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



12.15.2020
ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
HERITAGE CHRISTIAN ACADEMY

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

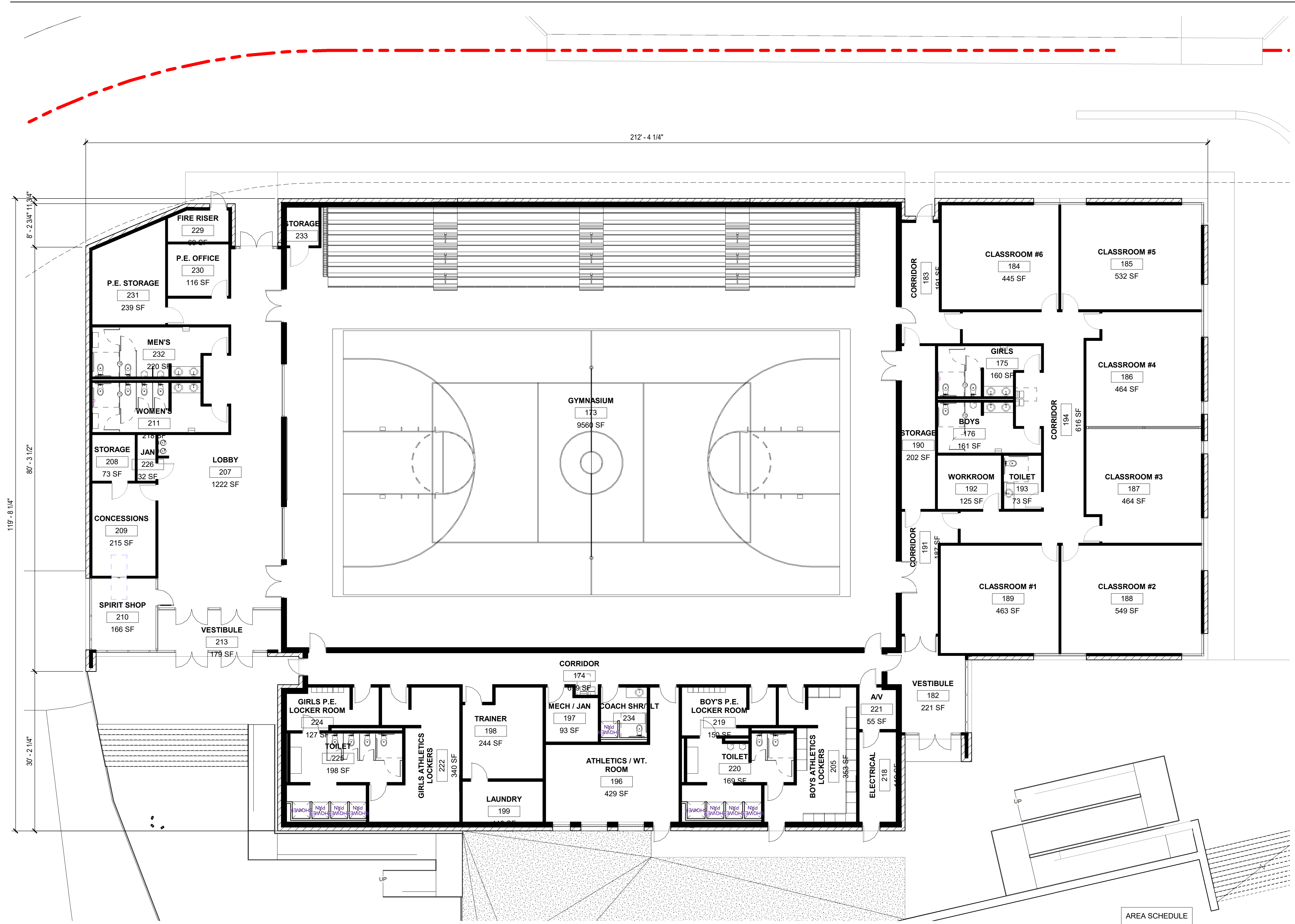
COPYRIGHT 2018 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION	
#	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 12/15/2020
PRESENTATION FLOOR PLAN

A600

12/16/2020 1:42:48 PM



AREA SCHEDULE	
Area	SF
22351	22351

1 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"



TO: Planning and Zoning Commission
FROM: David Gonzales, *Planning and Zoning Manager*
DATE: January 12, 2021
SUBJECT: SP2020-033; *Amended Site Plan for Gas Canopy in Conjunction with an Existing General Retail Store with Gasoline Sales*

On May 11, 2010, the Planning and Zoning Commission approved a site plan [*Case No. SP2010-006*] for a retail store with gasoline sales at 2301 S. Goliad Street. This facility (*i.e. RaceTrac*) was constructed in 2010-2011 and has been in operation since late 2011. The applicant, David Bond of Spiars Engineering, is requesting the approval of an amended site plan for the purpose of constructing an additional, separate *Gas Canopy* in conjunction with the existing general retail store with gasoline sales. The proposed *Gas Canopy* will be located directly east of the existing building on the adjacent parcel of land (*i.e. Lot 7, Block 1, Meadow Creek Business Center, Phase 2*) and will be accessible via SH-205 and SH-276. The proposed gas canopy will be 2,620 SF, have a maximum height of ~22-feet, and be constructed in the same style and utilizing the same materials as the current gas canopy. Additionally, the applicant is providing trees and shrubs (*i.e. headlight screening*) along SH-276 (*i.e. the portion of SH-276 that will be renamed to Caddo Ridge*) directly adjacent to the proposed gas canopy within the required 15-foot landscape buffer; however, the 15-foot landscape buffer is required to extend along the entire adjacency of the parcel along SH-276 (*i.e. approximate 1,268-feet*). Within the landscape buffer the applicant is required to provide a minimum of two (2) canopy trees and four (4) accent trees per 100 linear feet of frontage, which would equate to roughly 14 canopy trees and 28 accent trees. The applicant has indicated to staff that there is an existing tree line along the undisturbed area along SH-276 and that this area is primarily floodplain and would not be developed. Based on this the applicant is requesting a variance to Subsection 06.02, *General Overlay District Standards*, of Article 05, of the Unified Development Code (UDC) to allow the existing trees to serve as the required trees for the portion of the landscape buffer in the floodplain. After reviewing the applicant's request staff has requested that the applicant fill in gaps along SH-276 with four (4) additional canopy trees and provide four (4) canopy trees to the west of the proposed canopy to further screen it from SH-205. The applicant has agreed to staff's request and listed these as the compensatory measures for the requested variance; however, the approval of any variance is a discretionary decision for the Planning and Zoning Commission. As a condition of approval, staff is requesting that the applicant be required to replat the property into one (1) parcel of land. On December 29, 2020, the Architectural Review Board (ARB) reviewed the proposed gas canopy and is forwarding a recommendation of approval by a vote of 3-0, with Board Members Meyrat, Mitchell, Johnson and Avenetti absent. Should the Planning and Zoning Commission have any questions staff will be available at the January 12, 2021 meeting.

PROJECT COMMENTS



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

DATE: 1/8/2021

PROJECT NUMBER: SP2020-033
PROJECT NAME: Site Plan for Meadowcreek Business Center Phase II
SITE ADDRESS/LOCATIONS: 2301 S GOLIAD ST, ROCKWALL, 75032

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an Amended Site Plan for a Gas Canopy in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
No Comments	David Gonzales	01/08/2021	N/A
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	01/07/2021	Approved
01/07/2021: No Comments. Plans are approved.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	01/07/2021	Approved
01/07/2021: The facility will be considered an unattended self-service motor fuel-dispensing operation and shall comply with the 2015 International Fire Code Chapter 23 as .such. Specifically, review quantity limits, Section 2304.3.7.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	01/07/2021	Approved w/Condition
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	01/07/2021	Approved w/Condition

01/07/2021: SP2020-033; Revision 1 - Amended Site Plan for RaceTrac – Meadowcreek Business Center

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- I.2 Please note that the property will require a replat prior to the issuance of a building permit.
- I.3 Please note the scheduled meetings for this case:
 - 1) Planning & Zoning meeting will be held on January 12, 2021.
- I.4 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for all of the scheduled meetings.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2301 Goliad St.

Subdivision Meadowcreek Business Center Phase 2 Lot 6 & 7 Block 1

General Location SE Corner of St. Hwy 205 & St. Hwy 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>C</u>	Current Use	<u>Convenience Store</u>
Proposed Zoning	<u>C</u>	Proposed Use	<u>Convenience Store</u>
Acreage	<u>8.240Ac.</u>	Lots [Current]	<u>6 & 7</u>
		Lots [Proposed]	<u>6R</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Gingercrest Inc.
 Contact Person Andrew Malzer
 Address P.O. Box 2437
 City, State & Zip Smyrna, GA 30081
 Phone 770-431-7600
 E-Mail amalzer@racetrac.com

Applicant Spinars Engineering
 Contact Person David Bond
 Address 765 Custer Rd.
Suite 100
 City, State & Zip plano, TX 75075
 Phone 972-422-0077
 E-Mail david.bond@spinarsengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Brian Thornton [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and a fee of \$ 414.80, to cover the cost of this application, has been paid to the City of Rockwall on this the 3 day of December. In signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is requested for public information."

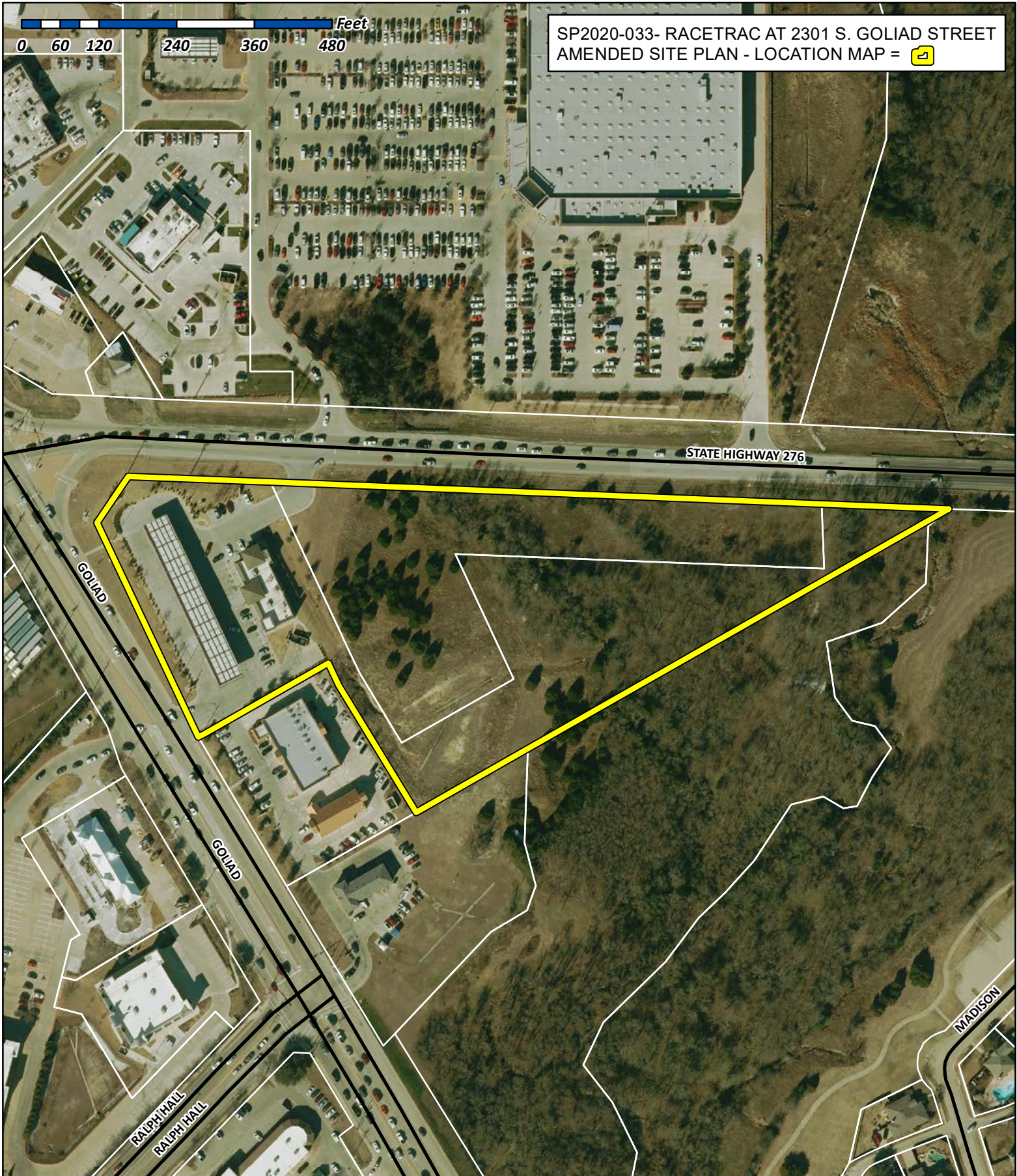
Given under my hand and seal of office on this the 3rd day of December, 2020

Owner's Signature

Brian Thornton

Notary Public in and for the State of Texas





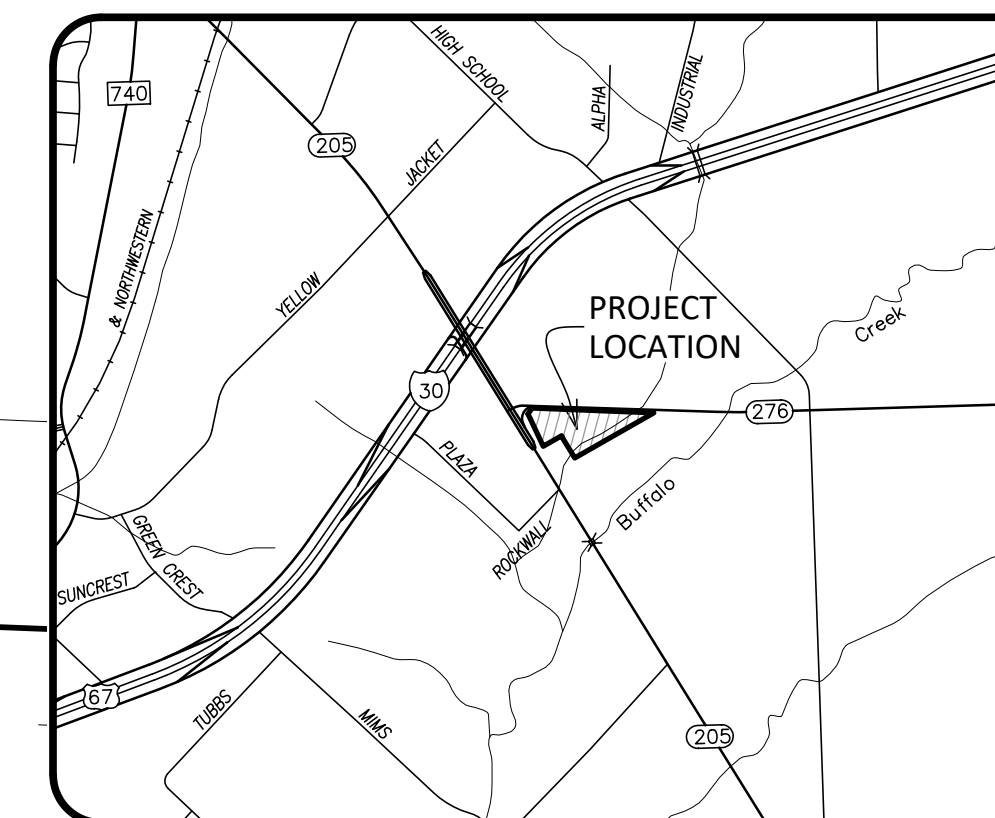
City of Rockwall

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

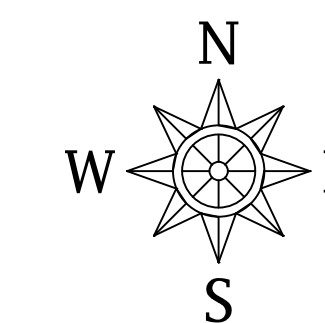
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



LOCATION MAP
NTS



0 15 30 60
1 inch = 30ft.

MATCHLINE
SHT. 2

SYNOPSIS	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,620 Sq. Ft. (Prop. Canopy)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Min. - 22' Max.
Lot Coverage	1.68%
Floor Area Ratio	0.01:1
PARKING	
Parking Ratio	Retail Use (1/250 s.f.)
Parking Required:	24 Spaces (6,020 / 250)
Parking Provided:	32 Spaces Total
Accessible Parking Req'd	1 Space
Accessible Parking Provided	2 Spaces
LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.

LEGEND

■ FIRELANE

General Notes:

1. All Dimensions are to Face-of-Curb or face of building unless otherwise noted.
2. All surface material to meet the minimum standards of the City of Rockwall.
3. All fences, signs, lighting, luminaries, and exterior auditory speakers will comply with City of Rockwall ordinances.
4. All proposed paving shall be concrete pavement per geotechnical specifications.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.

Witness our hands this ____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
MEADOWCREEK BUSINESS
CENTER

LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

Drawing: G:\2020\085030-131 Rockwall EDD\20-131_Site Plan.dwg Saved By: DBaron10 Date: 12/20/2020 10:35:01 AM
 Printed By: DBaron10 Plot Date: 12/20/2020 10:34 AM



ISSUE/REVISION RECORD

DATE	DESCRIPTION
12/08/20	PRELIM. PACKAGE

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

**ROCKWALL -
EDO ADDITION**

**ROCKWALL
TX 75032
2301 SOUTH GOLIAD
STREET**

RACETRAC STORE NUMBER

#0574

PROTOTYPE SERIES

TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO.	DATE
---------	------

STANDARD PLAN BULLETINS (SPB) MODIFY THE
PROTOTYPE SERIES SET NOTED ABOVE. THE
LISTED SPB REPRESENTS THE LATEST
MODIFICATION INCORPORATED TO THIS
PROTOTYPE SERIES SET AT ORIGINAL RELEASE.
THE ISSUE/REVISION RECORD COLUMN ABOVE
LISTS ANY REVISIONS OR SPB INCORPORATED IN
THIS SET AFTER THE ORIGINAL RELEASE.
CONTACT RACETRAC ENGINEERING AND
CONSTRUCTION FOR ANY SUBSEQUENT
BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL



PROJECT NUMBER

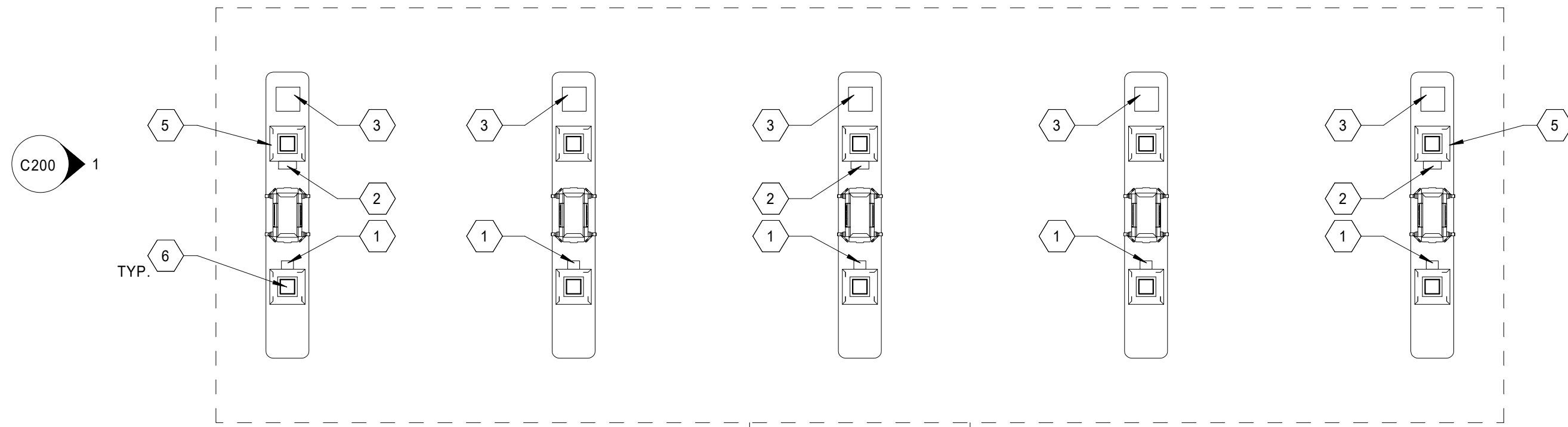
2020127.18

SHEET TITLE

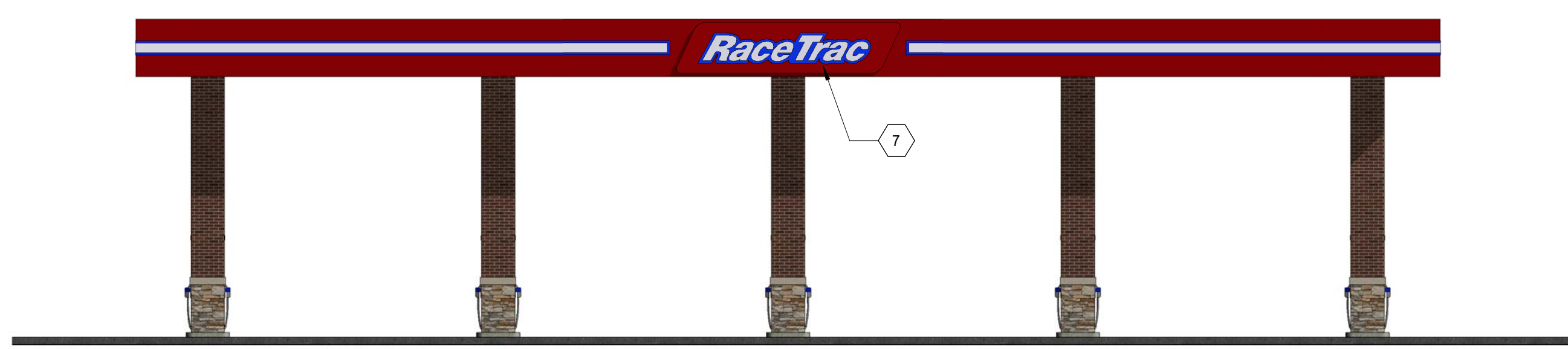
**EDO FUEL CANOPY
PLANS AND
ELEVATIONS**

SHEET NUMBER

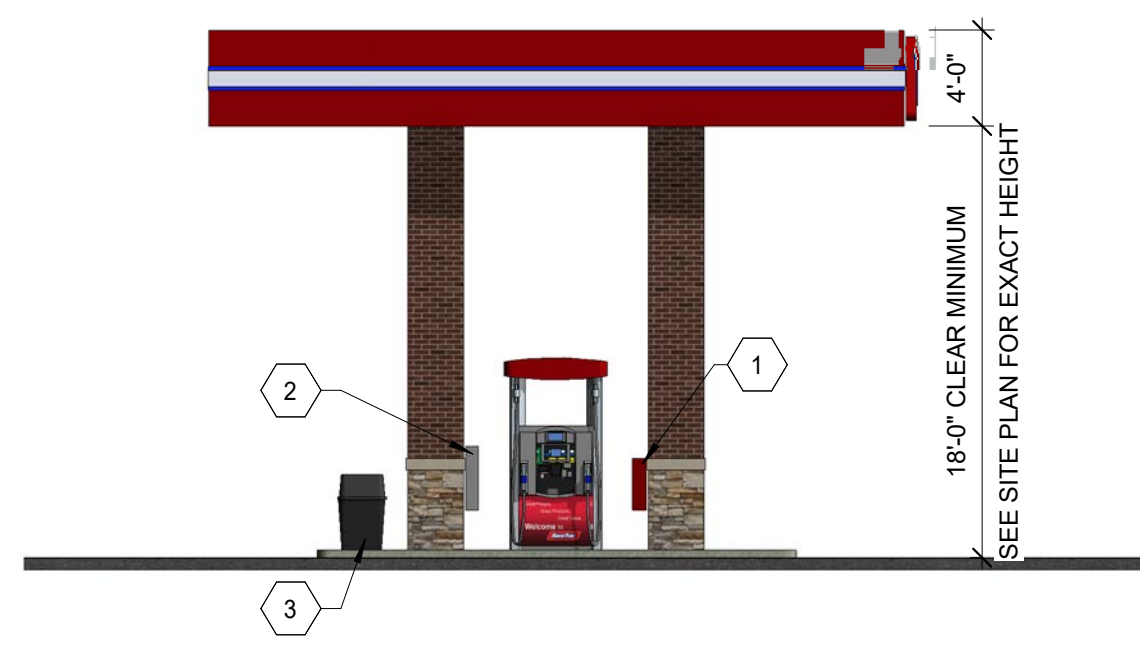
C200



3 EDO CANOPY PLAN
1/8" = 1'-0"



2 EDO CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 EDO CANOPY ELEVATION
1/8" = 1'-0"

SHEET KEYNOTES

- 1 102M RED MARK II CABINET WITH RED COVER, ON BACK SIDE OF COLUMN COVER. PROVIDE ONE 80-B RATED EXTINGUISHER.
- 2 TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK.
- 3 TRASH CAN. REFER TO SITE PLANS.
- 4 NOT USED.
- 5 WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT
- 6 STEEL CANOPY COLUMN, PAINTED EP-1
- 7 RACETRAC LOGO; REFER TO SIGN PLAN

EDO FUEL CANOPY MATERIAL SCHEDULE

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	MATCH EXISTING	BRICK	MORTAR COLOR TO MATCH EXISTING
FASCIA			
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE PAINT			8" WHITE STRIPE
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #020 "BLACK FOX"	
STACKED STONE			
SS-1	MATCH EXISTING	STACKED STONE	MORTAR COLOR TO MATCH EXISTING
STONE BAND			
SB-1	MATCH EXISTING	STONE BAND	MORTAR COLOR TO MATCH EXISTING

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

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Printed By: DBond\10 Date: 12/20/2020 10:34 AM

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

Ex. Asphalt
Pavmt.

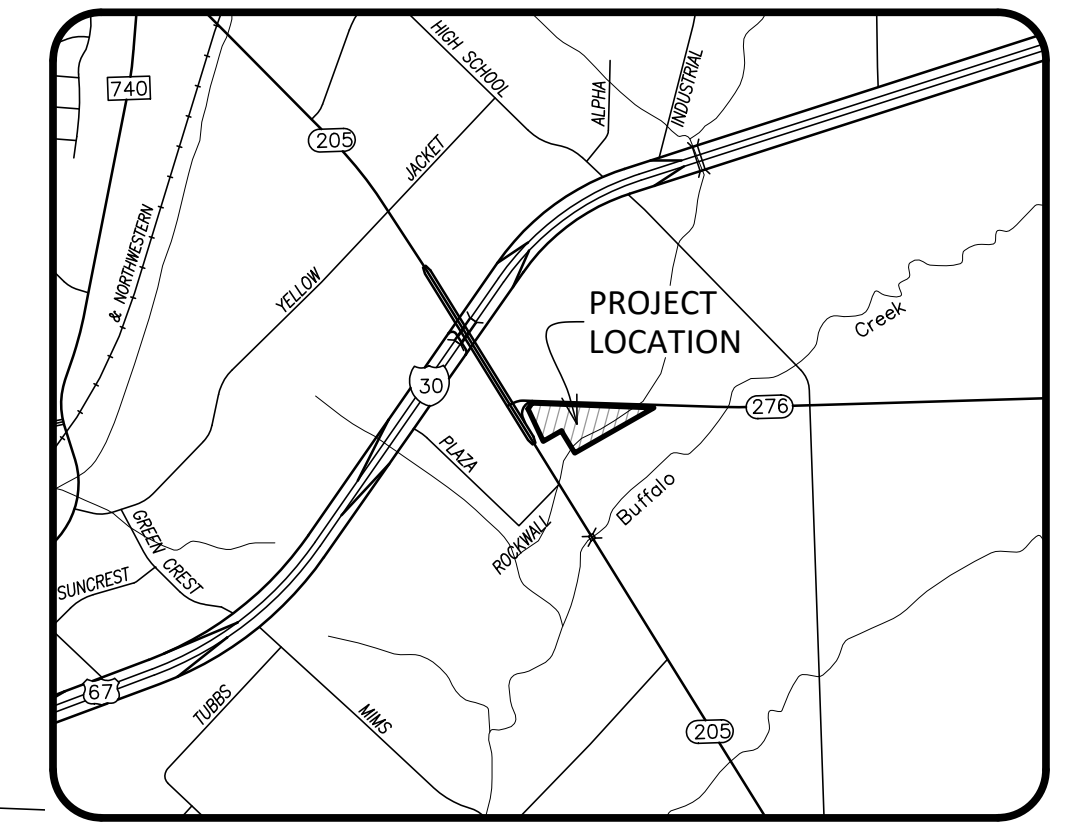
* FOC

S 87°45'01" E ~ 1,268.68'

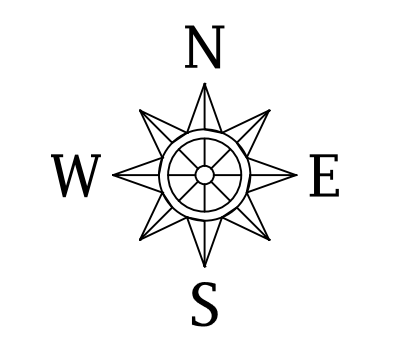
S 60°16'16" W ~ 947.76'

W ~ 947.76'

MATCHLINE
SHT. 1



LOCATION MAP
NTS



0 15 30 60
1 inch = 30 ft.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.

Witness our hands this ____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
MEADOWCREEK BUSINESS CENTER

LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<p>APPLICANT RaceTrac Petroleum, Inc. 200 Galleria Parkway SE, Suite 900 Atlanta, GA 30339 Telephone (770) 431-7600 Contact: Andrew Malzer</p>	<p>ENGINEER/SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 TBPE No. F-2121 Telephone: (972) 422-0077 Contact: David Bond</p>
--	--

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STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- LIVE OAK
- BALD CYPRESS
- CEDAR ELM
- RED OAK
- TREE YAUPON HOLLY
- EXISTING HOLLY
- EXISTING LOROPETALUM
- NEEDLEPOINT HOLLY
- EXISTING KNOCKOUT ROSE
- LAWN, BERMUDAGRASS
- EXISTING LAWN

SYNOPSIS

Ex. Zoning: C
 Proposed Use: Gasoline Station w/ Convenience Store
 Lot Area: 8.24 Ac. (358,937 S.F.)
 Building Footprint Area: 6,020 Sq. Ft. (Ex. Building)
 10,899 Sq. Ft. (Ex. Canopy)
 2,620 Sq. Ft. (Prop. Canopy)
 Building Height: 1 Story, 27'-0" Max. Ht.
 Canopy Height: 18' Min. - 22' Max.
 Lot Coverage: 1.68%
 Floor Area Ratio: 0.01:1

PARKING

Parking Ratio: Retail Use (1/250 s.f.)
 Parking Required: 24 Spaces (6,020 / 250)
 Parking Provided: 32 Spaces Total
 Accessible Parking Req'd: 1 Space
 Accessible Parking Provided: 2 Spaces

LANDSCAPE AREA

Landscape Area Provided: 239,785 s.f.
 Open Space Provided: 239,785 s.f.
 Impervious Area: 113,132 s.f.

LOT 6R, BLOCK 1

Ex. Zoning: C
 Proposed Use: Gasoline Station w/ Convenience Store
 Lot Area: 8.24 Ac. (358,937 S.F.)
 Building Footprint Area: 6,020 Sq. Ft. (Ex. Building)
 10,899 Sq. Ft. (Ex. Canopy)
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LANDSCAPE AREA

Landscape Area Provided: 239,785 s.f.
 Open Space Provided: 239,785 s.f.
 Impervious Area: 113,132 s.f.

LEVO GROUP, LLC.
Vol. 5036, Pg. 197 DRRCT

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

EXISTING TREE TO REMAIN; REFER TO SHEETS L0.1 AND L0.2

PLANT LIST

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	5	BC	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	6	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	3	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	20	TY	Tree Yaupon Holly	Ilex vomitoria	6" ht.	B&B, 3-5 cane, no cross caning
	4	LO	Live Oak	Quercus virginiana	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	45	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	30" ht.	container grown, full plant, 38" o.c.
GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SITE PLAN SIGNATURE BLOCK

APPROVED:

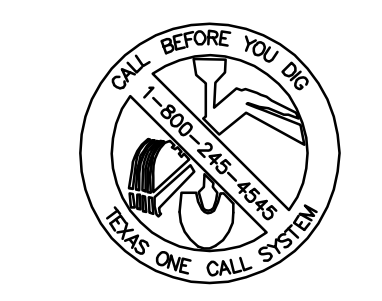
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

01 LANDSCAPE PLAN
SCALE: 1"=30'-0"

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0263
Fax 214.871.0545
Email smr@smr4.com



MEADOWCREEK BUSINESS CENTER

LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

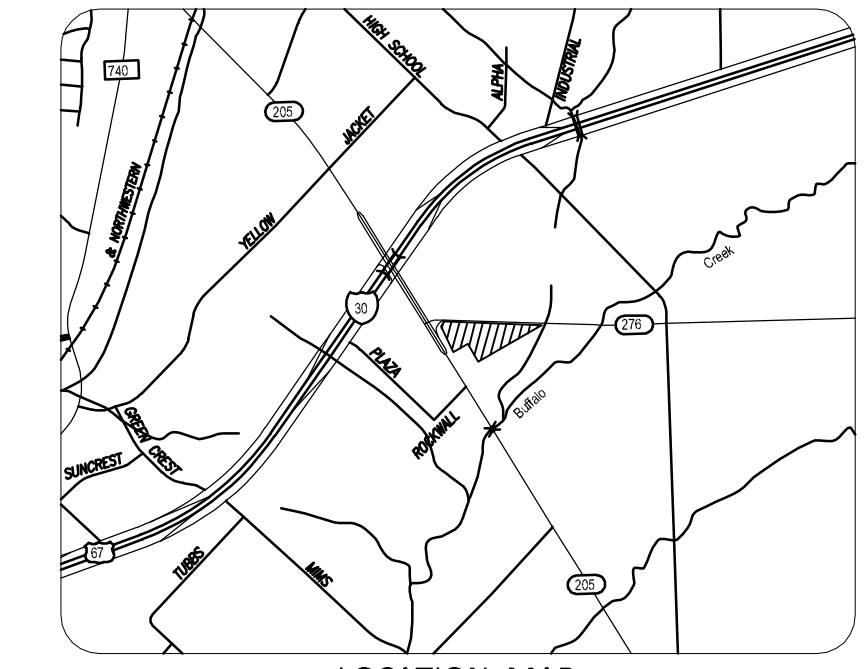
APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

L1.1

City Case Number SP2020-033

Scale: 1"=30' December 30, 2020 SEI Job No. 20-131



LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 358,937 s.f.)
Requirements: 15% site area to be landscaped

Required: 53,841 s.f. (15%)
Provided: 51,948 s.f. (46%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required: 8,041 s.f. (50%)
Provided: 8,041 s.f.

STREET REQUIREMENTS:
Requirements: (3) canopy trees and (4) accent trees per 100 l.f. of street frontage

SH 205 (371.37 l.f.)
Required: (11) canopy trees, 4" cal.
(15) accent trees
Provided: (4) existing trees
(7) new trees, 4" cal.
(7) existing accent trees
(8) new accent trees

SH 276 (541.66 l.f.)
Required: (16) canopy trees, 4" cal.
(22) accent trees
Provided: (8) existing trees
(8) new trees, 4" cal.
(10) existing accent trees
(12) new accent trees

PARKING LOT (32 spaces)
Requirements: 5% or 200 s.f. of landscape in the interior parking lot
(1) tree, 3" cal. for parking lots exceeding 20,000 s.f.

Required: (1) trees, 3" cal.
200 s.f.
Provided: (2) trees, 6" cal.
400 s.f.

ALL TREES TO BE PLANTED 5' FROM WATER, SEWER AND STORM SEWER LINES

All irrigation to meet the requirements of the UDC.

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

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GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- LIVE OAK
- BALD CYPRESS
- CEDAR ELM
- RED OAK
- TREE YAUPON HOLLY
- EXISTING HOLLY
- EXISTING LOROPETALUM
- NEEDLEPOINT HOLLY
- EXISTING KNOCKOUT ROSE
- LAWN, BERMUDAGRASS
- EXISTING LAWN

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LAWN REPAIR NOTES

1. All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
2. Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

IRRIGATION REPAIR SPECIFICATIONS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

SITE PLAN SIGNATURE BLOCK

APPROVED:

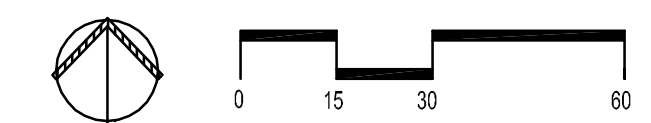
I hereby certify that I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0363
Fax: 214.871.0345
Email: smr@smr-ls.com

MEADOWCREEK BUSINESS CENTER
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

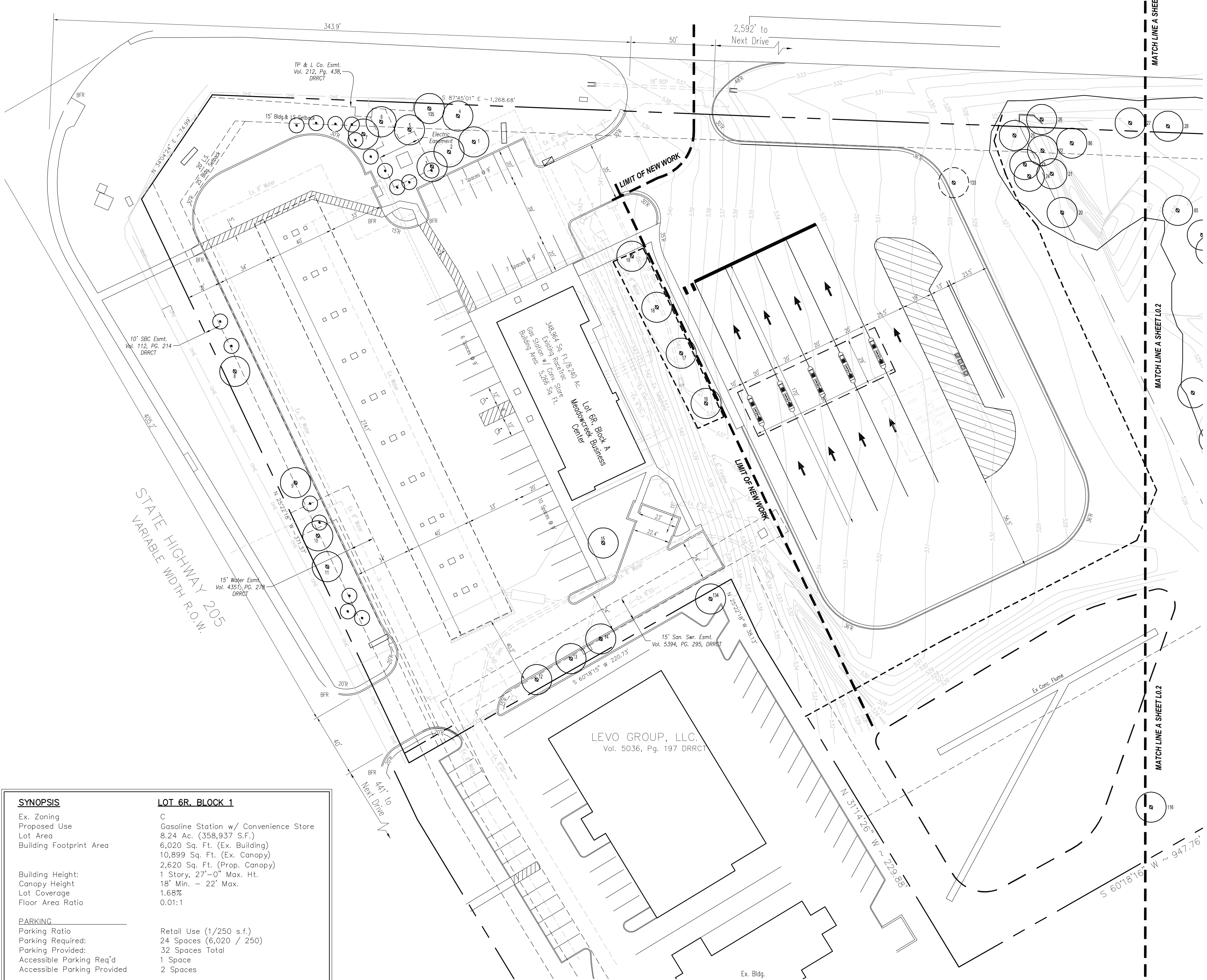
APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBP No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

L1.2

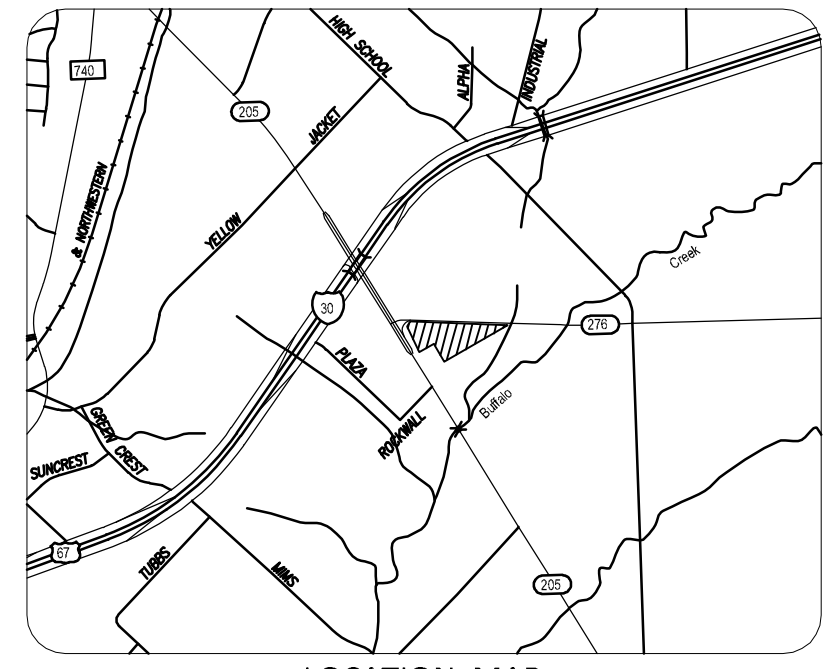
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 Printed by: brn Plot Date: 12/30/2020 11:38 AM

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

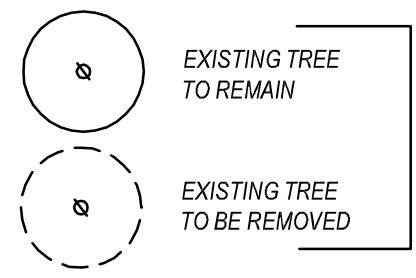


EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around drip line (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the drip line of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the drip line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the drip line of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

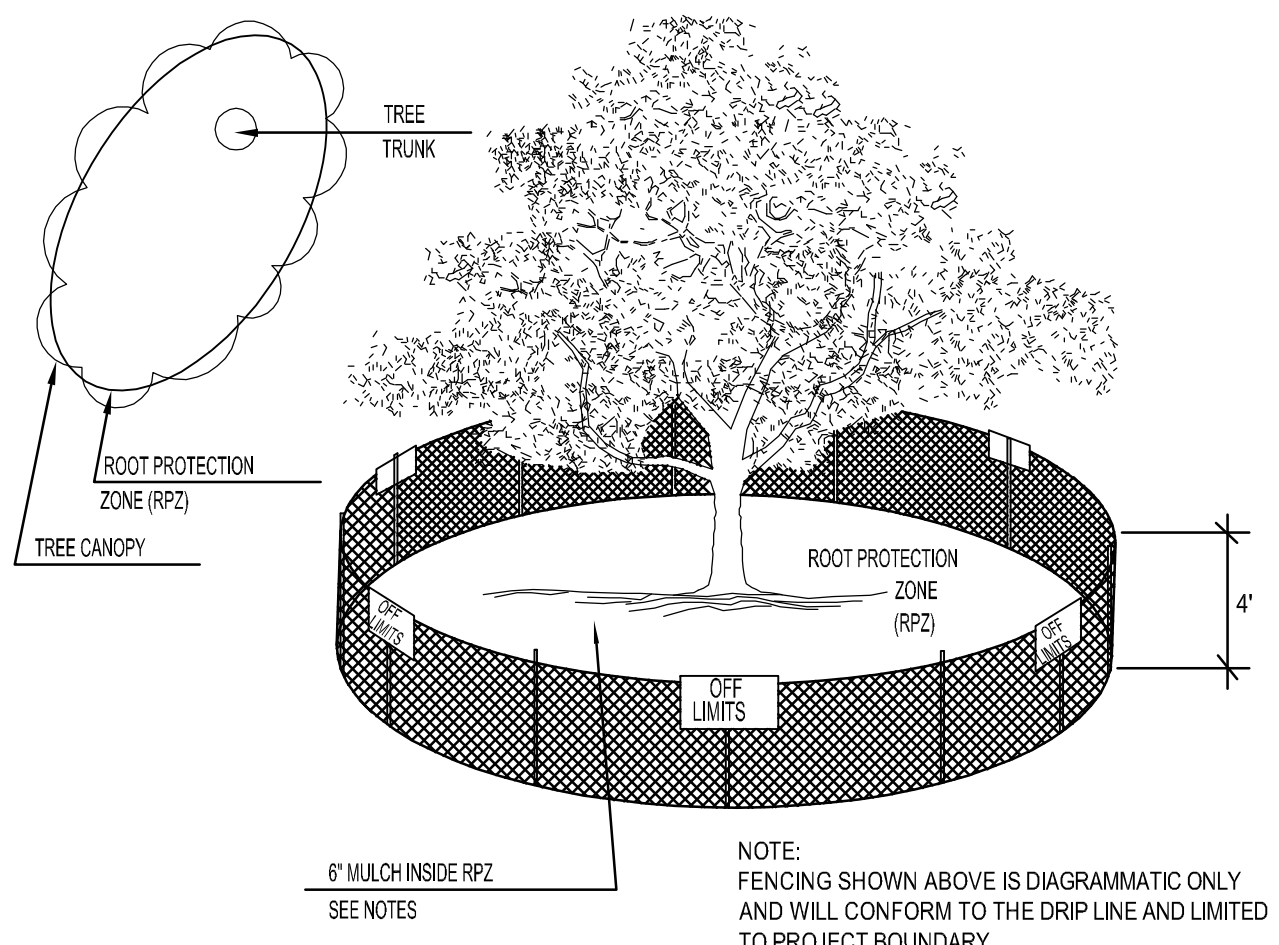


EXISTING TREE LEGEND



REFER TO SHEET L0.2 FOR TREE SPECIES AND CHART

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01 / L0.1



01 TREE PROTECTION FENCE A
NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

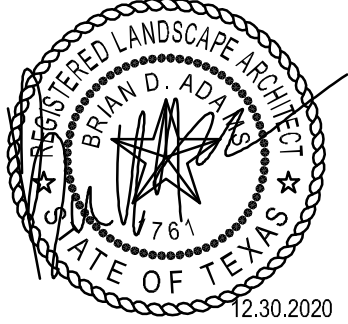
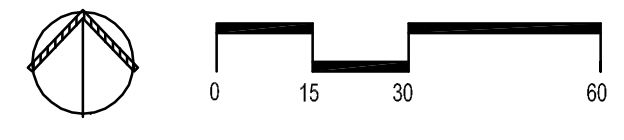
Witness our hands this:

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

SYNOPSIS	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,620 Sq. Ft. (Prop. Canopy)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Min. - 22' Max.
Lot Coverage	1.68%
Floor Area Ratio	0.01:1
PARKING	
Parking Ratio	Retail Use (1/250 s.f.)
Parking Required:	24 Spaces (6,020 / 250)
Parking Provided:	32 Spaces Total
Accessible Parking Req'd	1 Space
Accessible Parking Provided	2 Spaces
LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.

LOT 6R, BLOCK 1

01 TREE PRESERVATION PLAN
SCALE: 1"=30'-0"



MEADOWCREEK BUSINESS CENTER

LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
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smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-ls.com

L0.1



15 December 2020

Mr. David Bond, P.E.
Spiars Engineering
765 Custer Road, Suite 100
Plano, Texas 75075

Re: Racetrac Tree Survey
Approximately 9.2 acres located at 2301 South Goliad Street, Rockwall, Rockwall County, Texas

Dear Mr. Bond,

Integrated Environmental Solutions, LLC. (IES) performed a tree survey on an approximately 9.2 acres located at 2301 South Goliad Street, Rockwall, Rockwall County, Texas (**Attachment A, Figure 1**). The survey area was derived from graphics and digital boundaries provided by your office. According to the *City of Rockwall Tree Preservation and Mitigation Ordinance*, Article IX – Tree Preservation, all *protected trees* with a diameter at breast height (DBH) of 4 inches or greater and *non-protected trees* with a DBH of 11 inches or greater are to be located, identified by species, and assessed for general health condition. *Non-protected trees* include Bois d’Arc, willows, cottonwoods, locust, chinaberry, hackberry, and cedar trees. The trees were measured, recorded, and tagged with aluminum tags with a number that corresponds with the attached maps and data tables.

One hundred and thirty-five trees were identified and located within the survey corridor totaling 1,531.6 diameter inches (**Attachment A, Figures 2A and 2B**). The following tree species were identified: sugarberry (*Celtis laevigata*), Hercules-club (*Zanthoxylum clava hurculis*), American elm (*Ulmus americana*), black willow (*Salix nigra*), cedar elm (*Ulmus crassifolia*), green ash (*Fraxinus pennsylvanicum*), bald cypress (*Taxodium distichum*), eastern redcedar (*Juniperus virginiana*), live oak (*Quercus virginiana*), persimmon (*Diospyros virginiana*), Shumard’s oak (*Quercus shumardii*), western soapberry (*Sapindus saponaria*), and Osage-orange (*Maclura pomifera*) (**Attachment B**).

Most of the site was a combination of small open fields and groves of relatively young eastern redcedars with a drainage corridor surrounded by predominantly hardwood trees and shrubs. As such, most of the protected trees were centrally located around the drainage corridor and the remaining trees were sporadically surveyed along fence lines and eastern redcedar dominant fields. A gas station was built on the western side of the survey area with some ornamental trees surrounding the building.

IES appreciates the opportunity to work with you and Spiars Engineering on this project. In the event there are any questions or if we can provide any further assistance, please contact us at skipp@intenvsol.com or rreinecke@intenvsol.com or call 972-562-7672.

Sincerely,
Integrated Environmental Solutions, LLC.

Mr. Shae Kipp
ISA Certified Arborist #TX-4518A

Attachments
File ref: 04.196.062

Integrated Environmental Solutions, LLC. | 610 Elm Street, Suite 300
McKinney, Texas 75069 | www.intenvsol.com

Telephone: 972.562.7672

ATTACHMENT A

Figures

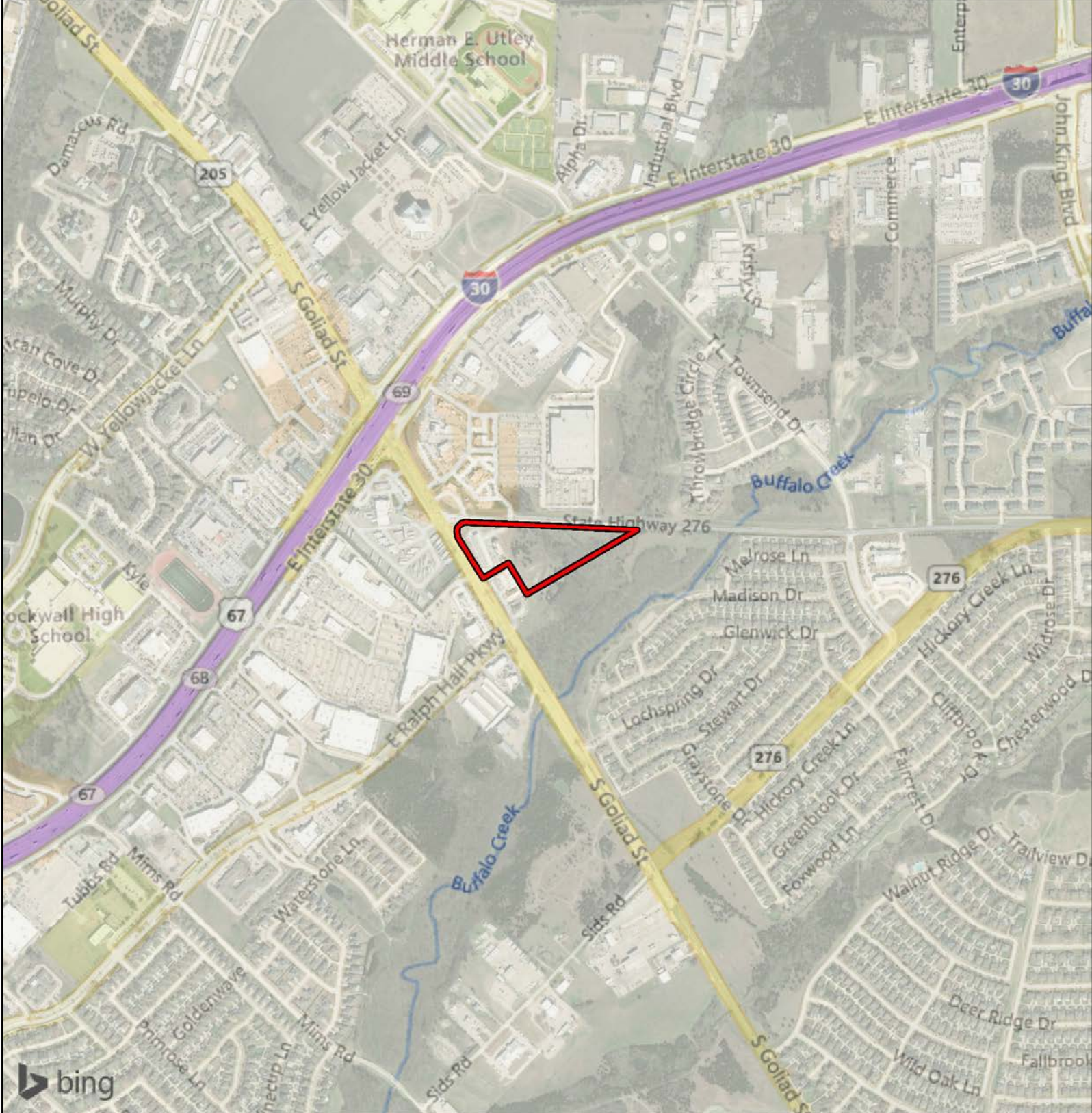



Figure 1.
General Location Map

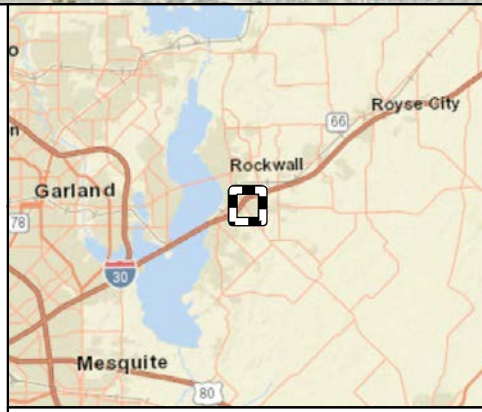
Racetrac Tree Survey
City of Rockwall
Rockwall County, Texas

 Survey Area

1 in = 1,000 feet 



File Ref. 04.196.062
Date: 12/14/2020



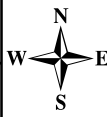
Area of Detail Scale: 1 inch equals 10 miles



**Figure 2A.
Tree Locations**

Racetrac Tree Survey
City of Rockwall
Rockwall County, Texas

- Survey Area
- Tree Locations



File Ref. 04.196.062
Date: 12/14/2020





**Figure 2B.
Tree Locations**

Racetrac Tree Survey
City of Rockwall
Rockwall County, Texas

- Survey Area
- Tree Locations

1 in = 100 feet Feet

0
100



File Ref. 04.196.062
Date: 12/14/2020



ATTACHMENT B

Tree Tabular Data

**Racetrac Tree Survey Tabular Data
Rockwall, Texas**

Tree Number	Diameter at Breast Height		Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches		Fence in Trunk	Dead/Missing Bark	Sapwood Damage/Decay	Heartwood Damage/Decay	Latitude	Longitude
	(Inches)	Species				(%)	Lean						
1	8.5	cedar elm	8	No	Healthy	0	61-90	No				32.9068466	-96.4473815
2	7.4	cedar elm	8	No	Healthy	0	61-90	No				32.9068310	-96.4474301
3	8.7	cedar elm	8	No	Healthy	0	61-90	No				32.9068076	-96.4474634
4	8.6	cedar elm	8	No	Healthy	0	61-90	No				32.9068895	-96.4474114
5	8.2	Shumard's oak	8	No	Healthy	0	61-90	No				32.9068684	-96.4475059
6	8.6	Shumard's oak	8	No	Healthy	0	61-90	No				32.9068824	-96.4475605
7	4.6	Shumard's oak	5	No	Healthy	0	61-90	No				32.9068629	-96.4475953
8	8.4	Shumard's oak	8	No	Healthy	0	61-90	No				32.9064786	-96.4478537
9	8.2	cedar elm	8	No	Healthy	0	61-90	No				32.9062947	-96.4477402
10	8.7	cedar elm	10	No	Healthy	0	61-90	No				32.9062070	-96.4476990
11	8.9	Shumard's oak	10	No	Healthy	0	61-90	No				32.9061562	-96.4476817
12	10.5	live oak	10	No	Healthy	0	61-90	No				32.9059648	-96.4472801
13	10.0	live oak	10	No	Healthy	0	61-90	No				32.9059980	-96.4472129
14	11.3	live oak	10	No	Healthy	0	61-90	No				32.9060293	-96.4471543
15	5.1	Shumard's oak	5	No	Healthy	0	61-90	No				32.9061862	-96.4471460
16	6.2	live oak	6	No	Healthy	0	61-90	No				32.9064112	-96.4469412
17	9.0	live oak	10	No	Healthy	0	61-90	No				32.9064942	-96.4469876
18	7.8	live oak	8	No	Healthy	0	61-90	No				32.9065701	-96.4470331
19	7.8	live oak	8	No	Healthy	0	61-90	No				32.9066544	-96.4470794
20	10.1	cedar elm	12	No	Healthy	0	61-90	No				32.9067121	-96.4462435
21	17.5	Black willow	18	No	Healthy	0	61-90	No				32.9067759	-96.4462620
22	12.3	Black willow	15	Yes	Healthy	0	61-90	No				32.9068142	-96.4462793
23	11.7	sugarberry	15	No	Healthy	0	61-90	No				32.9067920	-96.4463140
24	10.9	cedar elm	15	No	Healthy	0	61-90	No				32.9067726	-96.4463060
25	9.6	cedar elm	12	No	Healthy	0	61-90	No				32.9068398	-96.4463332
26	5.6	American elm	6	No	Healthy	0	61-90	No				32.9068651	-96.4462797
27	13.0	sugarberry	15	Yes	Healthy	0	61-90	No				32.9068565	-96.4461083
28	24.3	sugarberry	20	No	Healthy	0	61-90	No				32.9068501	-96.4460352
29	13.1	sugarberry	12	No	Healthy	0	61-90	No				32.9067979	-96.4449234
30	15.1	western soapberry	15	No	Healthy	0	61-90	No				32.9067876	-96.4447574
31	24.6	sugarberry	15	Yes	Healthy	0	61-90	No				32.9067868	-96.4446503
32	26.1	sugarberry	25	No	Healthy	0	61-90	No				32.9067797	-96.4443622
33	11.4	sugarberry	12	No	Healthy	0	61-90	No				32.9067393	-96.4443049
34	11.8	sugarberry	12	No	Healthy	0	61-90	No				32.9067615	-96.4442167
35	11.2	sugarberry	12	No	Healthy	0	61-90	No				32.9067541	-96.4442206
36	21.6	sugarberry	20	No	Healthy	0	61-90	No				32.9067621	-96.4441049
37	22.9	eastern red cedar	20	Yes	Healthy	0	61-90	No				32.9067034	-96.4438885
38	24.0	sugarberry	20	Yes	Healthy	0	61-90	No				32.9067186	-96.4438487
39	17.5	sugarberry	20	No	Healthy	0	61-90	No				32.9066506	-96.4439420
40	21.4	sugarberry	18	No	Healthy	0	61-90	No				32.9066446	-96.4439388
41	12.4	sugarberry	12	No	Healthy	0	61-90	No				32.9065030	-96.4443076
42	12.0	sugarberry	10	No	Healthy	0	61-90	No				32.9065963	-96.4443112
43	12.2	sugarberry	12	No	Healthy	0	61-90	No				32.9065868	-96.4443133

**Racetrac Tree Survey Tabular Data
Rockwall, Texas**

Tree Number	Diameter at Breast Height		Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches		Fence in Trunk	Dead/Missing Bark	Sapwood Damage/Decay	Heartwood Damage/Decay	Latitude	Longitude
	(Inches)	Species				(%)	Lean						
44	16.9	sugarberry	18	No	Healthy	0	61-90	No				32.9064654	-96.4446138
45	14.8	sugarberry	15	No	Healthy	0	61-90	No				32.9063927	-96.4446741
46	11.1	sugarberry	12	No	Healthy	0	61-90	No				32.9063648	-96.4446881
47	16.8	sugarberry	18	Yes	Healthy	0	61-90	No				32.9063295	-96.4447002
48	13.9	Osage-orange	12	Yes	Healthy	0	61-90	No				32.9063348	-96.4447863
49	24.9	Osage-orange	20	Yes	Healthy	0	61-90	No				32.9062799	-96.4448357
50	16.0	sugarberry	15	Yes	Healthy	0	61-90	No				32.9064268	-96.4447415
51	18.2	sugarberry	18	Yes	Healthy	0	61-90	No				32.9064388	-96.4447015
52	10.5	Hercules-club	10	Yes	Healthy	0	61-90	No				32.9064606	-96.4447509
53	4.6	cedar elm	6	No	Healthy	0	61-90	No				32.9065222	-96.4448668
54	5.6	cedar elm	6	No	Healthy	0	61-90	No				32.9066072	-96.4448147
55	5.3	cedar elm	6	No	Healthy	0	61-90	No				32.9066139	-96.4448298
56	5.2	cedar elm	6	No	Healthy	0	61-90	No				32.9065519	-96.4448852
57	5.0	cedar elm	5	No	Healthy	0	61-90	No				32.9065759	-96.4450004
58	6.5	cedar elm	6	No	Healthy	0	61-90	No				32.9065834	-96.4450533
59	4.0	cedar elm	5	No	Healthy	0	61-90	No				32.9065728	-96.4450472
60	4.7	cedar elm	6	No	Healthy	0	61-90	No				32.9066090	-96.4450994
61	4.0	cedar elm	5	No	Healthy	0	61-90	No				32.9065632	-96.4451194
62	18.5	sugarberry	18	Yes	Healthy	0	61-90	Yes				32.9064207	-96.4451064
63	11.7	sugarberry	12	No	Healthy	0	61-90	No				32.9063090	-96.4449654
64	11.6	sugarberry	12	No	Healthy	0	61-90	No				32.9062627	-96.4449254
65	11.3	cedar elm	12	No	Healthy	0	61-90	No				32.9061864	-96.4450308
66	11.3	sugarberry	12	No	Healthy	0	61-90	No				32.9061363	-96.4450871
67	11.9	sugarberry	12	No	Healthy	0	61-90	No				32.9062452	-96.4450770
68	12.3	sugarberry	15	No	Healthy	0	61-90	No				32.9063084	-96.4450265
69	30.2	sugarberry	25	Yes	Healthy	0	61-90	No				32.9063151	-96.4450320
70	11.4	sugarberry	15	No	Healthy	0	61-90	No				32.9062871	-96.4451345
71	15.7	green ash	18	Yes	Healthy	0	61-90	No				32.9062374	-96.4451639
72	12.0	sugarberry	15	No	Healthy	0	61-90	No				32.9061900	-96.4451903
73	11.3	sugarberry	12	No	Healthy	0	61-90	No				32.9061234	-96.4451952
74	12.4	green ash	15	No	Healthy	0	61-90	No				32.9061146	-96.4452025
75	11.2	sugarberry	15	No	Healthy	0	61-90	No				32.9060865	-96.4451983
76	11.8	sugarberry	18	No	Healthy	0	61-90	No				32.9060728	-96.4452285
77	12.2	sugarberry	15	No	Healthy	0	61-90	No				32.9061959	-96.4452598
78	16.4	sugarberry	20	No	Healthy	0	61-90	No				32.9062241	-96.4452907
79	11.9	sugarberry	15	No	Healthy	0	61-90	No				32.9062931	-96.4452472
80	12.5	sugarberry	18	No	Healthy	0	61-90	No				32.9063348	-96.4451977
81	21.0	cedar elm	20	No	Healthy	0	61-90	No				32.9065243	-96.4453214
82	8.9	Hercules-club	10	No	Healthy	0	61-90	No				32.9066002	-96.4453659
83	6.4	cedar elm	6	No	Healthy	0	61-90	No				32.9066195	-96.4453917
84	8.8	cedar elm	10	No	Healthy	0	61-90	No				32.9067129	-96.4455117
85	15.1	sugarberry	20	No	Healthy	0	61-90	No				32.9067120	-96.4460196
86	14.4	Osage-orange	15	Yes	Healthy	0	61-90	No				32.9068253	-96.4462222

**Racetrac Tree Survey Tabular Data
Rockwall, Texas**

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches		Fence in Trunk	Dead/ Missing Bark	Sapwood Damage/ Decay	Heartwood Damage/ Decay	Latitude	Longitude
						Lean	(%)						
87	8.8	cedar elm	12	No	Healthy	0	61-90	No				32.9066709	-96.4459726
88	18.0	black willow	15	Yes	Unhealthy	40	61-90	No	Trunk & Branches	Trunk & Branches	Trunk & Branches	32.9066449	-96.4459565
89	8.7	green ash	10	No	Healthy	0	61-90	No				32.9066238	-96.4459109
90	5.4	Hercules-club	6	No	Healthy	0	61-90	No				32.9065375	-96.4458398
91	12.3	cedar elm	15	No	Healthy	0	61-90	No				32.9064447	-96.4456321
92	11.3	sugarberry	15	No	Healthy	0	61-90	No				32.9064010	-96.4456542
93	11.4	sugarberry	12	No	Healthy	0	61-90	No				32.9063820	-96.4454921
94	12.4	sugarberry	18	No	Healthy	0	61-90	No				32.9064495	-96.4454254
95	11.8	sugarberry	15	No	Healthy	0	61-90	No				32.9063718	-96.4454118
96	5.5	cedar elm	6	No	Healthy	0	61-90	No				32.9063844	-96.4453572
97	9.2	cedar elm	10	Yes	Healthy	0	61-90	No				32.9063745	-96.4453490
98	9.5	cedar elm	12	No	Healthy	0	61-90	No				32.9063751	-96.4453275
99	9.0	cedar elm	10	No	Healthy	0	61-90	No				32.9063743	-96.4453124
100	5.0	cedar elm	8	No	Healthy	0	61-90	No				32.9063690	-96.4452735
101	5.3	cedar elm	6	No	Healthy	0	61-90	No				32.9063460	-96.4453278
102	8.2	cedar elm	10	No	Healthy	0	61-90	No				32.9063118	-96.4454183
103	9.2	cedar elm	12	No	Healthy	0	61-90	No				32.9062872	-96.4454232
104	7.8	cedar elm	8	No	Healthy	0	61-90	No				32.9062747	-96.4454043
105	10.2	cedar elm	12	No	Healthy	0	61-90	No				32.9062229	-96.4454416
106	8.2	cedar elm	8	No	Healthy	0	61-90	No				32.9062275	-96.4454117
107	14.3	sugarberry	18	No	Healthy	0	61-90	No				32.9061789	-96.4454044
108	12.0	sugarberry	15	No	Healthy	0	61-90	No				32.9060956	-96.4454849
109	11.2	sugarberry	15	No	Healthy	0	61-90	No				32.9061554	-96.4453502
110	10.0	cedar elm	12	No	Healthy	0	61-90	No				32.9061118	-96.4453150
111	15.9	green ash	18	No	Healthy	0	61-90	No				32.9060435	-96.4453345
112	12.2	sugarberry	15	No	Healthy	0	61-90	No				32.9059818	-96.4454196
113	11.0	eastern red cedar	15	No	Healthy	0	61-90	No				32.9059379	-96.4454786
114	4.0	cedar elm	6	No	Healthy	0	61-90	No				32.9060237	-96.4454017
115	12.1	green ash	15	No	Healthy	0	61-90	No				32.9060149	-96.4453226
116	4.0	bald cypress	4	No	Healthy	0	61-90	No				32.9057363	-96.4460937
117	5.1	persimmon	5	No	Healthy	0	61-90	No				32.9060291	-96.4455515
118	6.1	persimmon	6	No	Healthy	0	61-90	No				32.9060273	-96.4455536
119	4.5	cedar elm	7	No	Healthy	0	61-90	No				32.9060387	-96.4456148
120	12.5	eastern red cedar	12	Yes	Healthy	0	61-90	No				32.9060596	-96.4455767
121	4.2	persimmon	5	No	Healthy	0	61-90	No				32.9062218	-96.4455530
122	12.0	eastern red cedar	12	No	Healthy	0	61-90	No				32.9062162	-96.4455640
123	10.9	cedar elm	12	No	Healthy	0	61-90	No				32.9062089	-96.4456257
124	6.5	cedar elm	8	No	Healthy	0	61-90	No				32.9061859	-96.4457443
125	18.0	cedar elm	20	Yes	Healthy	0	61-90	No				32.9061582	-96.4457559
126	9.3	cedar elm	10	No	Healthy	0	61-90	No				32.9063491	-96.4458249
127	5.6	persimmon	8	No	Healthy	0	61-90	No				32.9064489	-96.4457308
128	17.4	green ash	20	No	Healthy	0	61-90	No				32.9064836	-96.4457395

**Racetrac Tree Survey Tabular Data
Rockwall, Texas**

Tree Number	Diameter at Breast Height		Canopy		General Condition	Dead Branches		Fence in Trunk	Dead/Missing Bark	Sapwood Damage/Decay	Heartwood Damage/Decay	Latitude	Longitude
	(Inches)	Species	Radius (Feet)	Multiple Trunks		(%)	Lean						
129	10.0	cedar elm	12	No	Healthy	0	61-90	No				32.9064037	-96.4458342
130	13.5	cedar elm	15	No	Healthy	0	61-90	No				32.9063361	-96.4459573
131	12.1	cedar elm	15	No	Healthy	0	61-90	No				32.9064131	-96.4459970
132	12.6	sugarberry	15	No	Healthy	0	61-90	No				32.9064552	-96.4459154
133	13.6	eastern red cedar	12	No	Healthy	0	61-90	No				32.9067645	-96.4464527
134	8.4	live oak	8	No	Healthy	0	61-90	No				32.9060911	-96.4469398
135	6.4	cedar elm	6	No	Healthy	0	61-90	No				32.9069026	-96.4474665

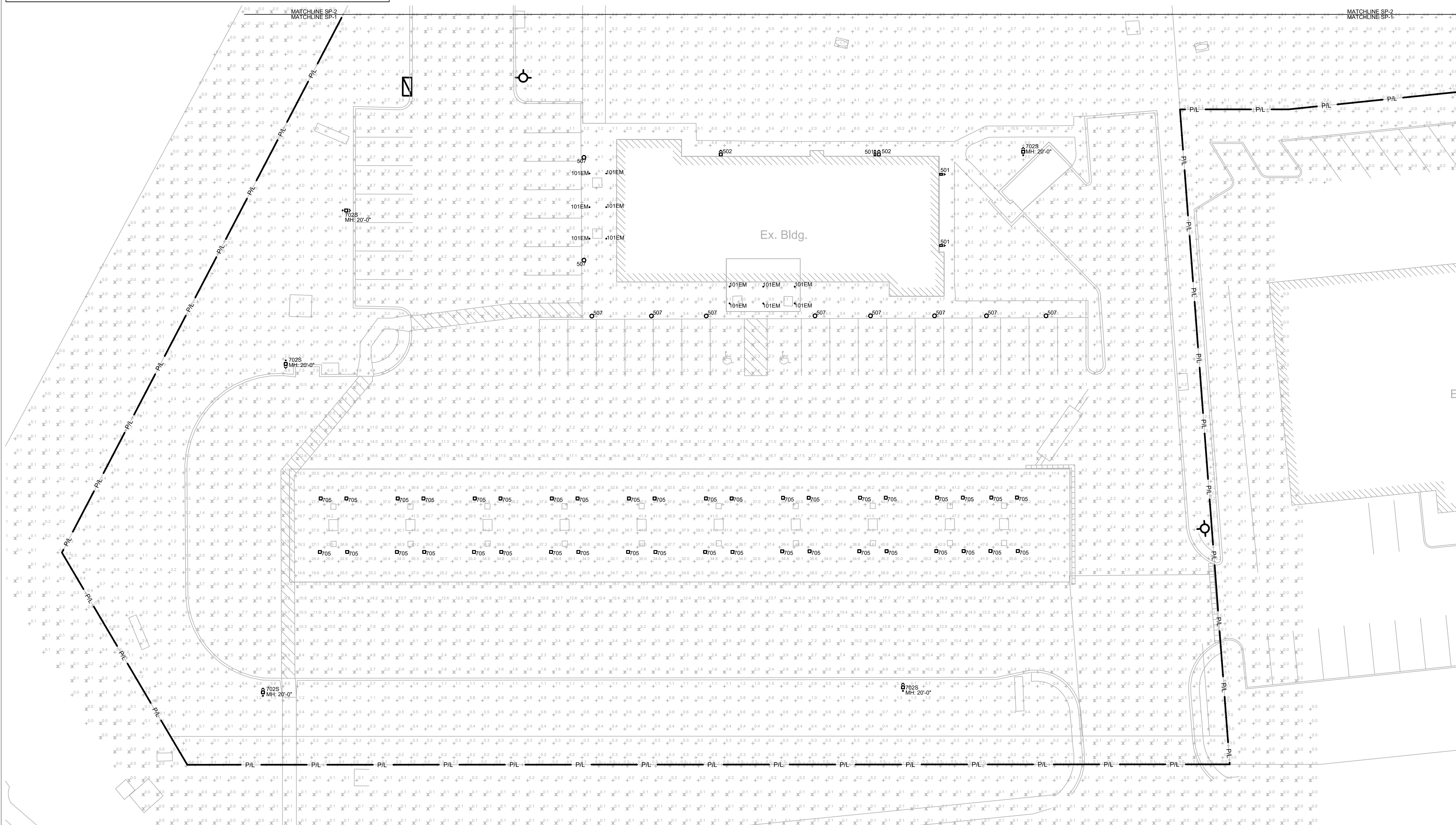
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705 (EXISTING)	40	SCV-LED-13L-SC-UNV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDS.	SCV-LED-13L-SC-50.IES	Absolute	1.00	84.3
	705B	8	SCV-LED-13L-SC-UNV-DIM-50-BRZ	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE WITH DARK BRONZE FINISH	LEDS.	SCV-LED-13L-SC-50.IES	Absolute	1.00	84.3
	101EM (EXISTING)	12	A2/B1-05	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6.IES	647	1.00	11.5
	507 (EXISTING)	10	SP2-STR-Y4.2050-FCO-MOD(KR6-12LED)-08	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4.2050-FCO-MOD (KR6 LED)-08.IES	1517	1.00	20

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	702S (5 EXISTING)	8	MRM-LED-30L-SIL-FT-UNIV-DIM-50-70CRI-IL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS.	MRM-LED-30L-SIL-FT-50-70CRI-IL.IES	Absolute	1.00	247
	501 (EXISTING)	3	XWM-FT-LED-06L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-06-50.IES	Absolute	1.00	59
	502 (EXISTING)	2	XWM-FT-LED-04L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-04-50.IES	Absolute	1.00	40

GENERAL NOTES

- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
- MOUNT AREA LUMINAIRE TYPE '702S' AT 20'-0" AFG (INCLUDING POLE BASE)
- FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
- COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
 - AREA LIGHTING - 5700K
 - BUILDING MOUNTED - 5700K
 - DECORATIVE POLE - 5000K
 - CANOPY - 5700K
 - CANOPY DOWNLIGHTS - 4000K

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Canopy	+	33.6 fc	49.0 fc	7.3 fc	6.7:1	4.6:1
Site	+	2.1 fc	25.5 fc	0.0 fc	N/A	N/A
Vehicle	X	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1
Vehicle (EDO)	X	2.5 fc	19.7 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRY PLAN
SCALE: 1/16"=1'-0"

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CITY CASE NUMBER: SP2020-033

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DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 16477

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/10/20	PERMIT SET
05/26/20	REFRESH FOR CONST.
01/05/21	PHOTOMETRIC PLAN

Racetrac

RACETRAC PETROLEUM, INC.
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
ROCKWALL

ROCKWALL TX 75032
2301 S GOLIAD ST

RACETRAC STORE NUMBER
#0585

PROTOTYPE SERIES 5.5K 2.0
TBSL REMODEL

PLAN MODIFICATION NOTICE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

STEVEN P. SCHAUB
114023
LICENSED
01/06/21

PROJECT NUMBER
2020127.18

SHEET TITLE
SITE PHOTOMETRY PLAN

SHEET NUMBER
SP-1

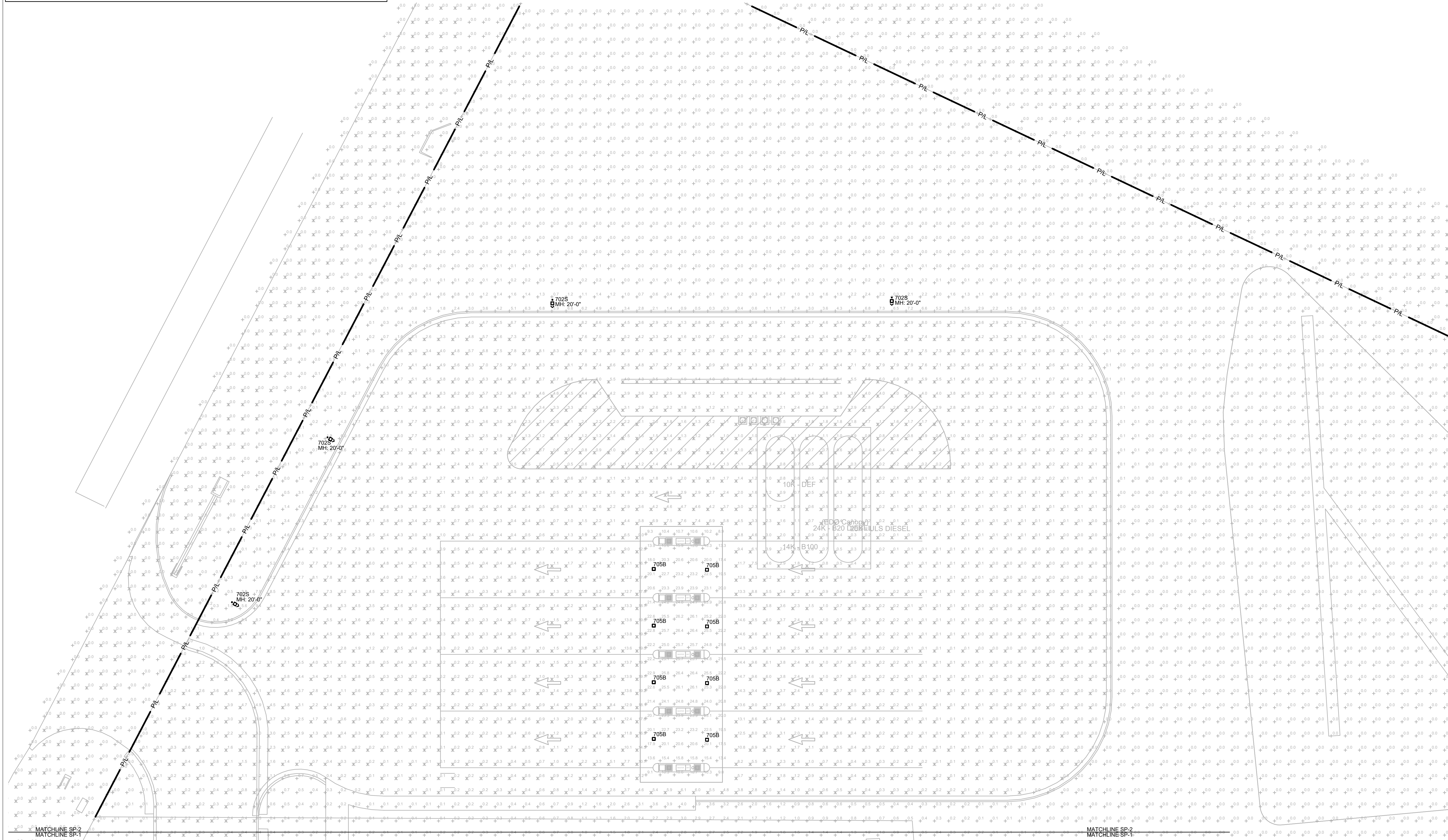
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705 (EXISTING)	40	SCV-LED-13L-SC-UNV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDS.	SCV-LED-13L-SC-50-IES	Absolute	1.00	84.3
	705B	8	SCV-LED-13L-SC-UNV-DIM-50-BRZ	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE WITH DARK BRONZE FINISH	LEDS.	SCV-LED-13L-SC-50-IES	Absolute	1.00	84.3
	101EM (EXISTING)	12	A2/B1-05	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6-IES	647	1.00	11.5
	507 (EXISTING)	10	SP2-STR-Y4-2050-FCO-MOD(K96-12LED)06	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4-2050-FCO-MOD(K96 LED)-06-IES	1517	1.00	20

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	702S (5 EXISTING)	8	MRM-LED-30L-SIL-FT-UNV-DIM-50-70CRI-IL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS.	MRM-LED-30L-SIL-FT-50-70CRI-IL-IES	Absolute	1.00	247
	501 (EXISTING)	3	XWM-FT-LED-06L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-06-50-IES	Absolute	1.00	59
	502 (EXISTING)	2	XWM-FT-LED-04L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-04-50-IES	Absolute	1.00	40

GENERAL NOTES

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 - BUILDING MOUNTED - 5700K
 - DECORATIVE POLE - 5000K
 - CANOPY - 5700K
 - CANOPY DOWNLIGHTS - 4000K

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.0 fc	0.3 fc	0.0 fc	N / A	N / A
Canopy	+	33.6 fc	49.0 fc	7.3 fc	6.7:1	4.6:1
Site	+	2.1 fc	25.5 fc	0.0 fc	N/A	N/A
Vehicle	✕	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1
Vehicle (EDO)	✕	2.5 fc	19.7 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRY PLAN
SCALE: 1/16"=1'-0"

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CITY CASE NUMBER: SP2020-093

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AKRON, OH 44311

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Texas Registration No. 16477

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/10/20	PERMIT SET
05/26/20	REFRESH FOR CONST.
01/05/21	PHOTOMETRIC PLAN

Racetrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
ROCKWALL

ROCKWALL
TX 75032
2301 S GOLIAD ST

RACETRAC STORE NUMBER
#0585

PROTOTYPE SERIES 5.5K 2.0
TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO. DATE

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PROFESSIONAL SEAL

STATE OF TEXAS
STEVEN P. SCHAUB
114023
LICENSED
01/06/21

PROJECT NUMBER
20201218

SHEET TITLE

SITE PHOTOMETRY PLAN (CONT.)

SHEET NUMBER
SP-2

Type 704: SCV LED 10L SC UNV DIM 50 WHT



Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire

The Scottsdale® Vertex™ is the most feature-rich canopy fixture in the marketplace. Innovations such as combined optical distributions, multiple lumen packages, field serviceability and simple installation make this fixture the ideal canopy solution. Its exceptional design and performance are backed by LSI's best-in-class customer service.

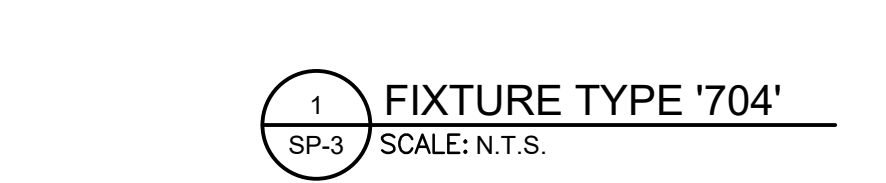
SCOTTSDALE Features & Specifications

Optical System, Dimensions, Electrical, and Locking Color sections with technical diagrams and specifications for the Type 704 luminaire.

LSI Industries Inc. 6000 Albany Rd Cincinnati, OH 45242 www.industrial.com 513-373-3300

SCOTTSDALE Features & Specifications (Cont.)

Continuation of features and specifications for the Type 704 luminaire, including detailed tables for DELIVERED LUMENS, ELECTRICAL DATA, and SSS DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE.



Type 702: MRM LED 30L SIL FT UNV 50 70CRI BRZ



Mirada Medium - MRM Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance, factory-rotatable silicone optics, 3 standard CCTs, 8000-hr delivered lumens, and is available with Integral Axi™ Wireless Controls.

Features & Specifications

Optical System, Product Dimensions, Electrical, and Wireless Controls System sections with technical diagrams and specifications for the Type 702 luminaire.

LSI Industries Inc. 6000 Albany Rd Cincinnati, OH 45242 www.industrial.com 513-373-3300

Features & Specifications (Cont.)

Continuation of features and specifications for the Type 702 luminaire, including detailed tables for ELECTRICAL DATA, RECOMMENDED LUMEN MAINTENANCE, and DELIVERED LUMENS.



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DESIGN PROFESSIONALS



ISSUE/REVISION RECORD

Table with columns: DATE, DESCRIPTION. Entries include 04/10/20 PERMIT SET, 05/26/20 REFRESH FOR CONST., 01/05/21 PHOTOMETRIC PLAN.

Racetrac

RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SOUTHEAST SUITE 300 ATLANTA, GEORGIA 30339 (770) 431-7600

PROJECT NAME ROCKWALL

ROCKWALL TX 75032 2301 S GOLIAD ST

RACETRAC STORE NUMBER

#0585

PROTOTYPE SERIES 5.5K 2.0

TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO. DATE

STANDARD PLAN BULLETINS (SPB) MODIFY THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE.

PROFESSIONAL SEAL

FOR REFERENCE ONLY

PROJECT NUMBER 20201218

SHEET TITLE

SITE PHOTOMETRY CUT SHEETS

SHEET NUMBER

SP-3

CITY CASE NUMBER: SP2020-033

SSS-S SERIES POLES SQUARE STRAIGHT STEEL. Includes application notes, dimensions, and ordering information for various pole configurations.

ASCE7-05 WIND MAP and FLORIDA REGION WIND MAP. Includes wind speed maps and detailed photometric cut sheets for various pole heights and configurations.

