NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [2] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) <u>APPOINTMENTS</u>

(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.

(III) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do <u>not</u> involve discretionary approvals.

(2) Approval of minutes for the March 28, 2023 Planning and Zoning Commission meeting.

(3) **P2023-006 (BETHANY ROSS)**

Discuss and consider a request by Matthew Deyermond on behalf of Donald Wallace for the approval of a <u>Final Plat</u> for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.

(4) P2023-007 (HENRY LEE)

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LLC for the approval of a *Final Plat* for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(5) SP2023-010 (BETHANY ROSS)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a <u>Site Plan</u> to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205], and take any action necessary.

(6) SP2023-012 (HENRY LEE)

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LLC for the approval of a <u>Site Plan</u> for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(V) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a <u>Request to Address the Planning and Zoning Commission</u> (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(7) **Z2023-014 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

(8) **Z2023-015 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary.

(9) **Z2023-016 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a <u>Specific Use Permit (SUP)</u> allowing a <u>Bail Bond Service</u> on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

(10) **Z2023-017 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a <u>Specific Use Permit (SUP)</u> for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

(11) **Z2023-019 (RYAN MILLER)**

Hold a public hearing to discuss and consider a <u>Text Amendment</u> to Article 04, <u>Permissible Uses</u>, and Article 13, <u>Definitions</u>, of the Unified Development Code (UDC) to create a <u>Credit Access Business</u> land use, and take any action necessary.

(12) **Z2023-020 (RYAN MILLER)**

Hold a public hearing to discuss and consider an <u>Amendment</u> to the Comprehensive Plan for the purpose of adopting changes to the Master Thoroughfare Plan contained in Appendix 'C', <u>Maps</u>, and take any action necessary.

(VI) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(13) SP2023-011 (BETHANY ROSS)

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a <u>Site Plan</u> for a Carwash and Commercial/Retail Shopping Center on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

(VII) DISCUSSION ITEMS

- (14) <u>Director's Report</u> of post City Council meeting outcomes for development cases (**RYAN MILLER**).
 - P2023-005: Replat for Lots 8-10, Block A, Sky Ridge Addition (APPROVED)
 - Z2023-009: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* at 504 Nash Street (APPROVED; 2ND READING)
 - Z2023-010: Zoning Change (AG to LI) for 1760 Airport Road (APPROVED; 2ND READING)
 - Z2023-011: SUP for a Residential Infill in an Established Subdivision for 104 Glenn Avenue (APPROVED; 2ND READING)
 - Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane (APPROVED; 2ND READING)

- Z2023-013: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 118 Blanche Drive (APPROVED;
 2ND READING)
- Subdivision Ordinance (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 Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Melanie Zavala, 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 <u>April 7, 2023</u> at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS MARCH 28, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES:[1]ADDITIONAL CASE INFORMATION CAN BE FOUND AT

HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [2] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

7 I. CALL TO ORDER

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57 58 59 Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Jerry Welch, Derek Deckard, John Womble, Jean Conway, Ross Hustings and Brian Llewellyn. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, Planning Technician Angelica Guevara. Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston.

14 II. 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.

A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural review board meeting.

22 III. OPEN FORUM

> This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings

Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

Rvan Jovce 767 Justin Road Rockwall, TX

Mr. Joyce came forward and announced that the Rockwall Youth Fair was this upcoming weekend.

Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the open forum.

40IV. CONSENT AGENDA

> These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

- 2. Approval of minutes for the *February 7, 2023* Planning and Zoning Commission meeting.
- 3. Approval of minutes for the *February 14, 2023* Planning and Zoning Commission meeting.
- 49 4. Approval of minutes for the *February 28, 2023* Planning and Zoning Commission meeting.
- 51 5. Approval of minutes for the *March* 14, 2023 Planning and Zoning Commission meeting.
 - 6. **P2023-005** (HENRY LEE)

Consider a request by Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 8-10, Block A, Sky Ridge Addition being a 2.293-acre tract of land identified as Lots 2-4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southwest corner of the intersection of Yellow Jacket Lane and Ridge Road [FM-740], and take any action

Commissioner Welch made a motion to approve the consent agenda. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.

60 V. ACTION ITEMS

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These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

7. MIS2023-004 (BETHANY ROSS)

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Discuss and request by Tim Wolf for the approval of a <u>Miscellaneous Case</u> for an <u>Exception</u> to the residential fence material requirements on a 0.2498-acre parcel of land identified as Lot 17, Block D, Promenade Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1670 Avonlea Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting an exception to the fence material standards as stipulated by the UDC. In this case, the applicant is requesting to replace their existing 6-foot fence with a 6-foot fence constructed of composite materials- specifically Trex board. Planner Ross advised that this does not appear to create a negative or adverse effect on any of the adjacent properties. Staff would like to note that exceptions to the fence material standards are a discretionary decision for the Planning and Zoning Commission.

Commissioner Conway wanted clarification on the color of the fence.

Commissioner Womble asked if this type of fencing has been approved before.

Vice-Chairman Deckard asked if the material is produced by Trex itself.

Tim Wolf 1670 Avonlea Drive Rockwall, TX 75087

Mr. Wolf came forward and provided additional details in regard to the request.

Commissioner Llewelyn expressed with being in favor of the request.

Commissioner Womble agreed with being in favor.

Commissioner Llewelyn made a motion to approve MIS2023-004. Commissioner Welch seconded the motion which passed by a vote of 7-0.

8. MIS2023-005 (HENRY LEE)

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a <u>Miscellaneous Case</u> for <u>Exception</u> to allow vertical walls in a detention pond on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary

Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval to allow vertical walls in a detention pond on a tract of land for the purpose to be an amenity feature in their campus to incorporate a fishing pier.

Frank Polma 618 Main Street Garland, TX 75040

Mr. Polma came forward and provided additional details in regard to the request.

Commissioner Conway made a motion to approve MIS2023-005. Vice-Chairman Deckard seconded the motion which passed by a vote of 7-0.

DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is April 11, 2023.

9. **Z2023-014 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

Planning Technician Angelica Guevara expressed that this was a request for approval of a SUP for Residential Infill for the purpose of constructing a single-family home on the property. The proposed home does meet all of the density and dimensional requirements for this zoning district with the exception of the garage orientation.

Julius Waffer 512 Dickey Street Rockwall, TX 75087

Mr. Waffer came forward and provided additional details in regard to the request.

Chairman Thomas advised this item will come back before the Commission for discussion or action on April 11, 2023.

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132 10. **Z2023-015** (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition. City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action

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140 141 Planning Technician Angelica Guevara advised that this was a request for approval of a SUP for the purpose of constructing a single-family home. The proposed home does meet all of the density and dimensional requirements with the exception of the garage orientation.

Chairman Thomas advised this item will come back before the Commission for discussion or action on April 11, 2023.

142 143 11. **Z2023-016** (HENRY LEE)

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

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Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a SUP allowing a bail bond service land use in a Commercial (C) District. He explained that staff made a note that there is another bail bond service provider on the adjacent parcel to the northeast of the subject property.

Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

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155 12. **Z2023-017** (HENRY LEE)

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

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Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a SUP for residential infill in an established subdivision. The request meets all of the density and dimensional requirements with the exception of the garage orientation.

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Javier Silva

58 Windsor Drive Rockwall, TX 75032

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Mr. Silva came forward and provided additional details in regard to the request.

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Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

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171 13. Z2023-019 (RYAN MILLER)

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Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified Development Code (UDC) to create a Credit Access Business land use, and take any action necessary.

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Director of Planning and Zoning Ryan Miller provided additional details in regard to the request. He explained that at the last City Council meeting, the issue about regulating credit access businesses was brought up. Staff is looking to establish this as a land use and establish some land use criteria.

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Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

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181 14. **Z2023-020** (RYAN MILLER)

Hold a public hearing to discuss and consider an Amendment to the Comprehensive Plan for the purpose of adopting changes to the Master Thoroughfare Plan contained in Appendix 'C', Maps, and take any action necessary.

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Director of Planning and Zoning Ryan Miller provided additional details in regard to the request. He explained that back in January 2022, staff initiated a review and update of our Master Thoroughfare Plan. However, due to some issues, the project got delayed a little bit. The changes were brought up at the last Council meeting and Council directed Staff to move forward with the amendment process.

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Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

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190 15. P2023-006 (BETHANY ROSS)

Discuss and consider a request by Matthew Deyermond on behalf of Donald Wallace for the approval of a Final Plat for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.

193 194 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of a final plat for the purpose of creating three (3) lots on the property. She advised this will go before Parks Board on April 4, 2023.

Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

200 16. P2023-007 (HENRY LEE)

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LLC for the approval of a *Final Plat* for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

Planner Henry Lee advised that this item will go before Parks Board on April 4, 2023.

Ryan Joyce 767 Justin Road Rockwall, TX 75087

Mr. Joyce came forward and provided additional details in regard to the request.

Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

217 17. SP2023-010 (BETHANY ROSS)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a <u>Site Plan</u> to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 N. Goliad Street [SH-205], and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of a site plan to convert (2) single-family homes to offices. The applicant has a few outstanding comments such as getting the cross-access easement along the north side of the property, mitigating for the 24-inch caliper elm tree which is being removed through the development, and removing the existing accessory structures. Planner Ross added that ARB did recommend approval with the recommendation that the applicant keep a cohesive neutral color on 1205 N. Goliad.

Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

231 18. SP2023-011 (BETHANY ROSS)

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a <u>Site Plan</u> for a <u>Carwash</u> and <u>Commercial/Retail Shopping Center</u> on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting the approval of a site plan for a car wash and commercial retail shopping center. Also, staff has identified two (2) variances to the Overlay District Standards for which the applicant will need to provide four (4) compensatory measures. Planner Ross wanted to get clarification on the land use associated with the proposed drive thru building.

Paul Cragun 2080 North Highway 360 Grand Prairie, TX 75050

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

Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

249 19. SP2023-012 (HENRY LEE)

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a <u>Site Plan</u> for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval of a PD site plan for the Terraces subdivision and it already has zoning completed by engineering. Staff has not identified any variances at this time but is working through small changes with the applicant.

Chairman Thomas advised this item will come back before the commission for discussion or action on April 11, 2023.

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

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264	• SP2023-005: Alternative Tree Mitigation Settlement Agreement for the Pregnancy Resource Center [APPROVED]
265	SP2023-008: Alternative Tree Mitigation Settlement Agreement for the Harbor Residences [APPROVED]
266	• Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy [APPROVED]
267	• Z2023-009: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage at 504 Nash Street [APPROVED; 1ST READING]
268	• Z2023-010: Zoning Change (AG to LI) for 1760 Airport Road [APPROVED; 1 ST READING]
269	• Z2023-011: SUP for a Residential Infill in an Established Subdivision for 104 Glenn Avenue [APPROVED; 1ST READING]
270	 Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane [APPROVED; 1ST READING]
271	• Z2023-013: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 118 Blanche Drive [APPROVED; 1ST READING]
272	• Subdivision Ordinance [APPROVED; 1 ST READING]
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274	Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
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276/II.	ADJOURNMENT
277 278	Chairman Thomas adjourned the meeting at 6:42 pm.
279	Chairman Friomas aujourned the meeting at 0.42 pm.
280	PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this day of
281	. 2023.
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284	Sedric Thomas, Chairman
285	Attest:
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287	Angelica Guevara, Planning Technician
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PLANNING AND ZONING COMMISION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Matthew Devermond

CASE NUMBER: P2023-006; Final Plat for Lots 1-3, Block A, The Wallace Addition

SUMMARY

Consider a request by Matthew Devermond on behalf of Donald Wallace for the approval of a Final Plat for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 8.17-acre tract of land (i.e. Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80) for the purpose of creating three (3) parcel of land (i.e. Lot 1-3, Block A, The Wallace Addition). Currently, there is an existing 2,676 SF single-family home, situated on Tract 45-02, of the W.W. Ford Survey, Abstract No. 80, which was constructed in 1981.
- ☑ Background. The subject property was annexed on February 18, 2008 by Ordinance No. 08-13 [Case No. A2008-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 3, 2020, the City Council approved a zoning change from Agricultural (AG) District to Single Family Estate 2.0 (SFE-2.0) District for a portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80 by Ordinance No. 20-31 [Case No. Z2020-029]. On February 1, 2021, the City Council approved a 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) District for the subject property by Ordinance No. 21-12 [Case No. Z2020-060]. The zoning has remained Single-Family Estate 1.5 (SFE-1.5) District since then.
- Parks Board. On April 4, 2023, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$566.00 (i.e. \$283.00 x 2 Lots), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$598.00 (i.e. \$299.00 x 2 Lots), which will be due prior to the issuance of a building permit.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the <u>Final Plat</u> for Lots 1-3, <u>Block A</u>, <u>The Wallace Addition</u> staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Final Plat*; and,
- (2) Any construction resulting from the approval of this <u>Final Plat</u> 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

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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

•	STAFF	USE	ONLY	-
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PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

☐ PRELIMINARY ☐ FINAL PLAT (\$: ☐ REPLAT (\$300. ☐ AMENDING OR ☐ PLAT REINSTA	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 800.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)		SPECIFIC US PD DEVELOR OTHER APPLIC TREE REMO	ANGE (\$200.00 + SE PERMIT (\$20 PMENT PLANS (ATION FEES: VAL (\$75.00)	+ \$15.00 ACRE) ¹ 0.00 + \$15.00 ACR (\$200.00 + \$15.00 A IAL EXCEPTIONS	ACRE) 1	
	CATION FEES: 50.00 + \$20.00 ACRE) ¹ E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	PER ACRE AMOUNT, 2: A \$1,000.00 FEE \	FOR REQUESTS ON MILL BE ADDED TO	E THE EXACT ACREAGE LESS THAN ONE ACRE, THE APPLICATION FE NOT IN COMPLIANCE	ROUND UP TO C	ONE (1) ACRE.
PROPERTY INFO	ORMATION [PLEASE PRINT]						
ADDRES	330 wallace lane						
SUBDIVISIO	N 45 0080 ww Fon	d		LOT	Tr 45-07	BLOCK	8. Macs
GENERAL LOCATIO	H wanace Lane + con	ins Road					
ZONING, SITE P	LAN AND PLATTING INFORMATION						
CURRENT ZONING			CURRENT USE	Resid	ential + Vac	ant	
PROPOSED ZONING			PROPOSED USE	Res	idential		
ACREAG	E 8.17 LOTS	[CURRENT]	1		TS [PROPOSED]	3	
RESULT IN THE E	D PLATS: BY CHECKING THIS BOX YOU ACKNO APPROVAL PROCESS, AND FAILURE TO ADDRE DENIAL OF YOUR CASE. ANT/AGENT INFORMATION BY FACE	SS ANY OF STA	AFF'S COMMENTS BY	THE DATE PROV	(IDED ON THE DEVE	ELOPMENT C	EXIBILITY WITH ALENDAR WILL
OWNER	ANT/AGENT INFORMATION (PLEAS	SE PRINT/CHEC	K THE PRIMARY CON				
CONTACT PERSON	Dorald wallace	C	ONTACT PERSON	monther	o Deulerme	rel	
ADDRESS	Matthew Degermond		ADDRESS				
	330 # Wallace Lane		ADDITEOU	SSO EZEK	ial due		
CITY, STATE & ZIP	Rockwall TV 75082	c	CITY, STATE & ZIP	Dailos	TX 752	47	
PHONE	214.412.1885		PHONE	214.43	4.6528		
E-MAIL	dorald j. wallace egraci	e .com	E-MAIL	topermi	thing @ gmo	is co	~
BEFORE ME, THE UNDER	CATION (REQUIRED) RSIGNED AUTHORITY, ON THIS DAY PERSONALL ON ON THIS APPLICATION TO BE TRUE AND CER	Y APPEARED _ RTIFIED THE FO	Dorald was	Nace	[OWNER]	THE UNDER	SIGNED, WHO
NFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS APP TO COVER THE COST OF THIS APPLICA 20 23 BY SIGNING THIS APPLICATION TO THE PUBLIC. TION WITH THIS APPLICATION, IF SUCH REPRODUCT	TION, I AGREE THE CITY IS AL	THAT THE CITY OF RO	CKWALL (I.E. "CIT	(") IS AUTHORIZED A	ND PERMITTE	ED TO DEOVINE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE 15th DAY	OF mourc	20.23	7	ARY POO	B C ALVARE	Z
	OWNER'S SIGNATURE Donald	wal	lace		Nota	ry 1D #1146	69519
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	Dur	20	MY ON	EXPIRES	ruary 14,	2027

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

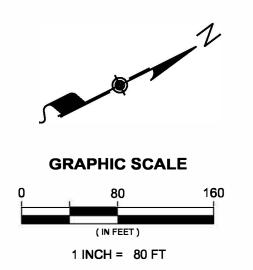


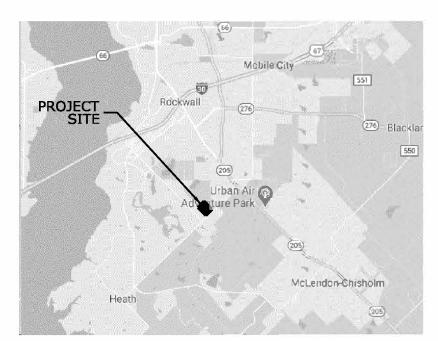


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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VICINITY MAP

N.T.S.

- 1. ACCORDING TO FEMA MAP NO. 48397C0105L, DATED SEPTEMBER 26, 2008 THE ABOVE LOT LIES WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE AT THIS TIME.
- 2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

D.R.R.C.T. 3/8" IRF 331.22 200.32 180.32 LOT 1 LOT 3 165,611.50 SQ. FT. 3.802 ACRES 90,159 SQ. F 2.07 ACRES 100,159 SQ. FT. 2.30 ACRES WALLACE DONALD J & CATHERINE TRACT 45-02 ABSTRACT Code: A0080 D.R.R.C.T. MORTON MARGARET ANNE O WALLACE TRACT 45-06 ABSTRACT Code: A0080 D.R.R.C.T. EASEMENT AND RIGHT OF WAY TO RCH WATER SUPPLY VOL. 64, PG. 393 15' R.O.W. DEDICATION BY THIS PLAT 200.32 S 43'39'04''WPKS 711.85' POINT OF **BEGINNING** PALOMBA LISA RAMER JOHN W HUNT JACKSON W JR HUNT JACKSON W JR LOT 2 TRACT 8-3 LOT 1 TRACT 8-02 ABSTRACT Code: A0080 ABST Code: S3408 ABST Code: S3408 ABSTRACT Code: A0080 D.R.R.C.T. D.R.R.C.T. D.R.R.C.T. D.R.R.C.T.

N 43'39'04," E

LEGEND

- A PK NAIL SET
- 1/2" YELLOW-CAPPED IRON ROD SET
- 3/8" IRON ROD FOUND
- PK NAIL FOUND

OWNERS

DONALD J WALLACE 330 H WALLACE LN ROCKWALL, TEXAS 75032 SURVEYOR
ATTN: BRIAN RHODES, RPLS
RHODES SURVEYING
1529 E IH30, STE 106
GARLAND, TEXAS 75043
(972) 475-8940

MORTON MARGARET ANNE WALLACE

TRACT 45-03

ABSTRACT NO. A0080

SURVEYOR'S STATEMENT

ENGINEERS AND LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; PANYING THIS PLAT IS A PRECISE AND THAT THE DIGITAL DRAWING FILE ACCOM REPRESENTATION OF THE SIGNED FINAL PLAT. DATED THIS THE _______ DAY OF ________, 202. RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. **BRIAN RHODES** TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962 STATE OF TEXAS) COUNTY OF _____) BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN RHODES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 202

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES_

I, BRIAN RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD

OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL

	SUBMITTED TO AND CONSINUE OF STREET STREETS ST	
DATED THIS	DAY OF	, 202
ВҮ	CITY MANAGER	
ATTEST:		
CITY SECRETARY		

WALLACE LAND PARTNERS L P

TRACT 44-01

ABSTRACT Code: A0080 D.R.R.C.T.

1/2"/YCS

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS)

COUNTY OF ROCKWALL)

Wheras DONALD J. & CATHERINE WALLACE are the sole owners of 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 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 711.69 feet to 1/2inch 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, 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 711.85 feet to the PLACE OF BEGINNING and containing 355853,018 square feet or 8.16 acres of land.

AND DESIGNATED HEREIN AS LOT 1, BLOCK A, WOODWARD ADDITION, AN ADDITION TO THE CITY OF HEATH, ROCKWALL COUNTY, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

DONALD J WALLACE OWNER	DATE:
CATHERINE WALLACE OWNER	DATE:
STATE OF TEXAS COUNTY OF	
APPEARED DONALD J WALLACE, KN	
GIVEN UNDER MY HAND AND SEAL	OF OFFICE THISDAY OF
NOTARY PUBLIC IN AND FOR THE ST	ATE OF TEXAS, MY COMMISSION
	DATE.

PRELIMINARY PLAT

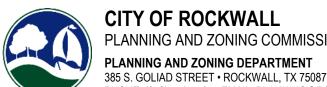
THE WALLACE ADDITION LOT 1-3

NUMBER OF PROPOSED LOTS: 1.2.3

TOTAL ACREAGE: 8.16

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT NO. _______, DATE_____,



PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

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

TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Ryan Joyce; Michael Joyce Properties

CASE NUMBER: P2023-007; Final Plat for the Terraces Subdivision

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 94.144-acre parcel of land (i.e. a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72) for the purpose of establishing Phase 1 of the Terraces Subdivision, which consists of 181 single-family residential lots and five (5) open space lots (i.e. Lots 1-26, Block A; Lots 1-14, Block B; Lots 1-23, Block C; Lots 1-16, Block D; Lots 1-31, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-7, Block J. Terraces Subdivision). Staff should note that the applicant has submitted a Site Plan [i.e. Case No. SP2023-012] concurrently with this Final Plat.
- ☑ Background. The subject property was annexed on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [Case No. Z2022-010; Ordinance No. 22-22] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [Case No. P2022-015] and a master plat [Case No. P2022-016] for the subject property. On September 6, 2022, the City Council approved a zoning case [Case No. Z2022-038] that amended Planned Development District 93 (PD-93) to incorporate an additional 21.83-acres into the subdivision along with an additional 82 single-family residential lots. On October 17, 2022, the City Council approved a preliminary plat [Case No. P2022-049] and a master plat [Case No. P2022-048] for the subject property.
- Parks Board. On April 4, 2023, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The parks fees associated with this request include the pro-rata equipment fees of \$104,437.00 (i.e. \$577.00 x 181 Lots), and the cash-in-lieu of land fees of \$110,229.00 (i.e. \$609.00 x 181 Lots). In lieu of paying, the fees will be used to provide amenity to the four (4) acre tract of land (i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72) owned by the City of Rockwall north of the subject property in accordance with Ordinance No. 22-22 (i.e. Planned Development District 93 [PD-93]).

- (2) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.
- ☑ <u>Conformance to the Subdivision Ordinance</u>. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- <u>conforming</u> to the requirements for plats as <u>stipulated</u> by the <u>Subdivision Ordinance</u> in the <u>Municipal Code of Ordinances</u> -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ <u>Conditions of Approval</u>. Conditional approval of this <u>Final Plat</u> by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a <u>Final Plat</u> for Phase 1 of the <u>Terraces Subdivision</u>, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this <u>Final Plat</u> 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

	TAFF	USE	ONLY	-
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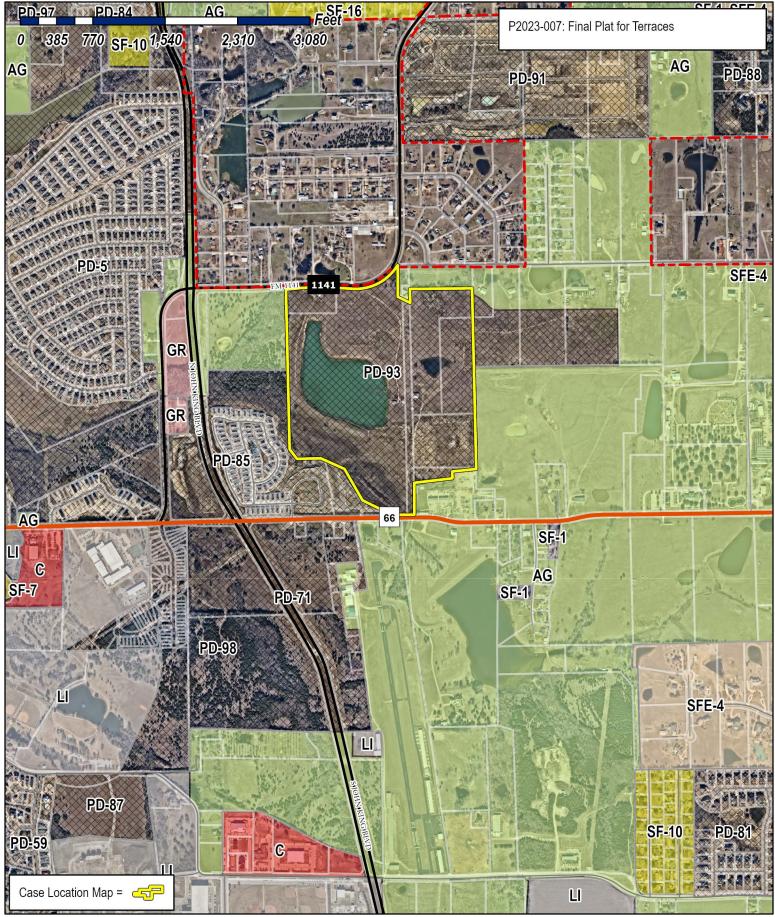
PLANNING & ZONING CASE NO. P2023 - UD7

<u>MOTE:</u> 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 L	DEVELOPMENT RE	QUEST (SELECT ONLY ONE	воха:
☐ PRELIMINARY ☐ FINAL PLAT (\$: ☐ REPLAT (\$300. ☐ AMENDING OR	CATION FEES: ' (\$100.00 + \$15.00 ACRE) ' ' (\$100.00 + \$15.00 ACRE) ' PLAT (\$200.00 + \$15.00 ACRE) ' :00 + \$20.00 ACRE) ' R MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	,	SPECIFIC US PD DEVELOR OTHER APPLIC TREE REMO	ANGE (\$200.00 + \$15.00 ACR SE PERMIT (\$200.00 + \$15.00 PMENT PLANS (\$200.00 + \$1 :ATION FEES:	ACRE) 1 42 5.00 ACRE) 1
1	CATION FEES: 50.00 + \$20.00 ACRE) E PLANELEVATIONS/LANDS(CAPING PLAN (\$100.00)	PER ACRE AMOUNT.	ME FEE, PLEASE USE THE EXACT AC FOR REQUESTS ON LESS THAN ONE WILL BE ADDED TO THE APPLICATI ICTION WITHOUT OR NOT IN COMPL	ACRE, ROUND UP TO ONE (1) ACRE. ON FEE FOR ANY REQUEST THAT
PROPERTY INFO	ORMATION (PLEASE PRINT				
ADDRES	s 1649 FM 1141, Roo	kwall, 75087			
SUBDIVISIO	N ABS A0122, MB Jo	nes, Tract 4-01		LOT	BLOCK
GENERAL LOCATIO	N Approximately 1250) feet east of the interse	ction John King	& FM 1141 South of 1	141
ZONING, SITE P	LAN AND PLATTING I	NFORMATION (PLEASE P	RINT]		
CURRENT ZONING	G Planned Developme	ent PD-93	CURRENT USE	Planned Developme	int PD-93
PROPOSED ZONING	G		PROPOSED USE	•	
ACREAGI	E 94.144	LOTS [CURRENT]	181	LOTS [PROPOSI	ED]
REGARD TO ITS	D PLATS; BY CHECKING THIS E APPROVAL PROCESS, AND FAI DENIAL OF YOUR CASE.	BOX YOU ACKNOWLEDGE THAT LURE TO ADDRESS ANY OF STA	DUE TO THE PASS FF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO THE DATE PROVIDED ON THE	LONGER HAS FLEXIBILITY WITH DEVELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORM	ATION (PLEASE PRINT/CHECK	THE PRIMARY CON	TACT/ORIGINAL SIGNATURES	ARE REQUIRED]
C) OWNER	TM Terraces, LLC		XI APPLICANT	Michael Joyce Prope	rties
CONTACT PERSON	Bret Pedigo	co	NTACT PERSON	Ryan Joyce	
ADDRESS	4416 W. Lovers Lane,	Suite 200	ADDRESS	767 Justin Road	
CITY, STATE & ZIP	Dallas, TX 76209	C	TY, STATE & ZIP	Rockwall, TX 75087	
PHONE			PHONE	512-965-6280	
E-MAIL			E-MAIL	ryan@michaeljoycep	properties.com
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS I ION ON THIS APPLICATION TO B	DAY PERSONALLY APPEARED E TRUE AND CERTIFIED THE FO	Bret tedig	LO [OWN	ER) THE UNDERSIGNED, WHO
MACUN MFORMATION CONTAINE	TO COVER THE CO 20 23 BY SIGNE D WITHIN THIS APPLICATION TO	OST OF THIS APPLICATION, HAS BE NG THIS APPLICATION, LAGREE TO THE PUBLIC. THE CITY IS ALS	EN PAID TO THE CITY MAT THE CITY OF RO SO AUTHORIZED AND	OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIO PERMITTED TO REPRODUCE.	CT; AND THE APPLICATION FEE OF DAY OF TED AND PENNITTED TO PROVIDE AND CONTROL OF THE PROVIDE AND CONT
	NON WITH THIS APPLICATION, IF S AND SEAL OF OFFICE ON THIS	THE 17 DAY OF MAYO		3 Not	ary Public, State of Texas mm. Expires 04-16-2025
	OWNER'S SIGNATURE	B+2 12 _		181 2700 1200	Notary ID 133044766
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	CIANO		MY COMMISSION EXP	IRES 4-16-25



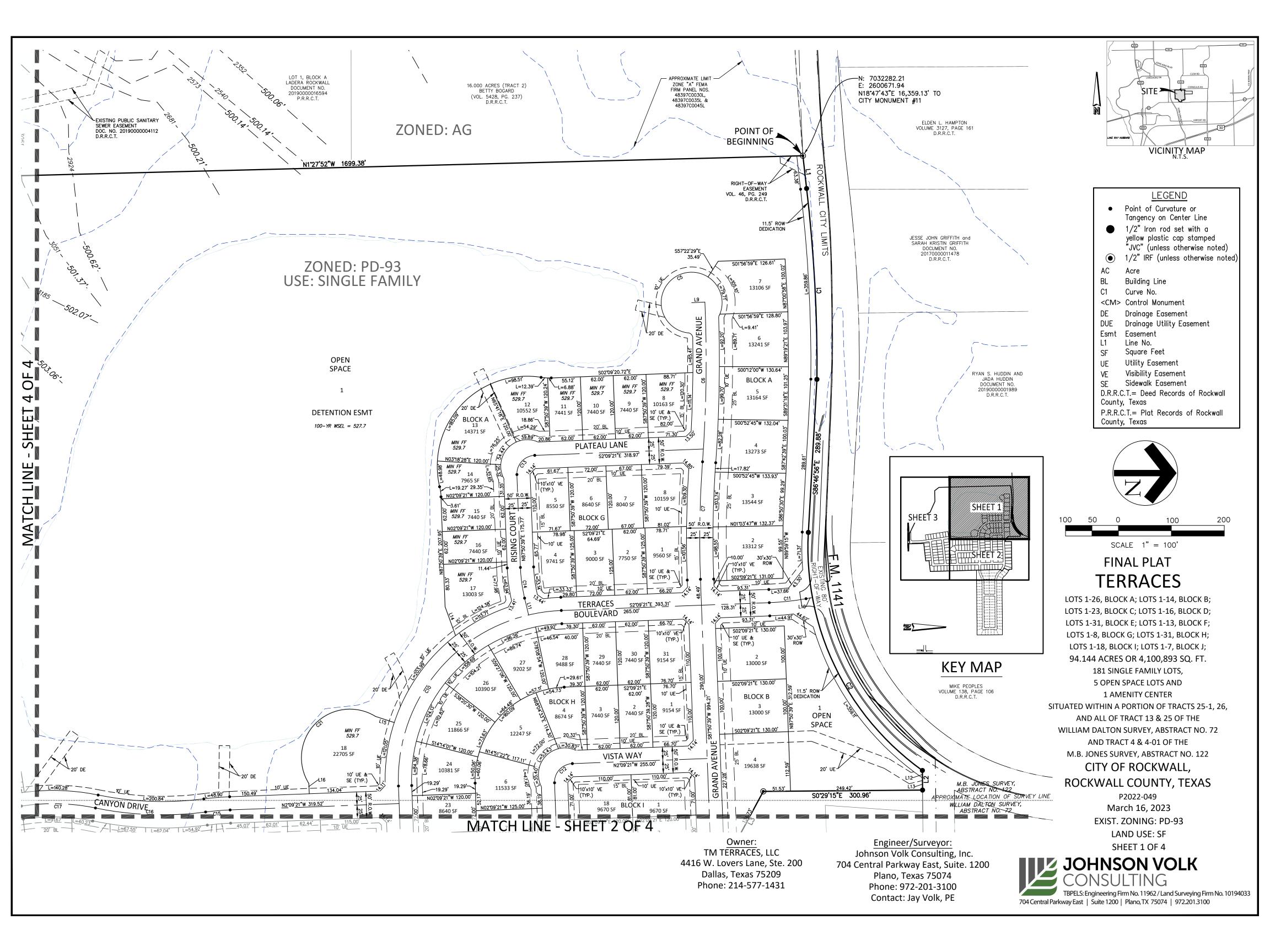


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

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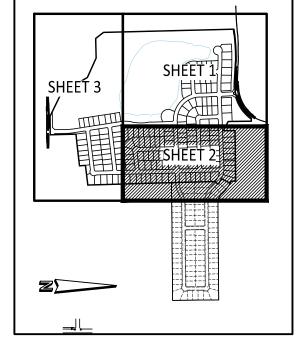




	Line	Table
Line	Length	Direction
L1	62.35	N83° 33′ 49″E
L2	37.01	N89° 31′ 25″E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46′ 31″W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50′ 39″E

		C	Curve Tal	ole	
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53′ 49″E
C2	520.55	517.68	057°36'49"	498.90	N64° 24′ 40″E
С3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	00618'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042*27'59"	217.30	N70° 55' 21"W
С9	14.32	1000.00	000*49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

		C	Curve Tal	ole	
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011"11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019 ° 10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008*24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



KEY MAP

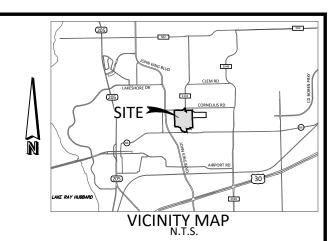
GENERAL NOTES:

- 1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- 2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- 3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- 4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- 5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- 6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- 7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- 8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED

AND REPAIRED BY HOA/PROPERTY OWNER.

Owner: TM TERRACES, LLC 4416 W. Lovers Lane, Ste. 200 Dallas, Texas 75209 Phone: 214-577-1431

Engineer/Surveyor: Johnson Volk Consulting, Inc. 704 Central Parkway East, Suite. 1200 Plano, Texas 75074 Phone: 972-201-3100 Contact: Jay Volk, PE



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)
- Building Line Curve No. C1
- <CM> Control Monument Drainage Easement
- Drainage Utility Easement
- Easement Line No.
- Square Feet
- Utility Easement UE
- Visibility Easement
- Sidewalk Easement
- D.R.R.C.T.= Deed Records of Rockwall
- County, Texas
- P.R.R.C.T.= Plat Records of Rockwall County, Texas





FINAL PLAT **TERRACES**

SCALE 1" = 100'

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J; 94.144 ACRES OR 4,100,893 SQ. FT

181 SINGLE FAMILY LOTS,

5 OPEN SPACE LOTS AND

1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, AND ALL OF TRACT 13 & 25 OF THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

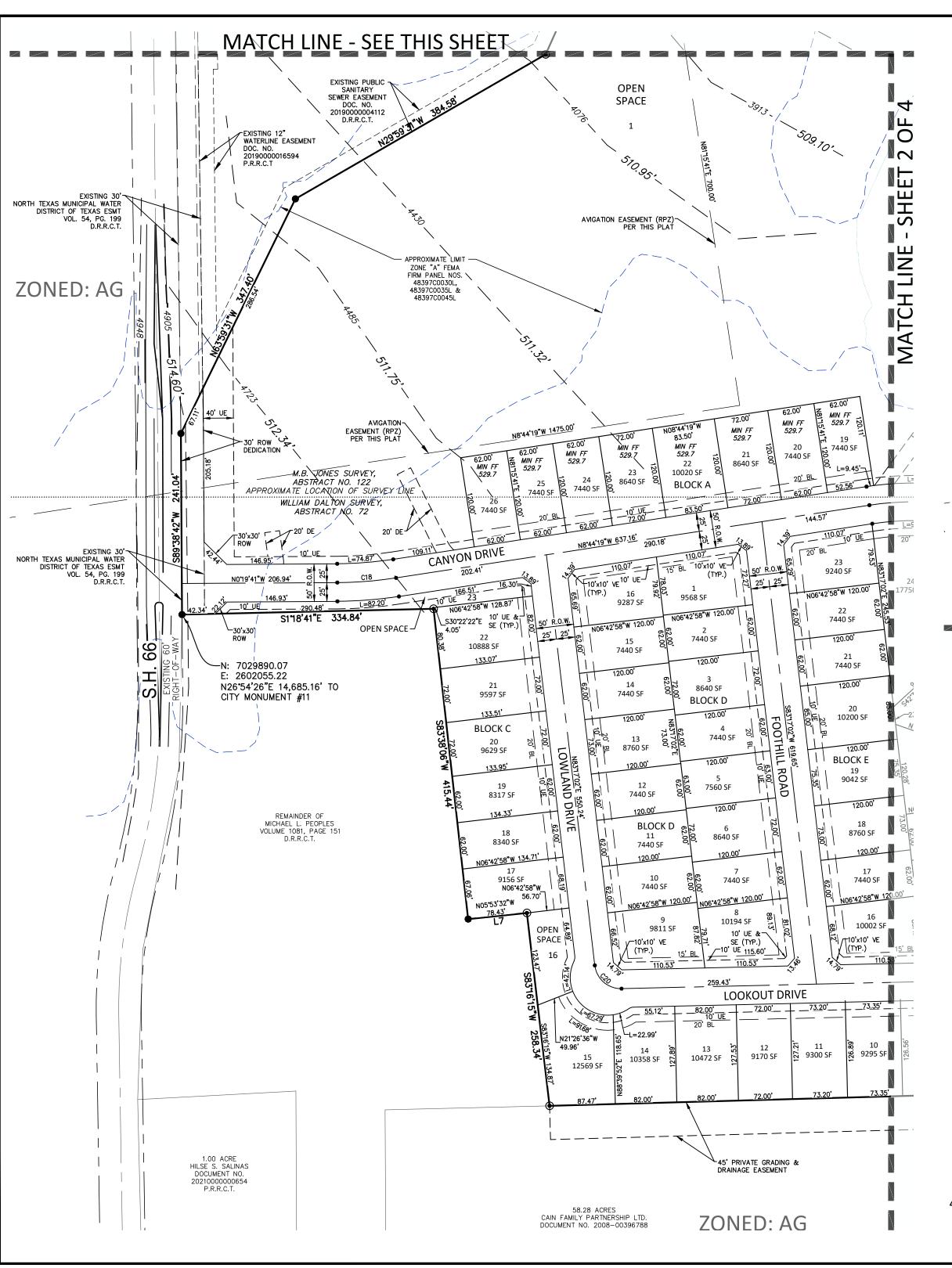
CITY OF ROCKWALL,

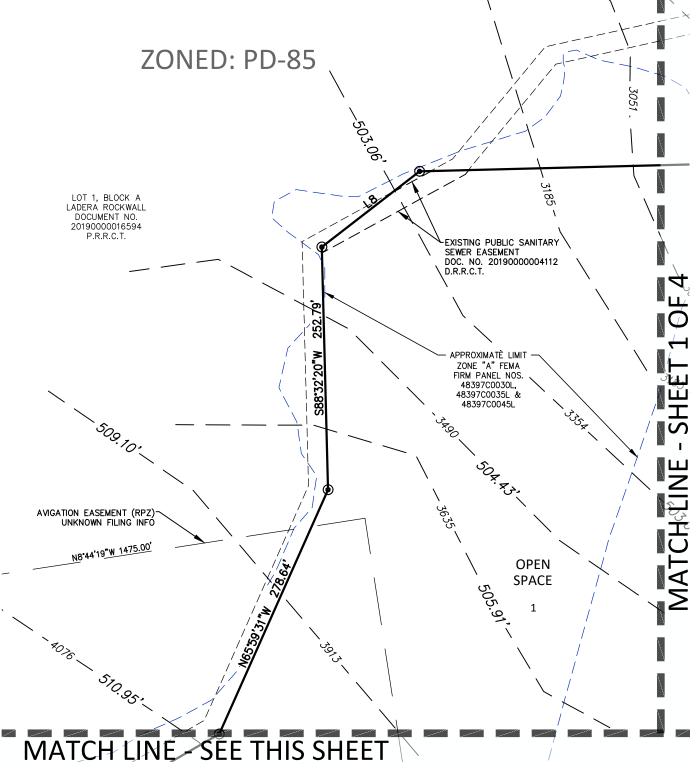
ROCKWALL COUNTY, TEXAS

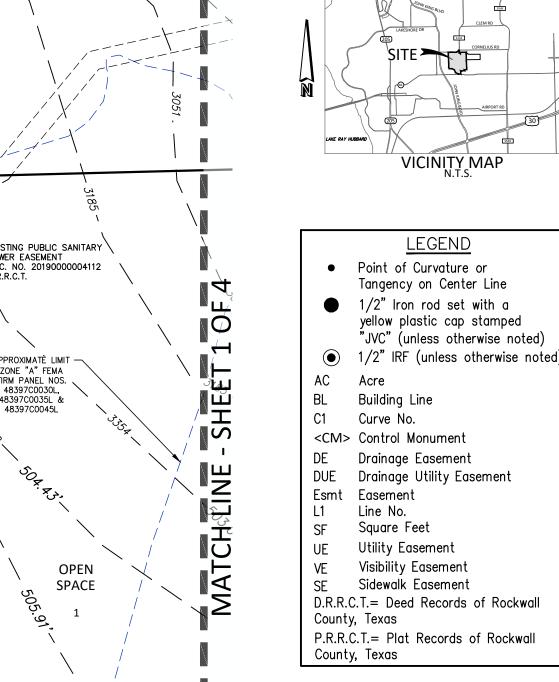
P2022-049 March 16, 2023 EXIST. ZONING: PD-93

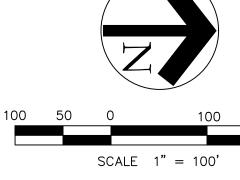
> LAND USE: SF SHEET 2 OF 4











200

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J; 94.144 ACRES OR 4,100,893 SQ. FT. 181 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS AND

1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE

AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2022-049
March 16, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 3 OF 4



Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

KEY MAP

SHEET 1

SHEET 2

SHEET 3

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022—0000012425 and 2022—0000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right—of—way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right—of—way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces. LLC tract and southeast corner of said City of Rockwall. Texas tract:

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner:

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008—00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract:

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner:

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right—of—way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

a yellow plastic cap stamped "JVC' found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1—inch red boundary marker stamped "G&A MCADAMS CO" found for

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1—inch red boundary marker stamped "G&A MCADAMS CO" found for

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1—inch red boundary marker stamped "G&A MCADAMS CO" found for

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1—inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

Signature _____

Notary public in and for the State of Texas

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

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

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

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

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

STATE OF TEXAS	§
COUNTY OF DALLAS	§
	In to me to be the person whose name is subscribed to the foregoing instrume that he executed the same for the purpose and consideration therein stated.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 2023.

Notary public for and in the State of Texas								
riotally public for and in the otate of force	Notary public	for	and	in	the	State	of	Texas
	motary public		unu			Otato	٠.	TOAGO



Planning & Zoning Commission, Chairperson

My commission expires: _____

Data			

APPROVED:

hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of ______, 2023.

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

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall

City Sec

City Engineer

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J; 94.144 ACRES OR 4,100,893 SQ. FT.

181 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS AND 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

March 16, 2023 EXIST. ZONING: PD-93 LAND USE: SF

SHEET 4 OF 4



704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner: TM TERRACES, LLC 4416 W. Lovers Lane, Ste. 200 Dallas, Texas 75209 Phone: 214-577-1431

My Commission Expires

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100

Contact: Jay Volk, PE

TM

and

Mapcheck 1: TERRACES

Closure Summary

Precision, 1 part in: 821673.942'

Error distance: 0.011'

Error direction: S69° 12' 34.20"W
Area: 4100912.74 Sq. Ft.
Square area: 4100912.735
Perimeter: 8939.120'

Point of Beginning

Easting: 2600676.3200' Northing: 7032279.2820'

Side 1: Line

Direction: N83° 33' 49.00"E Angle: [-096.4364 (d)] Deflection angle: [083.5636 (d)]

Distance: 62.350'

Easting: 2600738.2770' Northing: 7032286.2714'

Side 2: Curve

Curve direction: Clockwise
Radius: [2824.943']
Arc length: 361.570'
Delta angle: 007.3333 (d)

Tangent: 181.030'

Chord direction: N86° 53' 49.00"E
Chord angle: [-176.6667 (d)]
Deflection angle: [003.3333 (d)]
Chord distance: 361.320'

Easting: 2601099.0672' Northing: 7032305.8304'

Side 3: Line

Direction: S86° 46' 56.00"E Angle: [-177.3458 (d)] Deflection angle: [002.6542 (d)]

Distance: 289.880' Easting: 2601388.4902' Northing: 7032289.5591'

Side 4: Curve

Curve direction: Counter-clockwise

Radius: [517.684']
Arc length: 520.550'
Delta angle: 057.6136 (d)
Tangent: 284.680'

Chord direction: N64° 24' 40.00"E Chord angle: [151.1933 (d)]

Deflection angle: [-028.8067 (d)]

Chord distance: 498.900' Easting: 2601838.4562' Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E Angle: [-126.0807 (d)] Deflection angle: [053.9193 (d)]

Distance: 37.010'

Easting: 2601875.4650' Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E Angle: [-090.0111 (d)] Deflection angle: [089.9889 (d)]

Distance: 300.960' Easting: 2601878.0256' Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E Angle: [118.7442 (d)] Deflection angle: [-061.2558 (d)]

Distance: 134.730'
Easting: 2601996.7006'
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W Angle: [061.6544 (d)] Deflection angle: [-118.3456 (d)]

Distance: 152.260'
Easting: 2601996.4644'
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E Angle: [-090.7056 (d)] Deflection angle: [089.2944 (d)]

Distance: 657.000'
Easting: 2602653.4013'
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-090.6783 (d)] Deflection angle: [089.3217 (d)]

Distance: 63.060'

Easting: 2602655.0220' Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise
Radius: [450.042']
Arc length: 27.400'
Delta angle: 003.4889 (d)

Tangent: 13.710'

Chord direction: S65° 41' 59.00"E Chord angle: [115.7731 (d)] Deflection angle: [-064.2269 (d)]

Chord distance: 27.400'
Easting: 2602679.9944'
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W Angle: [-090.0000 (d)] Deflection angle: [090.0000 (d)]

Distance: 125.000'

Easting: 2602625.1104' Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise
Radius: [324.994']
Arc length: 80.920'
Delta angle: 014.2658 (d)

Tangent: 40.670'

Chord direction: S56° 49' 20.00"E Chord angle: [097.1331 (d)] Deflection angle: [-082.8669 (d)]

Chord distance: 80.710'
Easting: 2602692.6627'
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W Angle: [-090.0001 (d)] Deflection angle: [089.9999 (d)]

Distance: 50.000'

Easting: 2602660.3162' Northing: 7032033.0668' Side 15: Line

Direction: S01° 28' 22.00"E Angle: [138.2167 (d)] Deflection angle: [-041.7833 (d)]

Distance: 566.490'
Easting: 2602674.8761'
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E Angle: [179.8842 (d)] Deflection angle: [-000.1158 (d)]

Distance: 1090.270' Easting: 2602705.1016' Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W Angle: [-095.1406 (d)] Deflection angle: [084.8594 (d)]

Distance: 258.340'
Easting: 2602448.5413'
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E Angle: [090.8369 (d)] Deflection angle: [-089.1631 (d)]

Distance: 78.430'

Easting: 2602456.5927'
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W Angle: [-090.4728 (d)] Deflection angle: [089.5272 (d)]

Distance: 290.290'
Easting: 2602168.0921'
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W Angle: [180.0000 (d)] Deflection angle: [000.0000 (d)]

Distance: 125.160' Easting: 2602043.7036' Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E Angle: [095.0536 (d)] Deflection angle: [-084.9464 (d)]

Distance: 334.840'
Easting: 2602051.3668'
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W Angle: [-089.0436 (d)] Deflection angle: [090.9564 (d)]

Distance: 241.040' Easting: 2601810.3314' Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W Angle: [-153.6369 (d)] Deflection angle: [026.3631 (d)]

Distance: 347.400'
Easting: 2601498.1118'
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W Angle: [-146.0000 (d)] Deflection angle: [034.0000 (d)]

Distance: 384.580'
Easting: 2601305.8686'
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W Angle: [144.0000 (d)] Deflection angle: [-036.0000 (d)]

Distance: 278.640'
Easting: 2601051.3343'
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W Angle: [154.5308 (d)] Deflection angle: [-025.4692 (d)]

Distance: 252.790'
Easting: 2600798.6265'
Northing: 7030478.6630'

Side 27: Line

Direction: N37° 46' 31.00"W

Angle: [-126.3142 (d)] Deflection angle: [053.6858 (d)]

Distance: 128.780'

Easting: 2600719.7402' Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W Angle: [-143.6892 (d)] Deflection angle: [036.3108 (d)]

Distance: 1699.380'
Easting: 2600676.3098'
Northing: 7032279.2781'



PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Dub Douphrate; Douphrate and Associates

CASE NUMBER: SP2023-010; Site Plan for Offices at 1203 & 1205 N. Goliad Street

SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by Ordinance No. 59-02 [Case No. A1959-002]. At the time of annexation, the subject property was zone Agricultural (AG) District. According to the City's historic zoning maps, at some point between June 20, 1959 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single Family 2 (SF-2) District to a Single Family 10 (SF-10) District. On March 5, 2007, the City Council approved a zoning change from Single Family 10 (SF-10) District to Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. The subject property currently has one (1), 2,410 SF single family home and one (1), 2,530 SF single family home situated on it. Both of these homes were built in 1976. The subject property also has seven (7) accessory structures situated on it of various sizes which will be required to be removed from the subject property as part of this case. The property has been used for residential uses and has remained zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses since March 5, 2007.

PURPOSE

On March 17, 2023, the applicant -- Dub Douphrate of Douphrate and Associates -- submitted an application requesting the approval of a Site Plan for the purpose of converting two (2) single-family homes into Offices on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1203 and 1205 N. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property are three (3) parcels of land (i.e. 1207, 1209, & 1211 N. Goliad Street) developed with single-family homes and zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is a 0.74-acre parcel of land (i.e. 1213 N. Goliad Street) developed with a single-family home that was converted into a commercial property in 2007 (i.e. State Farm), and zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this are four (4) parcels of land (i.e. 1213B, 1215, & 1401 N. Goliad Street and 401 Sonoma Drive) zoned Planned Development 69 District (PD-69)t for Residential Office (RO) District land uses. Beyond this is Sonoma Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is one (1), 1.237-acre parcel of land (i.e. 1201 N. Goliad Street) developed with a single-family home, which has been converted into a commercial property, and is zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is one (1), vacant parcel of land used as green space for the Lakeview Summit Homeowners Association (HOA), that is zoned Single Family 10 (SF-10) District. Beyond this is Los Altos Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1), 3.133-acre vacant parcel of land (*i.e. Common Area, Caruth Lakes Phase I*) used as green space for Caruth Ridge Estates Homeowners Association (HOA) and zoned Planned Development District 5 (PD-5) for open space/public park land uses. Beyond this is the rest of Caruth Lakes Subdivision, which is zoned Planned Development District 5 (PD-5).

<u>West</u>: Directly west of the subject property is Phase I of the Lakeview Summit subdivision, which consists of 104 single-family homes and was established on October 19, 2000. Beyond this is Phase IA of the Lakeview Summit subdivision, which consists of 156 single-family homes and was established on February 22, 2001.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), an Office is a permitted by-right land use in Planned Development District 69 (PD-69). The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 69 (PD-69) and a Residential Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	1203 N Goliad Conformance to the Standards	1205 N Goliad Conformance to the Standards
Minimum Lot Area	6,000 SF	X= 0.805-Acres; In Conformance	X= 0.788-Acres ; In Conformance
Minimum Lot Frontage	60-Feet	X= 100-feet; In Conformance	X= 100-feet; In Conformance
Minimum Lot Depth	100-Feet	X=387-feet; In Conformance	X=363-feet; In Conformance
Minimum Front Yard Setback	25-Feet	X=56-feet; In Conformance	X=62-feet; In Conformance
Minimum Rear Yard Setback	30-Feet	X=170-feet; In Conformance	X=159-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X=5-feet, 10-inches; Legally Non- Conforming	X=6.5-feet; Legally Non- Conforming
Maximum Building Height	36-Feet	X<36-feet; In Conformance	X<36-feet; In Conformance
Max Building/Lot Coverage	40%	X=7%; In Conformance	X=7%; In Conformance
Minimum Number of Parking Spaces	1 Parking Space/300 SF (6 Required)	X=8; In Conformance	X=11; In Conformance
Minimum Landscaping Percentage	30%	X>30.00%; In Conformance	X>30.00%; In Conformance
Maximum Impervious Coverage	75-80%	X<75%; In Conformance	X<75%; In Conformance

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that a 24-inch caliper Elm tree will be removed from the subject property as a result of the proposed development. The landscape plan also indicates that: [1] one (1), 38-inch caliper Oak tree will be saved, [2] one (1), 35-inch caliper Live Oak tree will be saved, and [3] one (1), 30-inch caliper Live Oak tree will be saved. According to Section 05, *Tree Mitigation Requirements*, of Article 08, *Landscape and Screening Standards*, of the Unified Development Code (UDC), "(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. total mitigation balance × 20% = total eligible tree preservation credit)". For this property, the tree mitigation balance can be reduced by 4.8 inches (i.e. 24 x 20% = 4.8). The total tree mitigation as presented will be 19.2 caliper inches (i.e. 24 caliper inches removed - 4.8 caliper inches preserved = 19.2 caliper inches). The landscape plan provided by the applicant indicates that four (4), four (4) inch

caliper trees will be planted (i.e. 20 caliper inches of trees). Given this, the proposed landscape plan satisfies the mitigation balance.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), Office Building, of Article 13, Definitions, of the Unified Development Code (UDC) an Office Building is defined as "(a) facility that provides executive, management, administrative, or professional services... but not involving the sale of merchandise except as incidental to a permitted use." In this case, the applicant is requesting to convert two (2) existing single-family homes into two (2) Office Buildings, which are permitted by-right according to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC). The proposed site plan also conforms to the requirements of the General Commercial District Standards as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the <u>North Lakeshore District</u> and is designated for <u>Live/Work</u> land uses. The <u>North Lakeshore District</u> is "... an established district that is significantly developed with medium density, suburban housing ..." and "... it is not anticipated that this district's development patterns will drastically change moving forward". The <u>Live/Work</u> designation in this district is "... intended to provide a low intensity transition from residential properties to N. Goliad Street [SH-205]." In this case, the applicant is proposing two (2) Office Buildings that adaptively reuse the existing single-family homes and provide a buffer between the current suburban residential areas and N. Goliad Street [SH-205]. Based on this the applicant's proposal appears to conform to the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 28, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant on March 17, 2023 and made a motion to recommend approval of the building elevations with the suggestion that the applicant paint 1205 N Goliad a cohesive neutral color to match the district. The motion passed with a vote of 5-0, with Board Members Lefere and Meyrat absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the establishment of two (2) Office Buildings 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) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).
- (3) Any construction resulting from the approval of this <u>Site Plan</u> 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

PLANNING & ZONING CASE NO.	SP2023 - 010
NOTE: THE APPLICATION IS NOT CONTY UNTIL THE PLANNING DIRECT SIGNED BELOW.	
DIRECTOR OF PLANNING:	
CITY ENGINEER:	

Notary Public, State of Texas

Comm. Expires-05-13-2024-

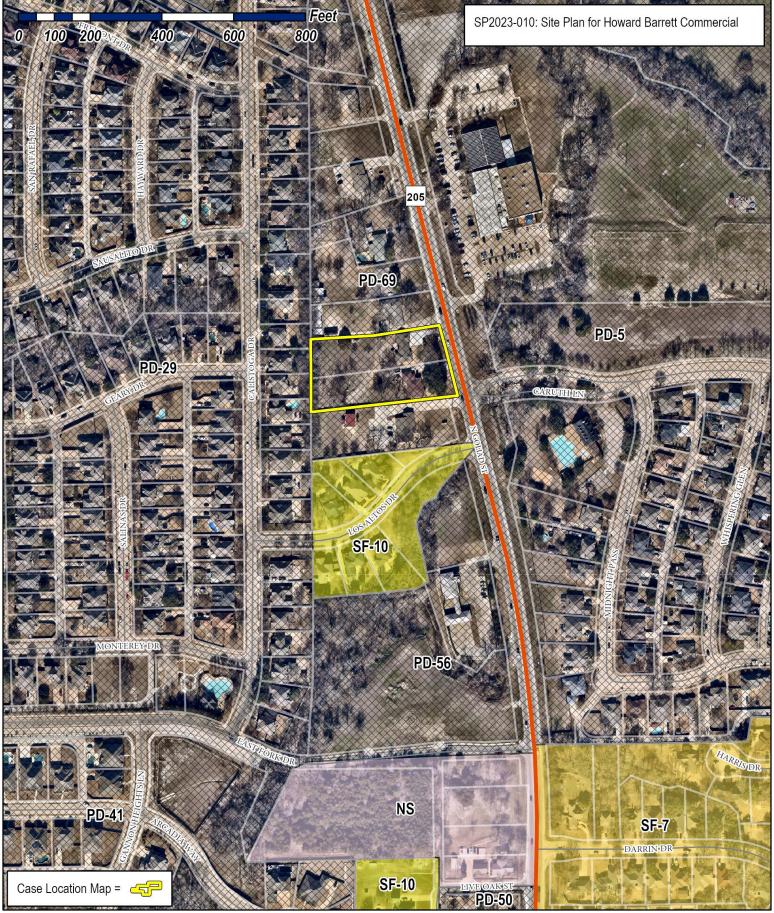
ซอ็ฟิฟโรร์เดก EXPIRESID 12650443-3

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: **ZONING APPLICATION FEES: PLATTING APPLICATION FEES:** ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ■ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: 1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION [PLEASE PRINT] 1203 \$ 1205 Goliad Green Villey Subd 1,2 **BLOCK GENERAL LOCATION** ZONING, SITE PLAN AND PLATTING INFORMATION IPLEASE PRINTI CURRENT ZONING **CURRENT USE** OFFICE PROPOSED ZONING No change PROPOSED USE OFFICE LOTS [CURRENT] LOTS [PROPOSED] ACREAGE 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] DAPPLICANT Douphrate & Assoc, Inc. DOWNER Howard Burrett CONTACT PERSON Dub Douphrate **CONTACT PERSON** 1203 Golians ADDRESS 2235 Ridge Rd Rockwell Tx 75087 CITY, STATE & ZIP Rockwall, Tx 75087 CITY, STATE & ZIP PHONE 9727422210 E-MAIL Woldows Hrate Coloup His PHONE 5958 557 578 E-MAIL NOTARY VERIFICATION [REQUIRED] Howard Barrett BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: 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." KRISTY DEANNE TEAGUE

Knoty Deanse Jeagne

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



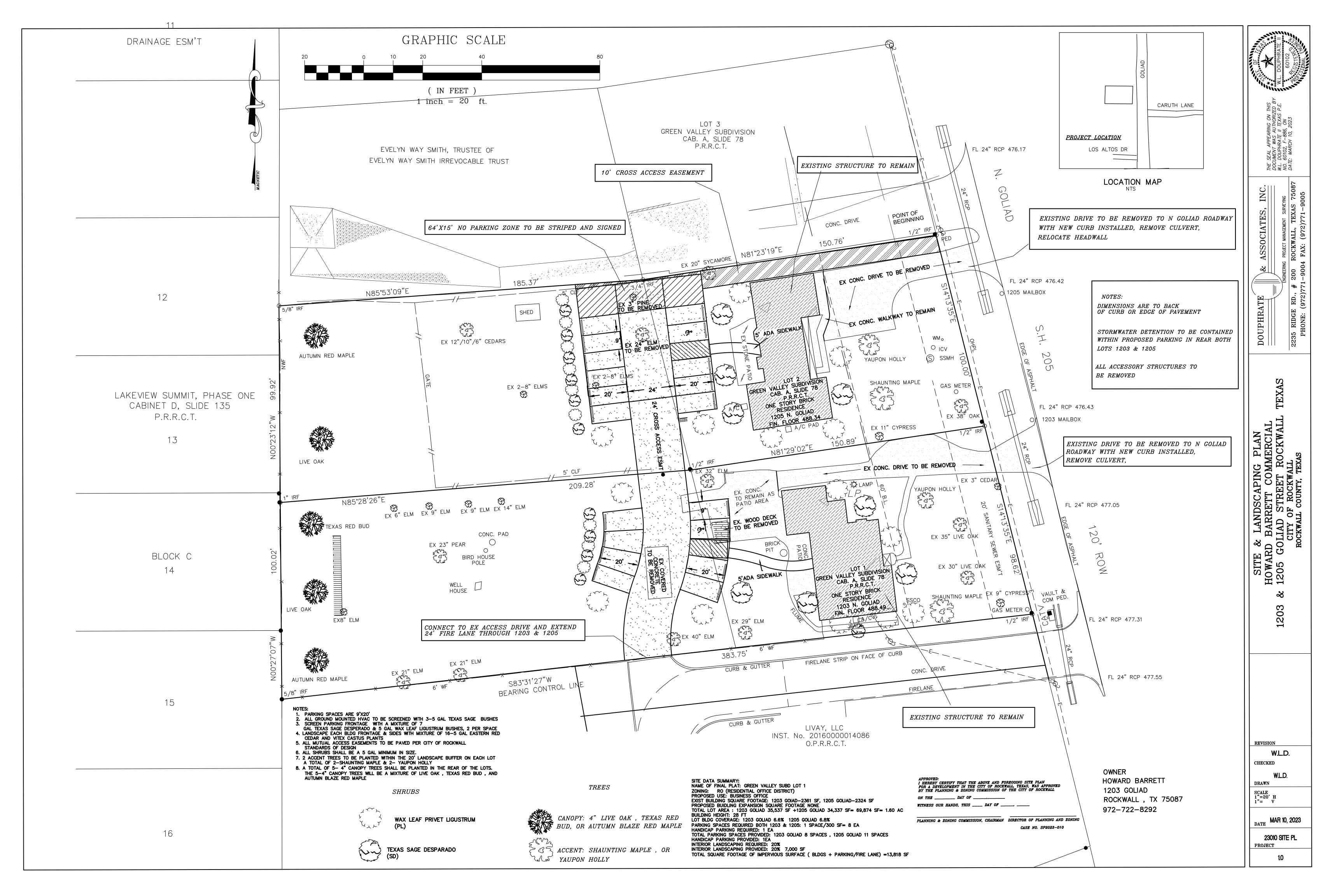


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, *Planner*DATE: April 11, 2023

SUBJECT: SP2023-012; PD Site Plan for Phase 1 of the Terraces Subdivision

The applicant, Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC, is requesting the approval of a <u>Site Plan</u> for Phase 1 of the Terraces Subdivision. The subject property is a 94.144-acre tract of land (i.e. a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72) generally located south of the intersection of Cornelius Road and FM-1141. Concurrently with this Site Plan, the applicant has submitted a Final Plat [Case No. P2023-007].

The subject property is zoned Planned Development District 93 (PD-93) [Ordinance No. 22-47] for Single-Family 10 (SF-10) District land uses. Based on this Planned Development District, the proposed subdivision will consist of five (5) lots sizes (i.e. [Type A Lots] 9, 100' x 130' lots; [Type B Lots] 26, 82' x 120' lots; [Type C Lots] 86, 72' x 110 lots; [Type D Lots] 34, 72' x 110' lots; and [Type E Lots] 108, 62' x 110'), and be subject to the following density and dimensional requirements:

Lot Type (see Concept	Plan) ▶ A	В	С	D	E
Minimum Lot Width (1)	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 S	F 10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback (2), (5) & (6)	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2), (5) & (7)) 15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height ⁽³⁾	35'	35'	35'	35'	35'
Minimum Rear Yard Setback (4)	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 S	F 2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	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 AND SIDE YARD BUILDING SETBACK BY UP TO FIVE (5) FEET FOR ANY PROPERTY. 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.
- . J-SWING OR TRADITIONAL SWING GARAGES ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MINIMUM OF FIVE (5) FEET.
- 7: ALL CORNER LOTS THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE CORNER LOT SIDES TO (I.E. A KEYSTONE LOT), SHALL HAVE A SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

The proposed *Site Plan* appears to conform to all requirements stipulated by *Ordinance No. 22-47*. In addition, the submitted *Treescape Plan* and *Landscape Plan* show that the tree mitigation balance will be satisfied by the required landscape plantings, and the additional requirement for two (2) canopy trees per residential lot (*four [4] canopy trees for corner lots*). Staff should note, that as part of the zoning process, the applicant agreed to amenitize a 4.0-acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) in instead of paying the cash in leu of land fees (*i.e. \$609.00 x 181 lots = \$110,229.00*) and pro-rata equipment fees (*i.e. \$577.00 x 181 Lots*). The *Hardscape Plan* shows the proposed entry monumentation signage, sidewalks, and trails. With this being said, since the request generally conforms to the requirements of Planned Development District 93 (PD-93) [*Ordinance No. 22-47*] and the Unified Development Code (UDC), this case is

being placed on the consenapplicant's request, staff and	t agenda. Should the the applicant will be av	Planning and Zoning ailable at the <u>April 11,</u>	Commission have an 2023 Planning and Zon	y questions concerning the ing Commission meeting.



DEVELOMENT APPLICATION

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

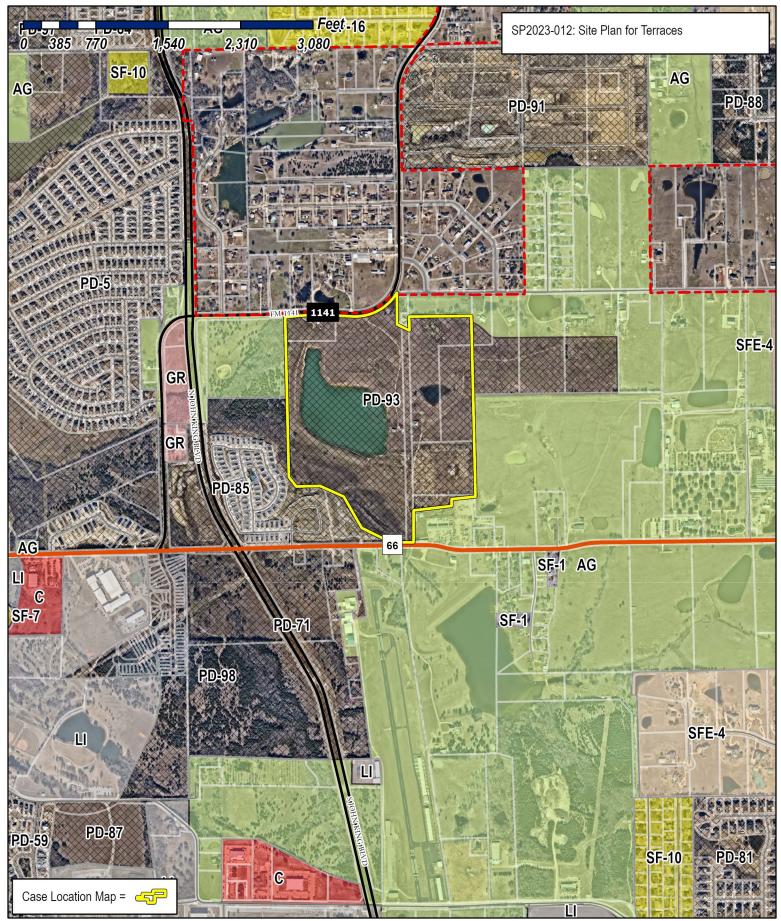
STAFF USE ONLY -

PLANNING VING CASE NO. 5 PZ023 - 012

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

DIRECTOR OF PLANNING:

			div	ENGINEER.	
PLEASE CHECK THE	APPROPRIATE BOX BELOW T	O INDICATE THE TYPE OF D	EVELOPMENT RE	QUEST (SELECT ONLY ONE BO)	7 :
☐ PRELIMINARY ☐ FINAL PLAT (\$300.) ☐ REPLAT (\$300.) ☐ AMENDING OR ☐ PLAT REINSTA SITE PLAN APPLA ☑ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) PLAT (\$200.00 + \$15.00 ACRE) 000.00 + \$20.00 ACRE) 000 + \$20.00 ACRE) 000 + \$20.00 ACRE) 000 H 000 ACRE) 000 ACR		SPECIFIC US PD DEVELOI OTHER APPLIC TREE REMO VARIANCE R MOTES: IN DETERMINING T PER ACRE AMOUNT.	ANGE (\$200.00 + \$15.00 ACRE) SE PERMIT (\$200.00 + \$15.00 AC PMENT PLANS (\$200.00 + \$15.00 CATION FEES;	ACRE) 1 S (\$100,00) 2 SE WHEN MULTIPLYING BY THE E, ROUND UP TO ONE (1) ACRE. SEE FOR ANY REQUEST THAT
			PERMIT.		
PROPERTY INFO	ORMATION [PLEASE PRINT]				
ADDRES	s 1649 FM 1141, Rock	wall, 75087			
SUBDIVISION	N ABS A0122, MB Jon	es, Tract 4-01		LOT	BLOCK
GENERAL LOCATION	Approximately 1250	feet east of the intersec	ction John King	& FM 1141 South of 114	1
ZONING, SITE P	LAN AND PLATTING IN	FORMATION (PLEASE PI	RINT		
CURRENT ZONING	Planned Developmen	nt PD-93	CURRENT USE	Planned Development	PD-93
PROPOSED ZONING	3		PROPOSED USE		
ACREAG	94.144	LOTS [CURRENT]	181	LOTS [PROPOSED]	
REGARD TO ITS	D. PLATS: BY CHECKING THIS BO APPROVAL PROCESS, AND FAILU DENIAL OF YOUR CASE.	X YOU ACKNOWLEDGE THAT IRE TO ADDRESS ANY OF STA	DUE TO THE PASS FF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LO THE DATE PROVIDED ON THE DE	NGER HAS FLEXIBILITY WITH VELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMA	TION [PLEASE PRINT/CHECK	THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE	REQUIRED)
OWNER	TM Terraces, LLC		3 APPLICANT	Michael Joyce Propertie	S
CONTACT PERSON	Bret Pedigo	co	NTACT PERSON	Ryan Joyce	
ADDRESS	4416 W. Lovers Lane, S	Suite 200	ADDRESS	767 Justin Road	
CITY, STATE & ZIP	Dallas, TX 76209	C	TY, STATE & ZIP	Rockwall, TX 75087	
PHONE			PHONE	512-965-6280	
E-MAIL			E-MAIL	ryan@michaeljoycepro	perties.com
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DA ON ON THIS APPLICATION TO BE	AY PERSONALLY APPEARED TRUE AND CERTIFIED THE FO	Bret led	go [OWNER]	THE UNDERSIGNED, WHO
W.AcV\ INFORMATION CONTAINE	TO COVER THE COS	ST OF THIS APPLICATION, HAS BE THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS ALS	EEN PAID TO THE CITY HAT THE CITY OF RO SO AUTHORIZED AND	CKWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE ANY	DAY OF
GIVEN UNDER MYHAND	AND SEAL OF OFFICE ON THIS TO	HE 17 DAY OF MAND	N 20 2		y Public, State of Texas m. Expires 04-16-2025
	OWNER'S SIGNATURE	Detatz.		3. C A. 18.11	tery ID_133044766
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	CAMERICA		MY COMMISSION EXPIRE	4-18-85

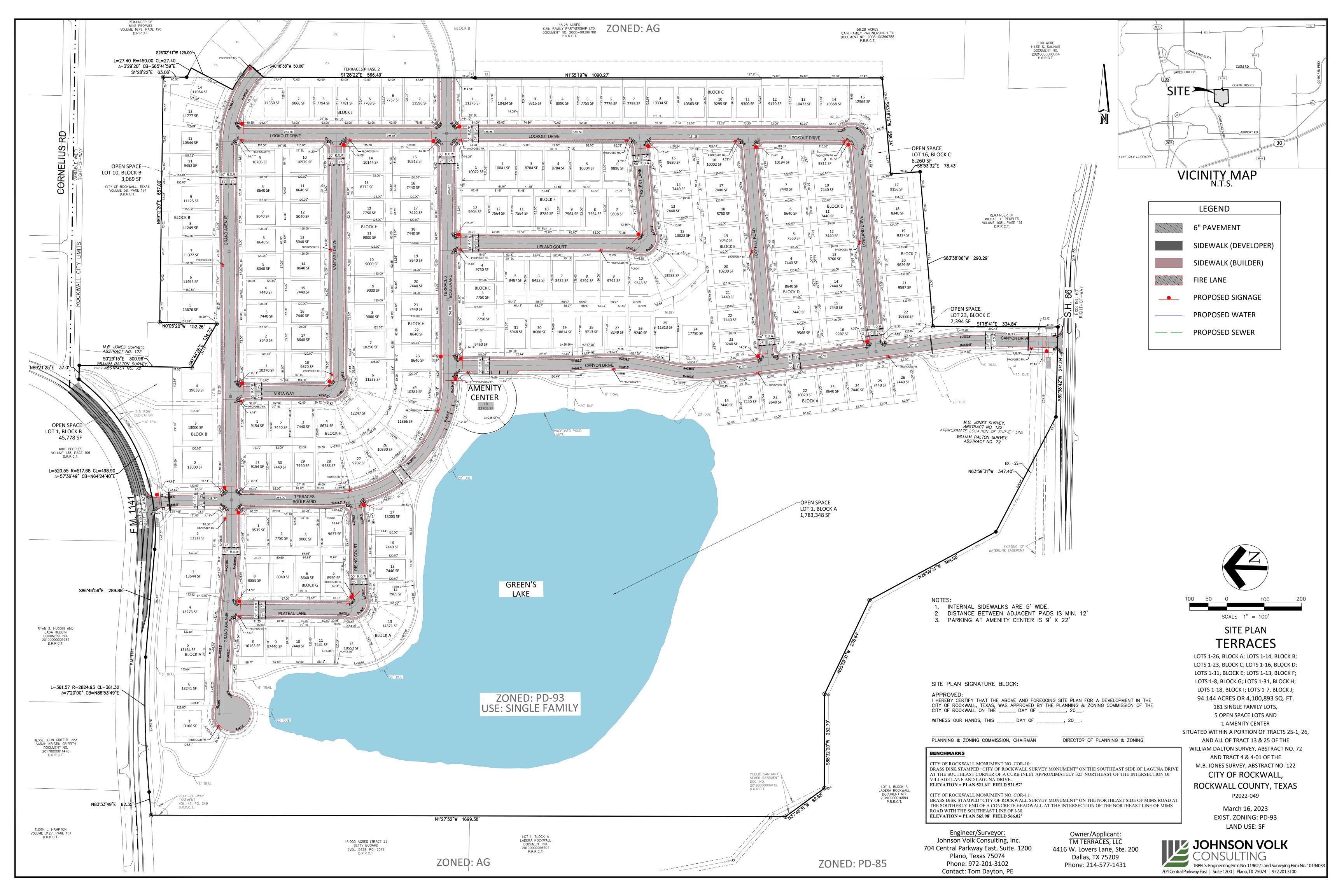




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
 PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE FAMILIAN.
- 2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- 3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS
- 4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- 7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY
- THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.

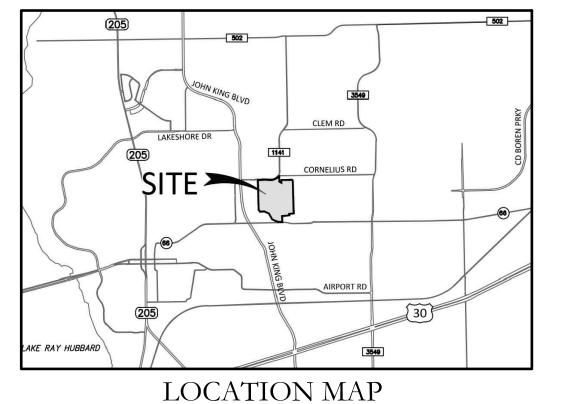
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- 10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- 11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- 14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- 15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- 16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- 17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- 18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- 19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- 20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- 21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~TERRACES~ CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: March 10, 2023



NOT TO SCALE

SHEET INDEX			
OVERALL LAYOUT PLAN			
HARDSCAPE PLANS			
HARDSCAPE DETAILS			
ENTRY LIGHTING EXHIBIT			
LANDSCAPE PLANS			
LANDSCAPE DETAILS			

CHEET INDEX

OWNER / DEVELOPER:

TM TERRACES, LLC 4416 W. LOVERS LANE SUITE 200 DALLAS, TEXAS 75209 PH. 214-577-1431

CIVIL ENGINEER:

JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100 CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

- 1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A
- 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S
- ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.

 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRAN'T MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4')
- MINIMUM FROM THE WATER METER.

 5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS
- SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.

 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL
- SOCIETY OF ARBORICULTURE (ISA) STANDARDS.

 7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED
- TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.

 8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT
- DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- 1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- 2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO
- INSTALLING THE IRRIGATION SYSTEM.
- 3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- 4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S
- ROW.
 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT
- EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- 6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER
- 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2) OF CLEARANCE (MINIMUM)
- (2') OF CLEARANCE (MINIMUM).
 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM
- FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

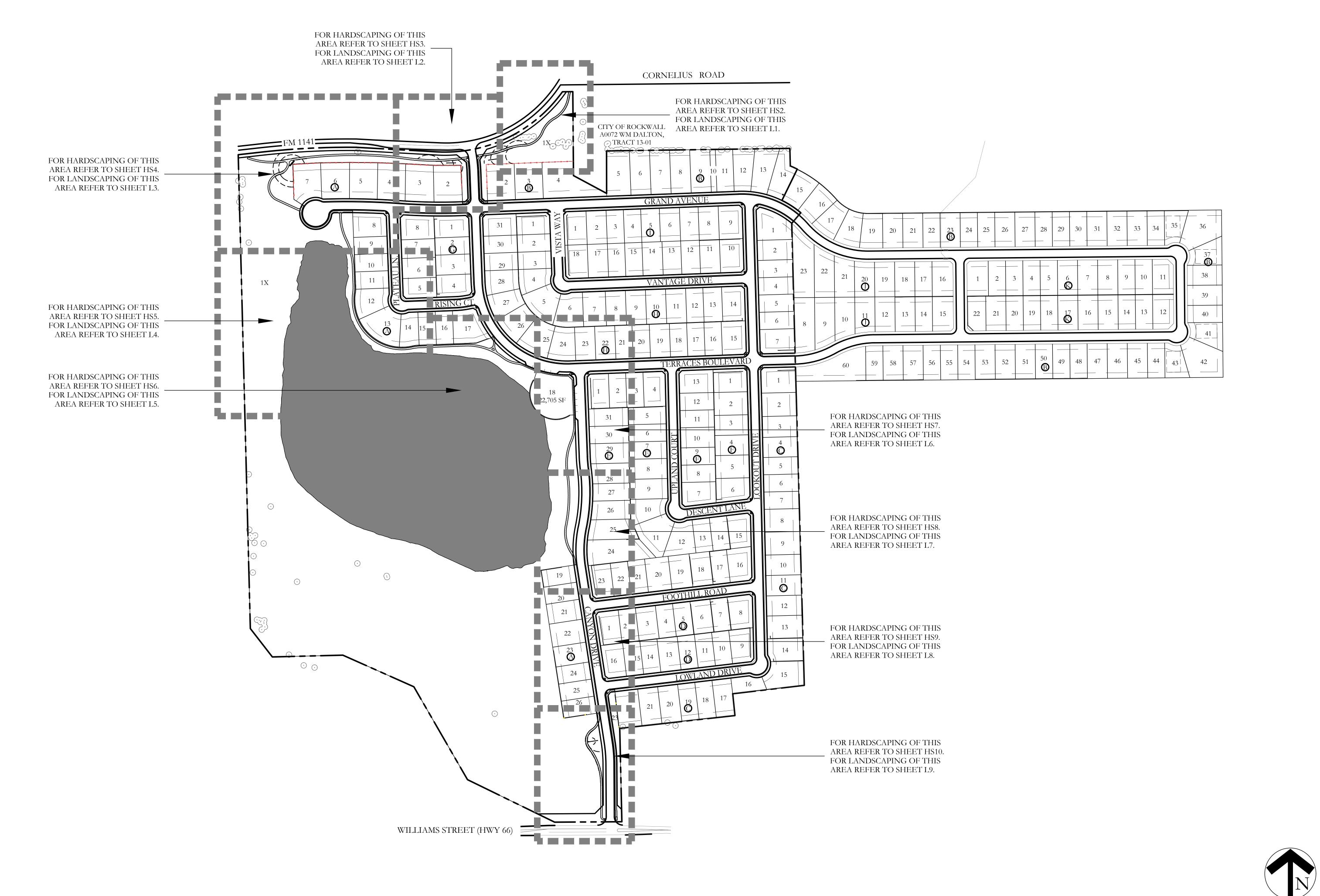
- 1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR
- EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF
- 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE
- OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.

 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN
- THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

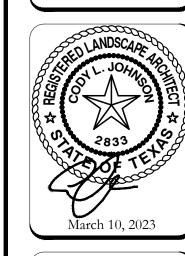




TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN



March 10, 2023

SCALE:

1" = 150'

One Inch

JVC No 2215

(HS1 of <u>13</u>

SCALE 1'' = 150'

ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12.

REFER TO DETAIL 1&2/HS13.

6'-0" HT. ORNAMENTAL METAL FENCE.

6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL.

42" HT. ORNAMENTAL METAL HANDRAIL.

REFER TO CIVIL ENGINEERING PLANS PREPARED BY OTHERS



SCALE: JVC No 2215

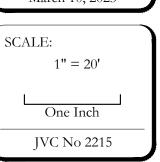
HS2 of <u>13</u>

MAIN ENTRY SIGN WALL. REFER TO DETAIL SHEET H11. 8'-0" HT. STONE LOGO WALL. REFER TO DETAILS 1,2&3HS12. 8'-6" HT. STONE LOGO COLUMN ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12. 8'-0" HT. BOARD ON BOARD REFER TO DETAIL 1&2/HS13. VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 3/HS11. 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 3/HS13. 6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 3&4/HS13. 42" HT. ORNAMENTAL METAL HANDRAIL. REFER TO DETAIL 1/HS6. REFER TO CIVIL ENGINEERING PLANS PREPARED BY OTHERS

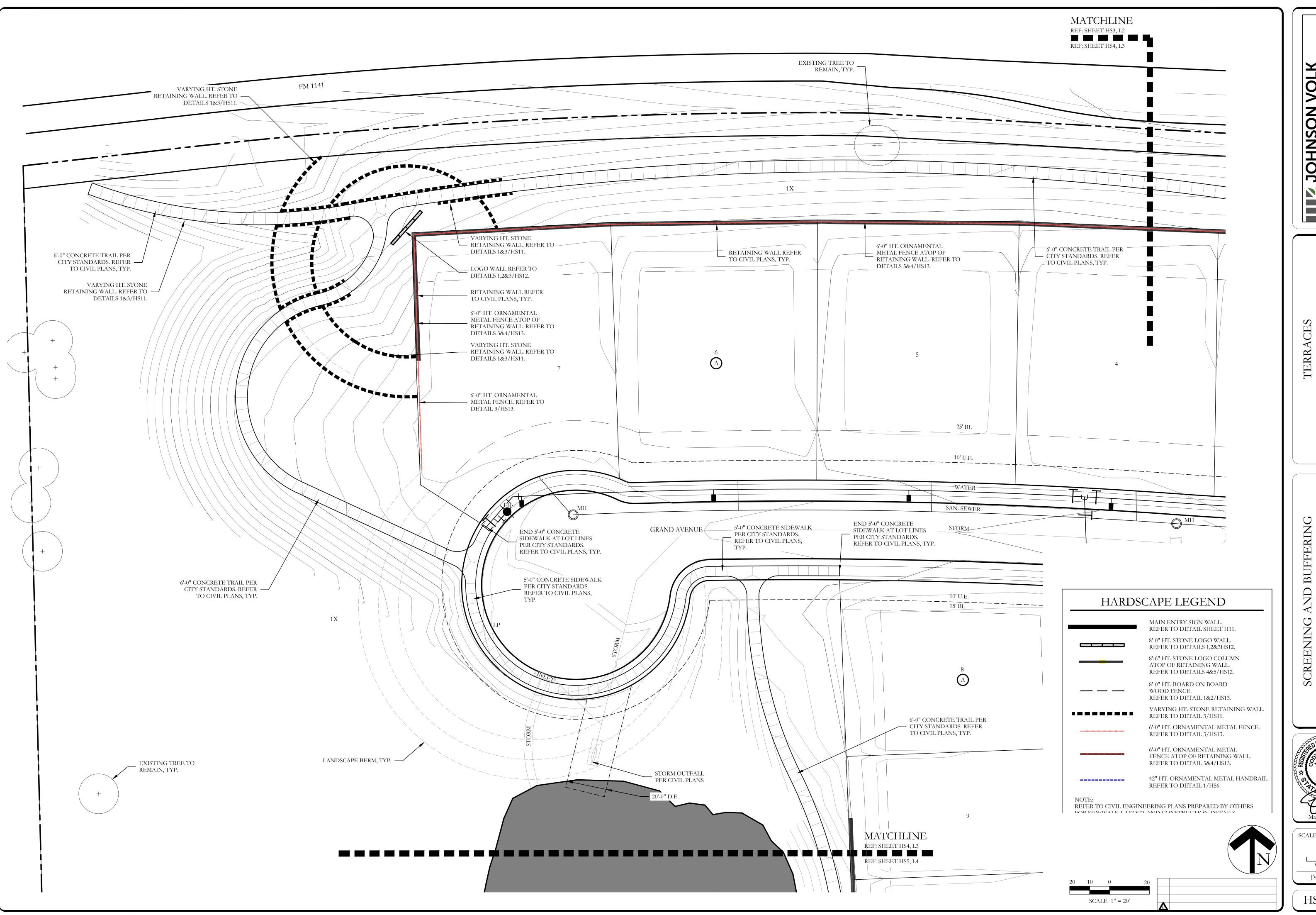
SCALE 1'' = 20'

DHNSON V SPELS: Engineering Firm No. 11962 / y East | Suite 1200 | Plano, TX 750





HS3 of 13



JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXA

CREENING AND BUFFERING



SCALE:

1" = 20'

One Inch

JVC No 2215

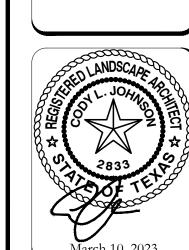
HS4 of 13

MAIN ENTRY SIGN WALL. REFER TO DETAIL SHEET H11. 8'-0" HT. STONE LOGO WALL. REFER TO DETAILS 1,2&3HS12. 8'-6" HT. STONE LOGO COLUMN ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12. 8'-0" HT. BOARD ON BOARD REFER TO DETAIL 1&2/HS13. VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 3/HS11. 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 3/HS13. 6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 3&4/HS13. 42" HT. ORNAMENTAL METAL HANDRAIL. REFER TO DETAIL 1/HS6.

REFER TO CIVIL ENGINEERING PLANS PREPARED BY OTHERS FOR SIDEWALK LAYOUT AND CONSTRUCTION DETAILS.

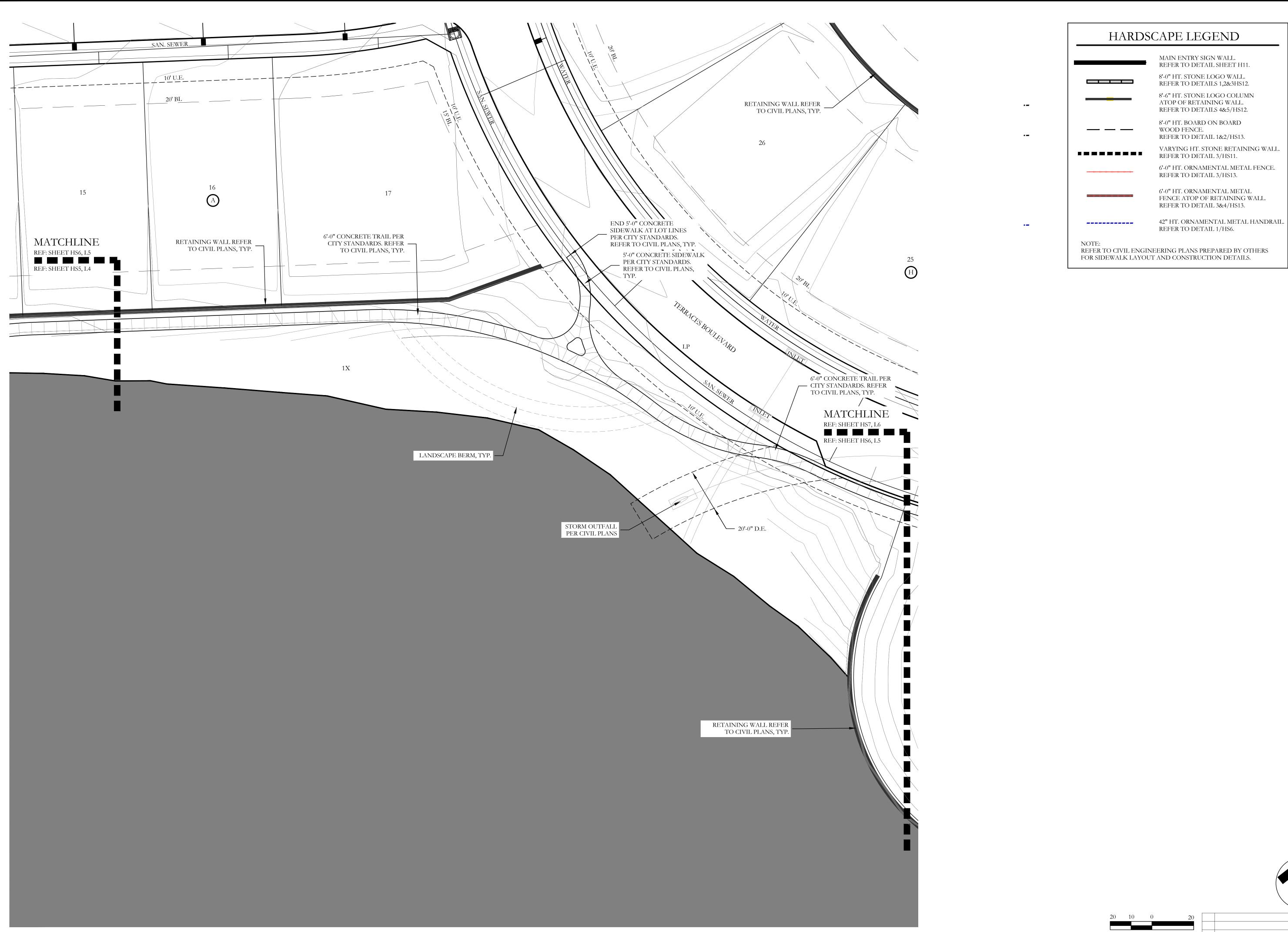
SCALE 1'' = 20'

AND BUFFERING



JVC No 2215

HS5 of <u>13</u>



MAIN ENTRY SIGN WALL. REFER TO DETAIL SHEET H11. 8'-0" HT. STONE LOGO WALL. REFER TO DETAILS 1,2&3HS12. 8'-6" HT. STONE LOGO COLUMN ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12. 8'-0" HT. BOARD ON BOARD REFER TO DETAIL 1&2/HS13. VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 3/HS11. 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 3/HS13. 6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 3&4/HS13.

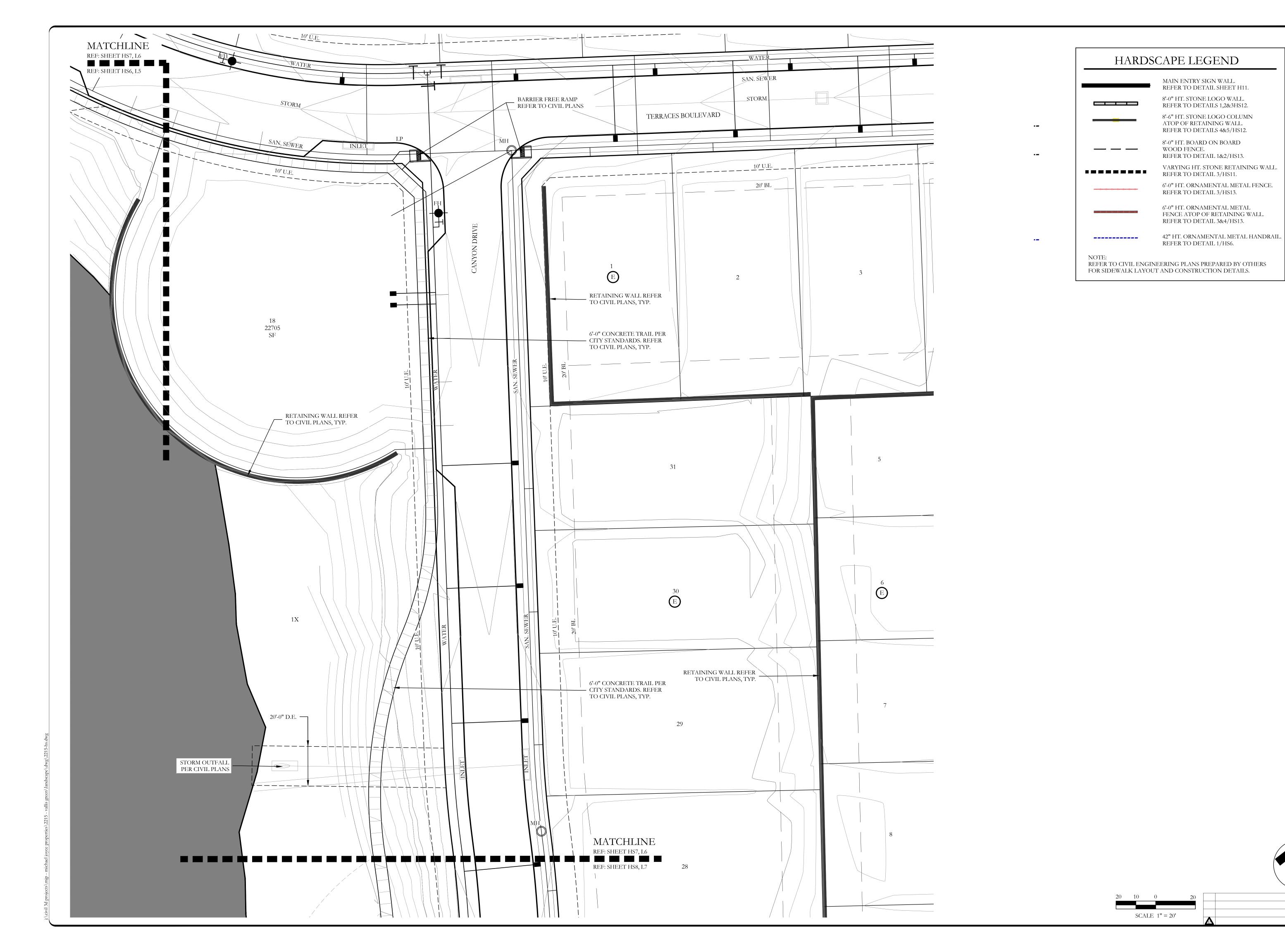
REFER TO CIVIL ENGINEERING PLANS PREPARED BY OTHERS

AND BUFFERING



JVC No 2215

HS6 of <u>13</u>

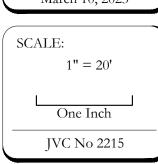


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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXA

SCREENING AND BUFFERING
HARDSCAPE PLANS





 $\left(\text{ HS7 of } \underline{13} \right)$

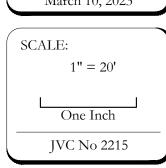


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ONSULTING
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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CREENING AND BUFFERING
HARDSCAPE PLANS





HS8 of <u>13</u>

REFER TO DETAIL SHEET H11. 8'-0" HT. STONE LOGO WALL. REFER TO DETAILS 1,2&3HS12. 8'-6" HT. STONE LOGO COLUMN ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12. 8'-0" HT. BOARD ON BOARD

6'-0" HT. ORNAMENTAL METAL FENCE.

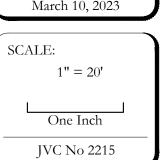
6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL.

42" HT. ORNAMENTAL METAL HANDRAIL.

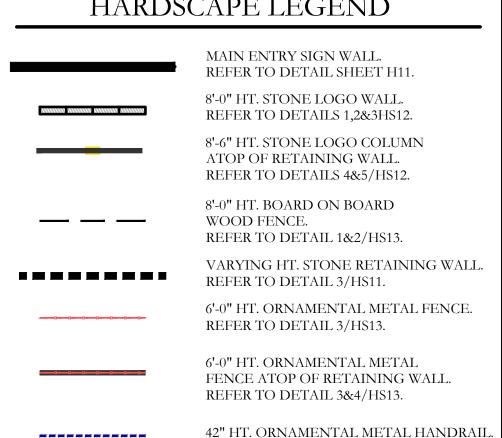
REFER TO CIVIL ENGINEERING PLANS PREPARED BY OTHERS

BUFFERING



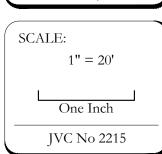


HS9 of <u>13</u>

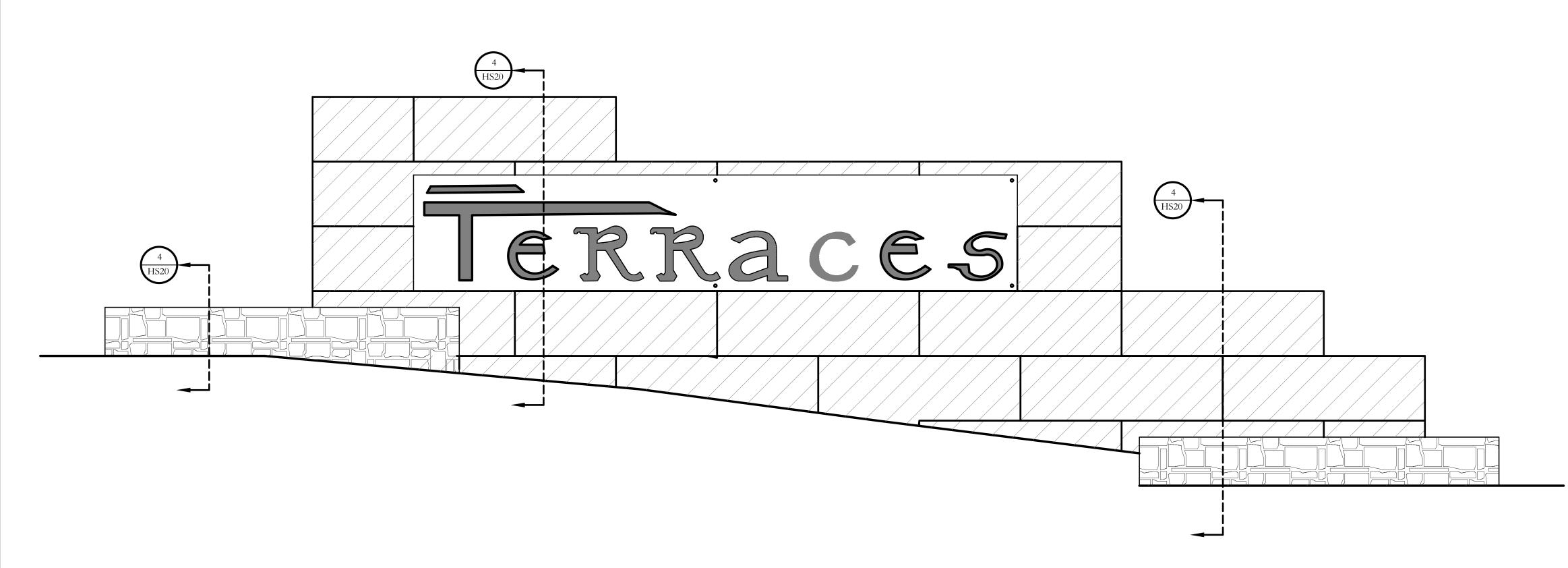


BUFFERIN





HS10 of 13



WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.

2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT

OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.

3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION.

PROPER EXECUTION OF FARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB

PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.

4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE

5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF

GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.

7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.

8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL

NOT BE ALLOWED.

10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.

STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
 THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS

13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
 15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR

APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.

16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL

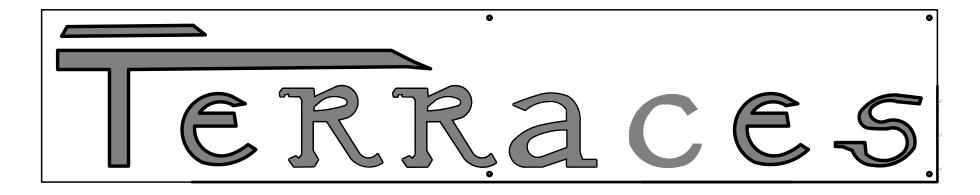
SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.

17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL

17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

MAIN ENTRY SIGN WALL

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



2 CORTEN SIGN PANEL

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

TERRACES
CITY OF ROCKWAI
ROCKWALL COUNTY, T

SCREENING AND BUFFERING HARDSCAPE DETAILS

THESE
DOCUMENTS
ARE FOR
INTERIM REVIEW
ONLY AND NOT
INTENDED FOR
CONSTRUCTION
OR BIDDING
PURPOSES.

03-10-2023

SCALE:

REFER TO
DETAILS

One Inch

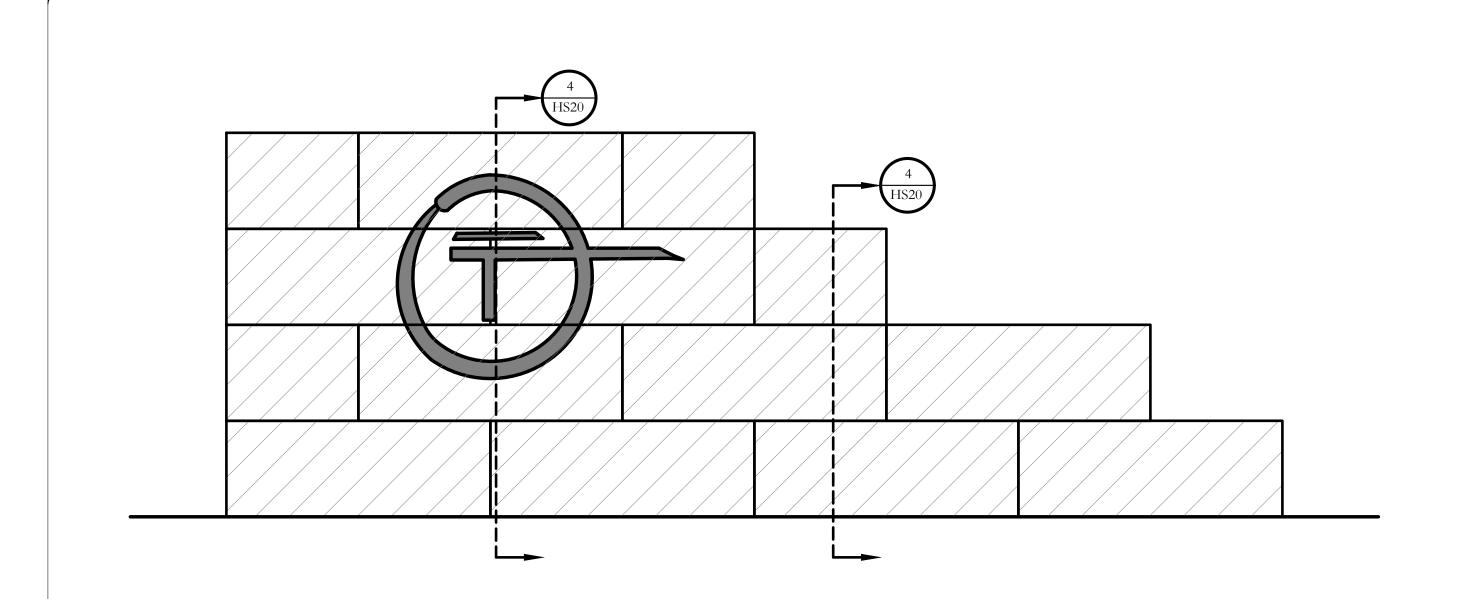
JVC No 2215

HS11 of 13

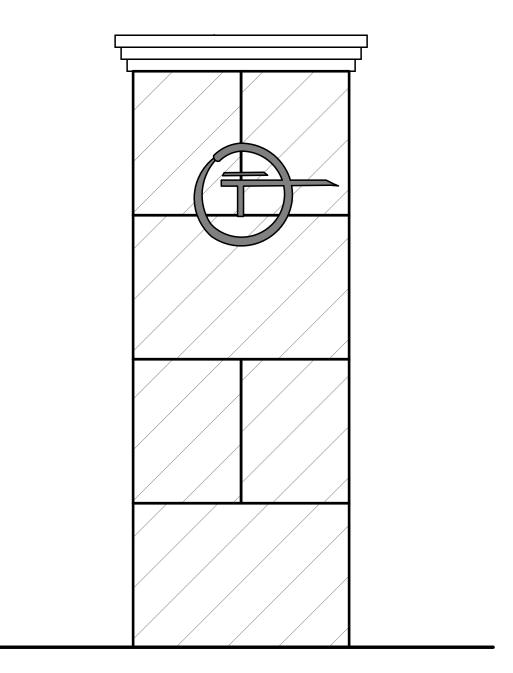
03-10-2023

SCALE: REFER TO DETAILS One Inch

JVC No 2215 HS12 of <u>13</u>



LOGO WALL ELEVATION



LOGO COLUMN ATOP OF RETAINING WALL
ELEVATION SCALE: SCALE: 3/4" = 1'-0"

LOGO COLUMN ATOP OF RETAINING WALL
SECTION SCALE:

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

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

VARYING HT. STONE LOGO WALL

VARYING HT. STONE LOGO WALL

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

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

HS13 of 13

WOOD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.

2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL CODES AND REQUIREMENTS.

4. WOOD MATERIAL FOR FENCE

4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.

4.2. PICKETS-CEDAR, #2 GRADE OR BETTER. 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER

5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.

6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.

7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.

9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES. 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

11. ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.

12. WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

ORNAMENTAL METAL FENCE NOTES

THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.

2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.

4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS. SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.

GRIND SMOOTH ALL WELDS.

ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.

9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD

10. FENCE MEMBER SIZES TO BE AS FOLLOWS:

10.1. PICKETS, 3/4" SQUARE 16 GA.

10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.

10.3. POSTS, 2" SOUARE 11 GA. 11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF

12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.

HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL

13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF

AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND

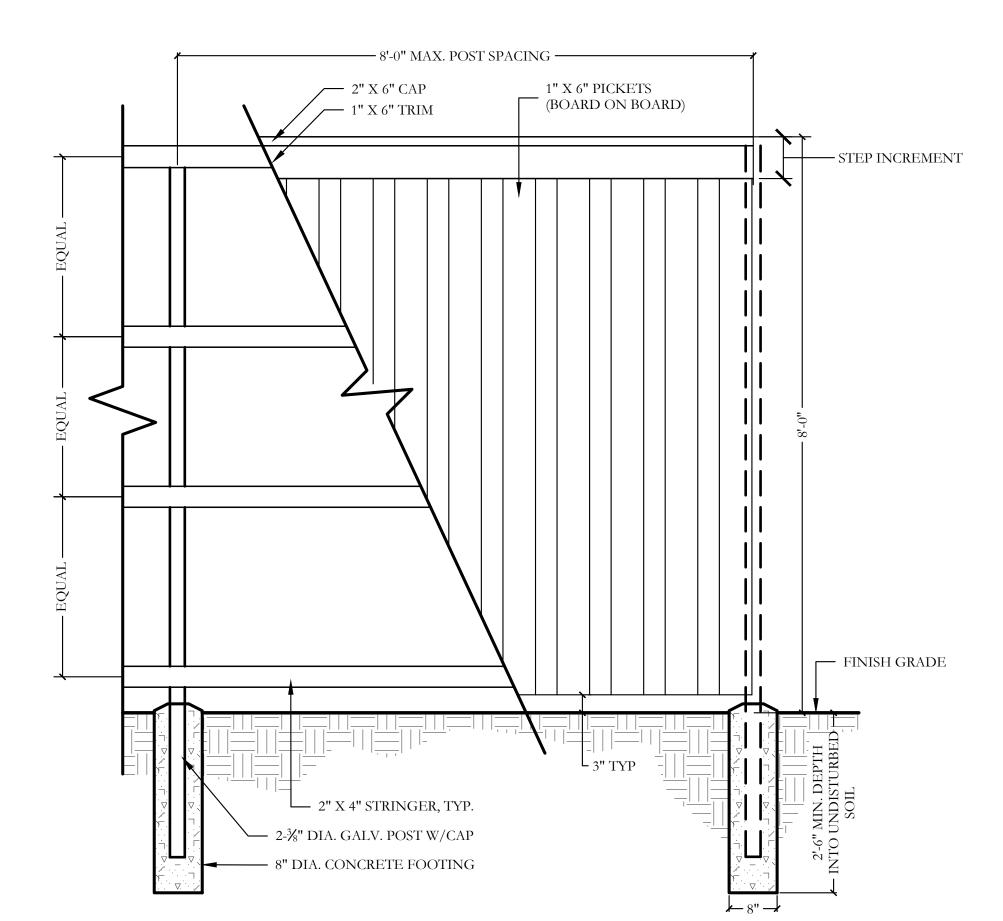
STEEL POST W/ CAP, TYP. 1-1/2" x 1-1/2" TUBE RAILS AT TOP, MIDDLE AND BOTTOM 3/4" SQ. TUBULAR STEEL PICKET @ 8" O.C. MAX TYP. —— 6'-0" MIN. 8'-0 MAX SPACING — 3/4" SQ. TUBULAR STEEL **⊢** 8" O.C. TYP PICKET @ 4" O.C. MAX TYP. FINAL GRADE PER PLANS BEVEL TOP OF FOOTING SHALL

2" X 2" TUBULAR SQUARE

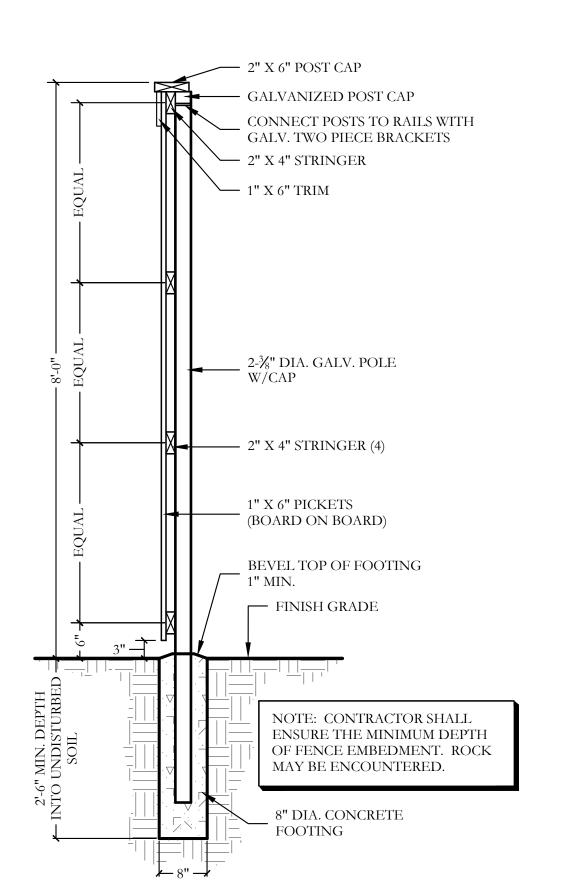


BE CROWNED 1" ABOVE GRADE

- 3000 PSI CONCRETE FOOTING



PARTIAL 8'-0" HT. WOOD FENCE



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

8'-0" HT. WOOD FENCE

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

3-1/2"Ø X 18" DEPTH SCHEDULE 40 PVC SLEEVE, EPOXY GROUT POST INTO SLEEVE GRADE 1% MIN. SLOPE RETAINING WALL BY OTHERS MORTARED STONE RUBBLE FIRM NATIVE SOIL WEEP HOLE OR COMPACTED FILL FINAL GRADE ΓEMPORARY SLOPE

2" X 2" TUBULAR

SQUARE STEEL POST

6'-0" HT. ORN. METAL FENCE ATOP RET. WALL

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- 1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
- ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
- 3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER. 4. CHLORIDES SHALL NOT BE USED.
- 5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL

ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.

2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:

2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES CONCRETE EXPOSED TO EARTH OF WEATHER:

(A) BARS LARGER THAN NO. 5: 2 INCHES (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.

2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER: 2.3.1. SLABS, WALLS AND JOISTS

(A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES

(B) BARS NO. 11 AND SMALLER: 3/4 INCHES. 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES

SHELLS AND FOLDED PLATES

(A) BAR LARGER THAN NO. 5: 3/4 INCHES. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.

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

PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8

HOURS AFTER DRILLING IS COMPLETE.

3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.

4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL

PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND

HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI. 2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.

3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.

4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND

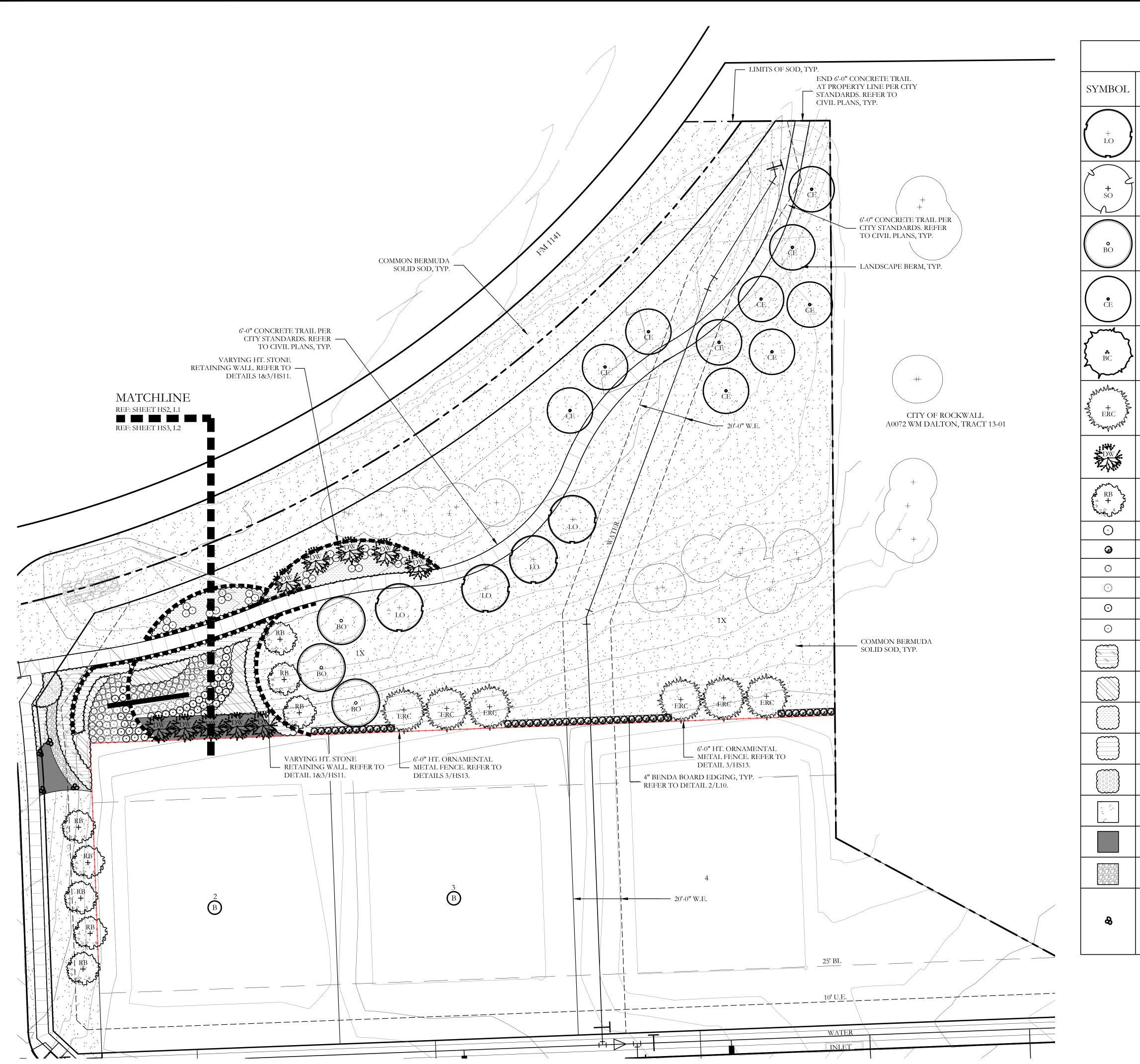
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.

6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.

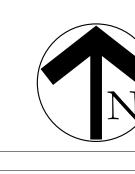
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.

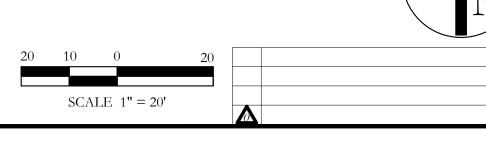
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS. 9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.

10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.



		PLAN	T LEGEND		T
SYMBOL	MBOL KEY COMMON NAME SCIENTIFIC NAME		SIZE	SPACING	
to LO	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
**SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
o BO	ВО	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
© CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BC BC	ВС	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
+ ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB + +	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
+		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
@		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.
on the state of th		DWARF WAXMYRTLE	MYRICA PUSILLLA	3 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA YUCCA FILAMENTOSA 'COLOR	3 GALLON	36" O.C.
<u> </u>		'COLOR GUARD' YUCCA	GUARD'	3 GALLON	36" O.C.
· ·		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRAT'US'	1 GALLON	24" O.C.
(ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$ -1" DIAMETE
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
&		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	



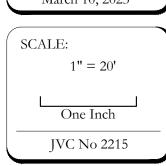


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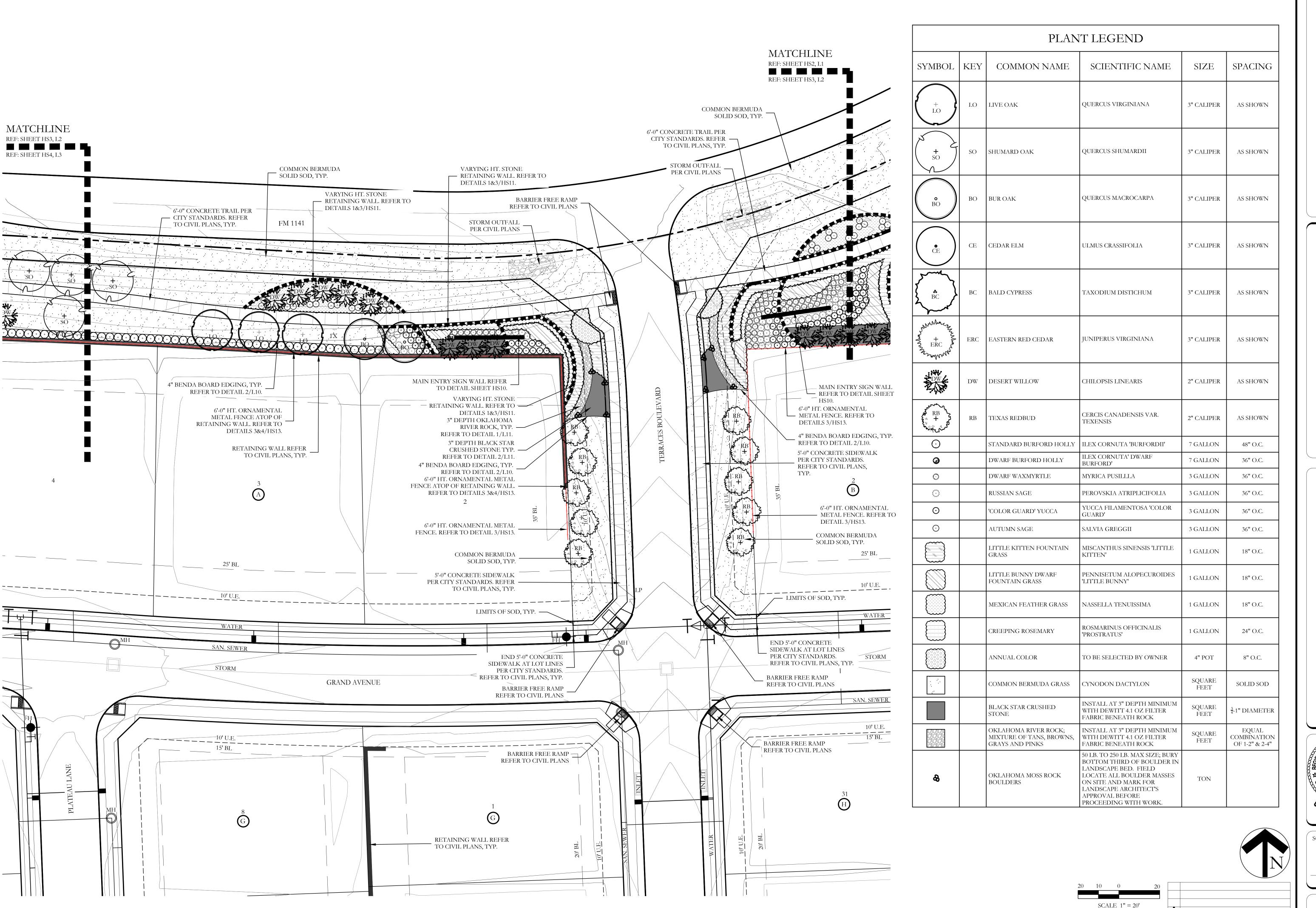
TERRACES CITY OF ROCKWALL ROCKWALL COUNTY, TEX

CREENING AIND BUFFERING
LANDSCAPE PLAN





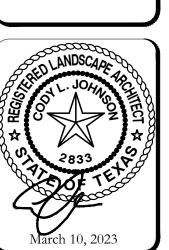
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LANDSCAPE PLAN



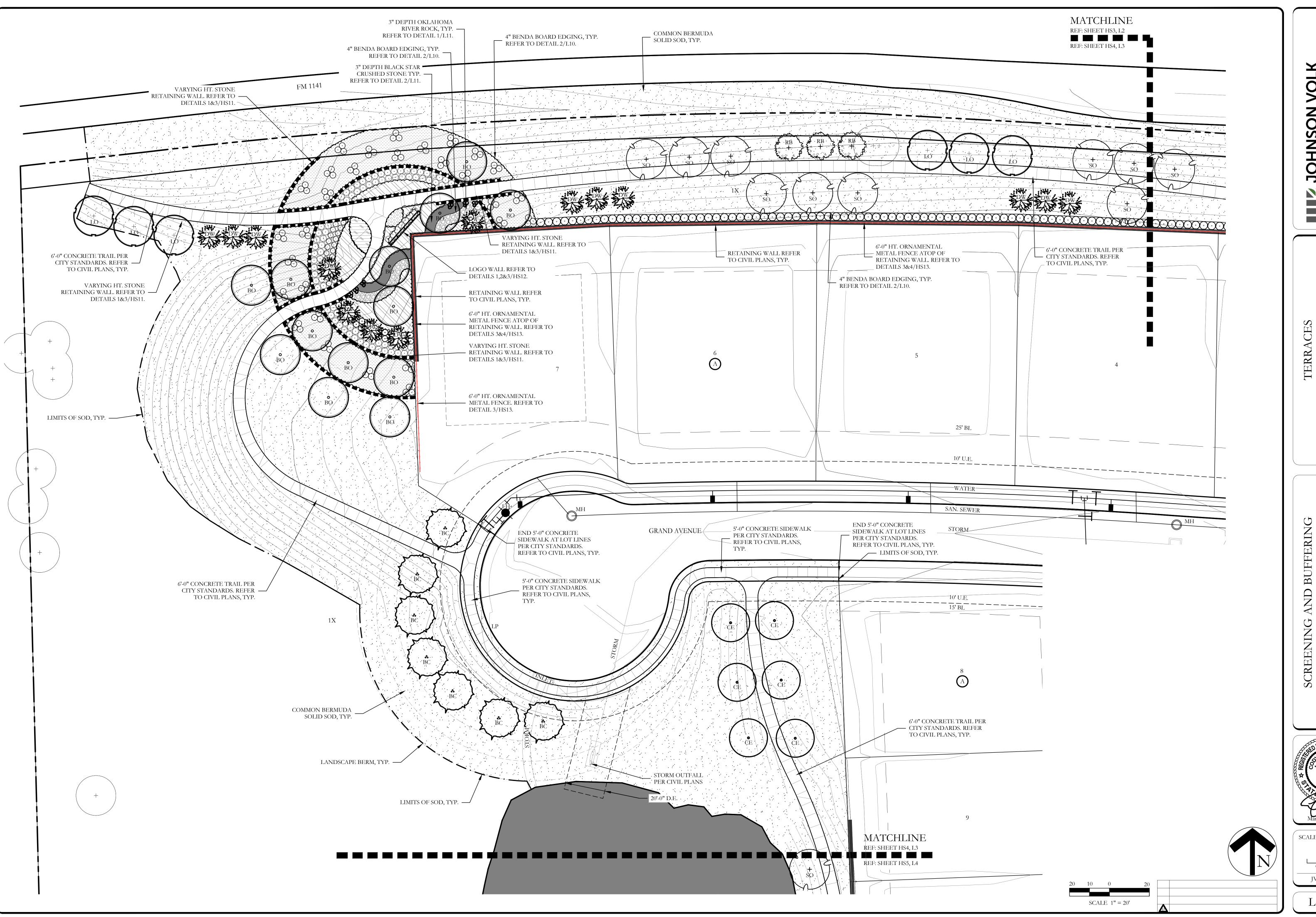
SCALE:

1" = 20'

One Inch

JVC No 2215

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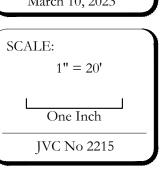


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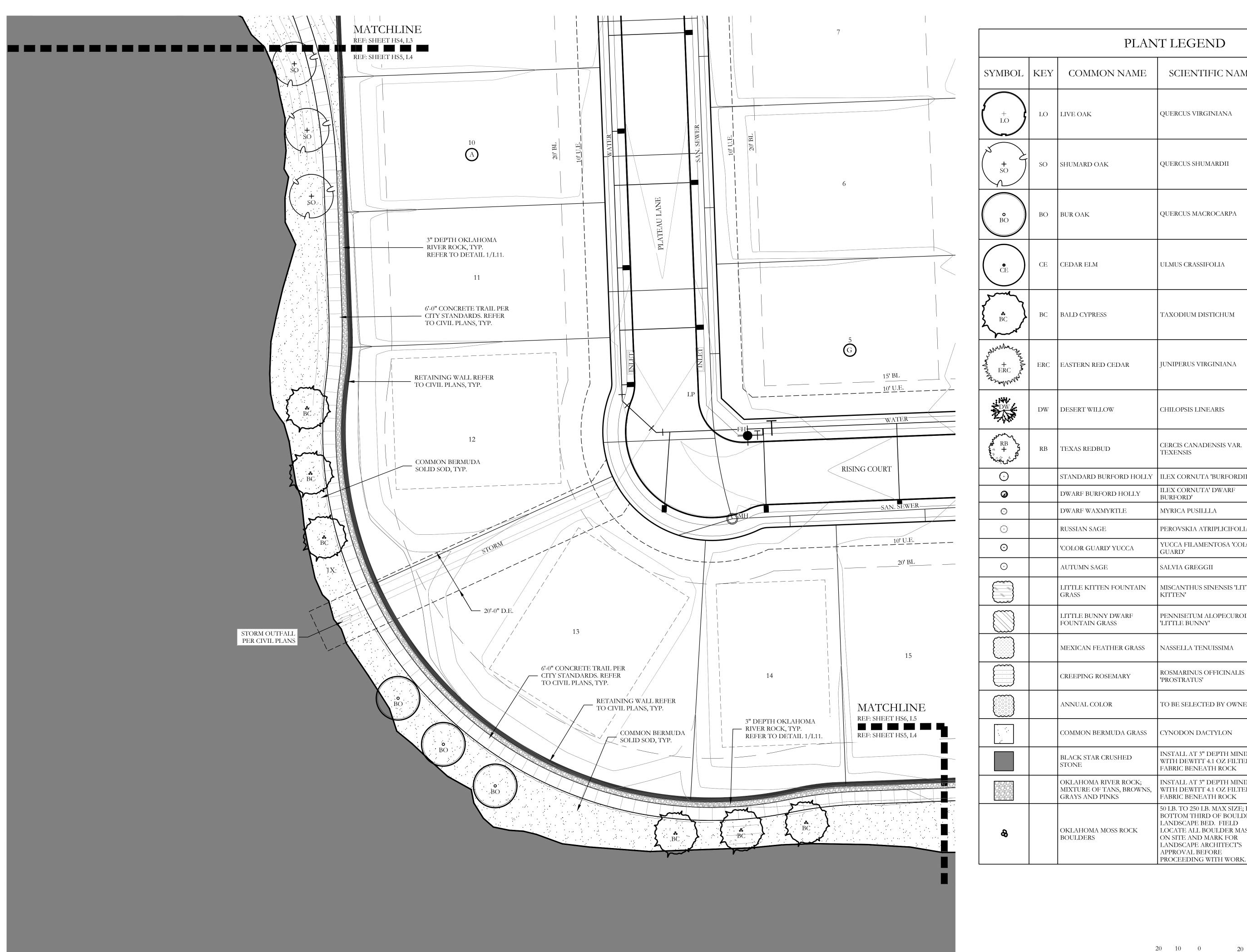
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LANDSCAPE PLAN

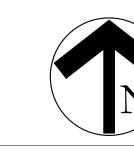


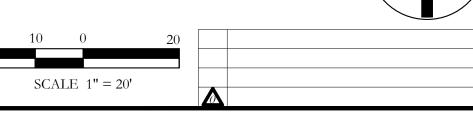


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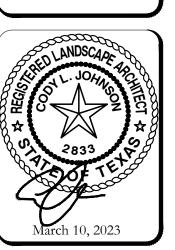


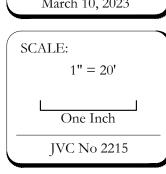




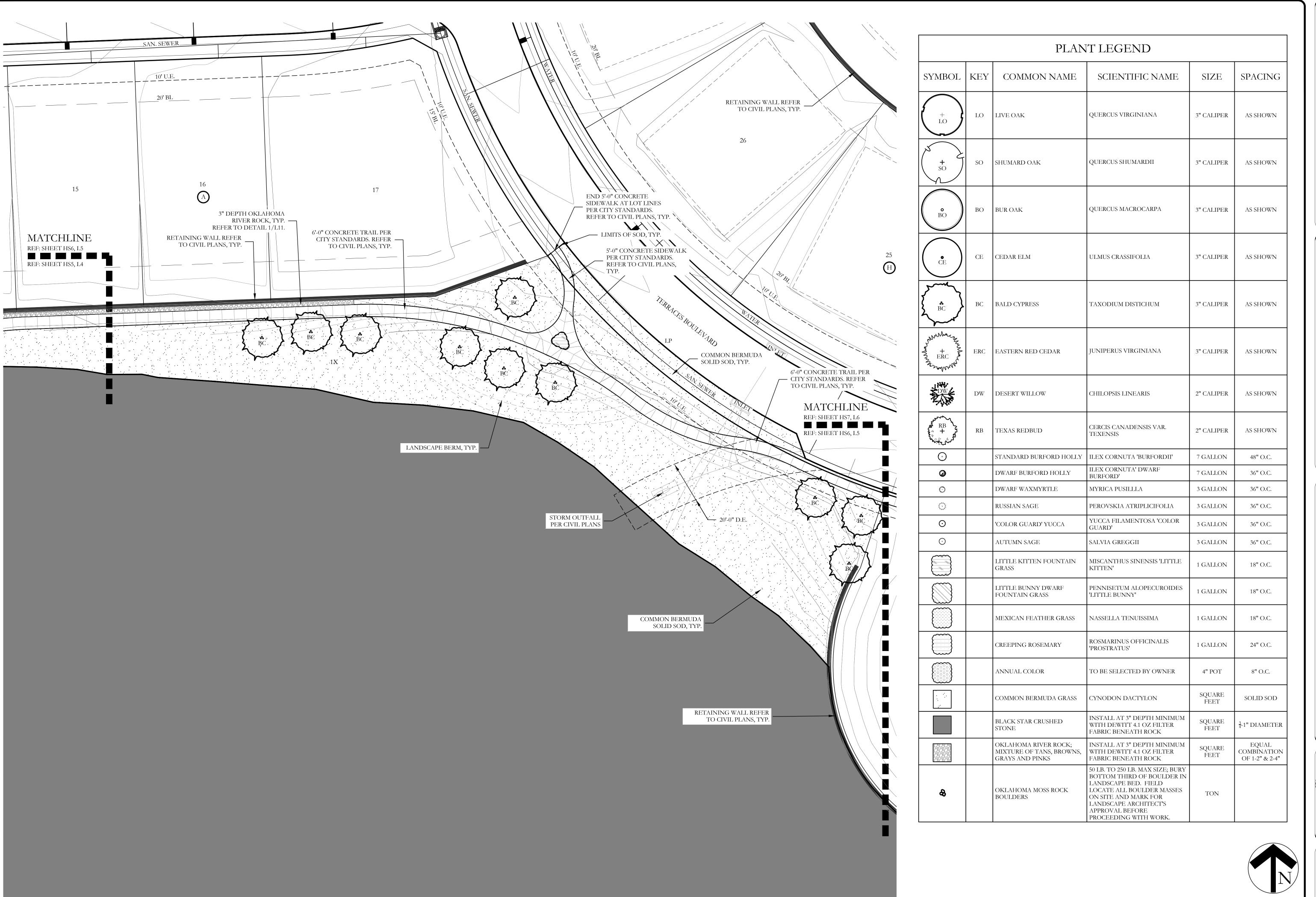


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CITY OF ROCKWALL
ROCKWALL COUNTY, TEX

REENING AND BUFFERING LANDSCAPE PLAN



SCALE:

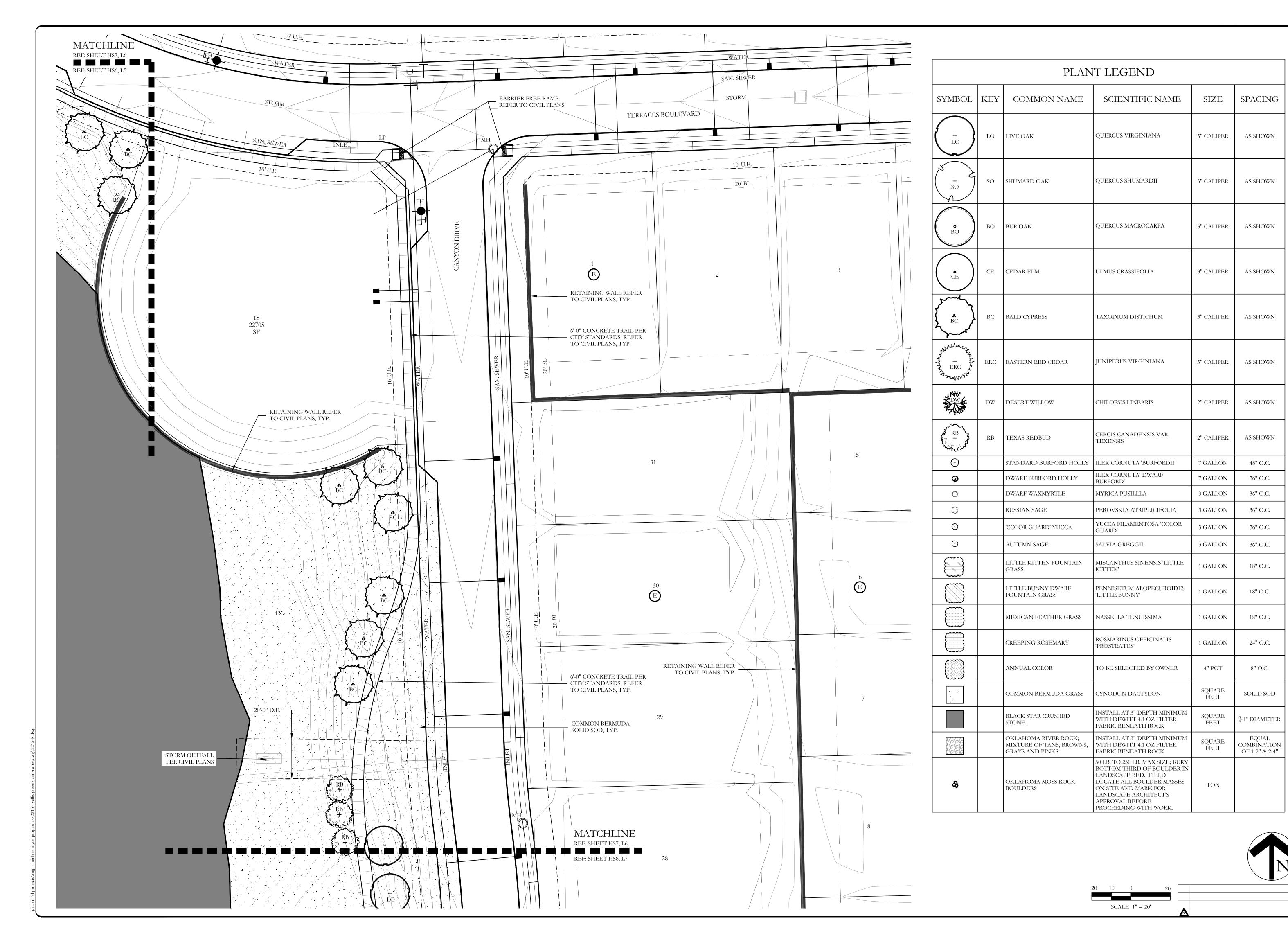
1" = 20'

One Inch

JVC No 2215

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SCALE 1'' = 20'

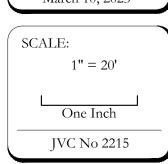


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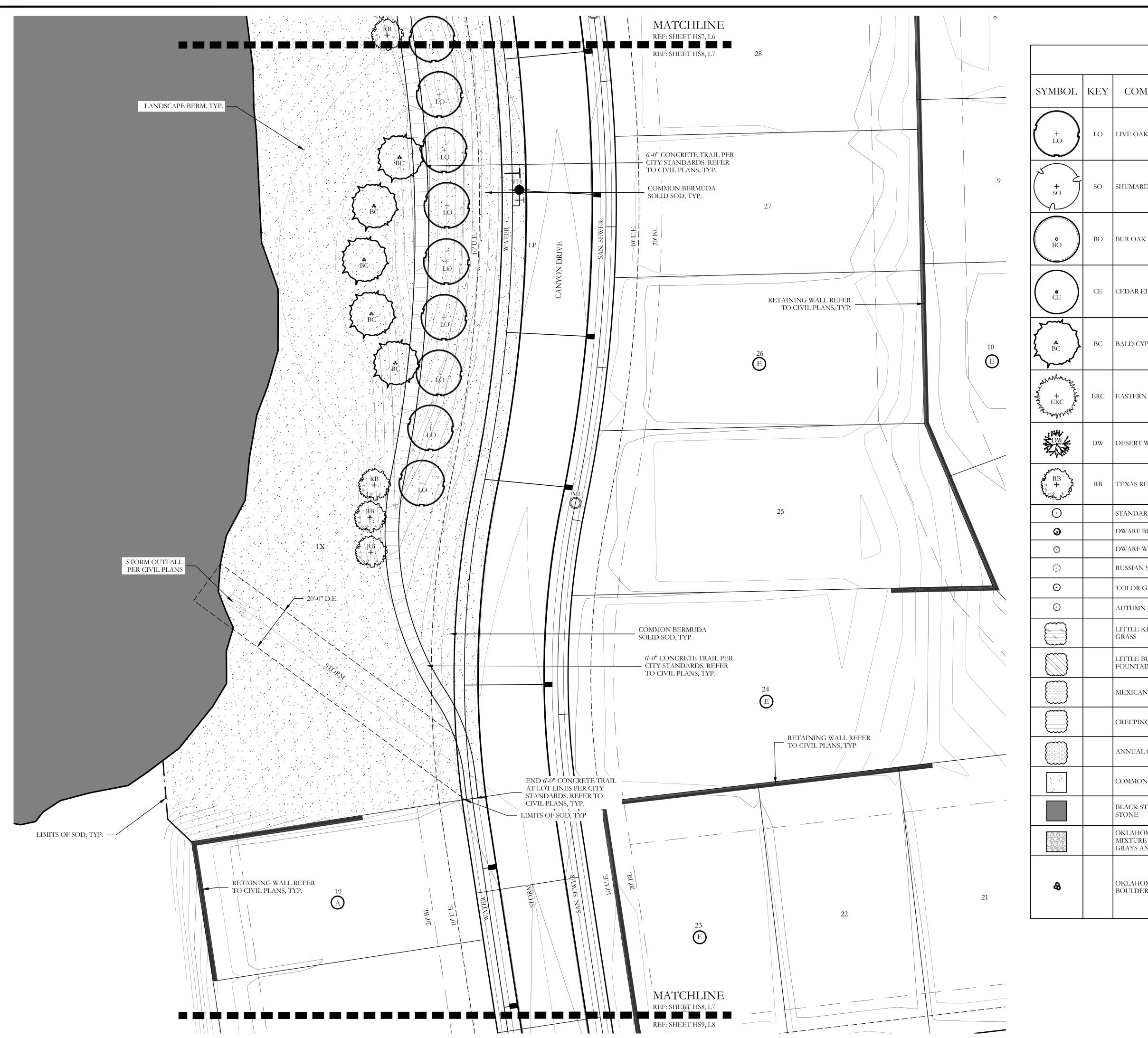
TERRACES CITY OF ROCKWALL ROCKWALL COUNTY, TEX

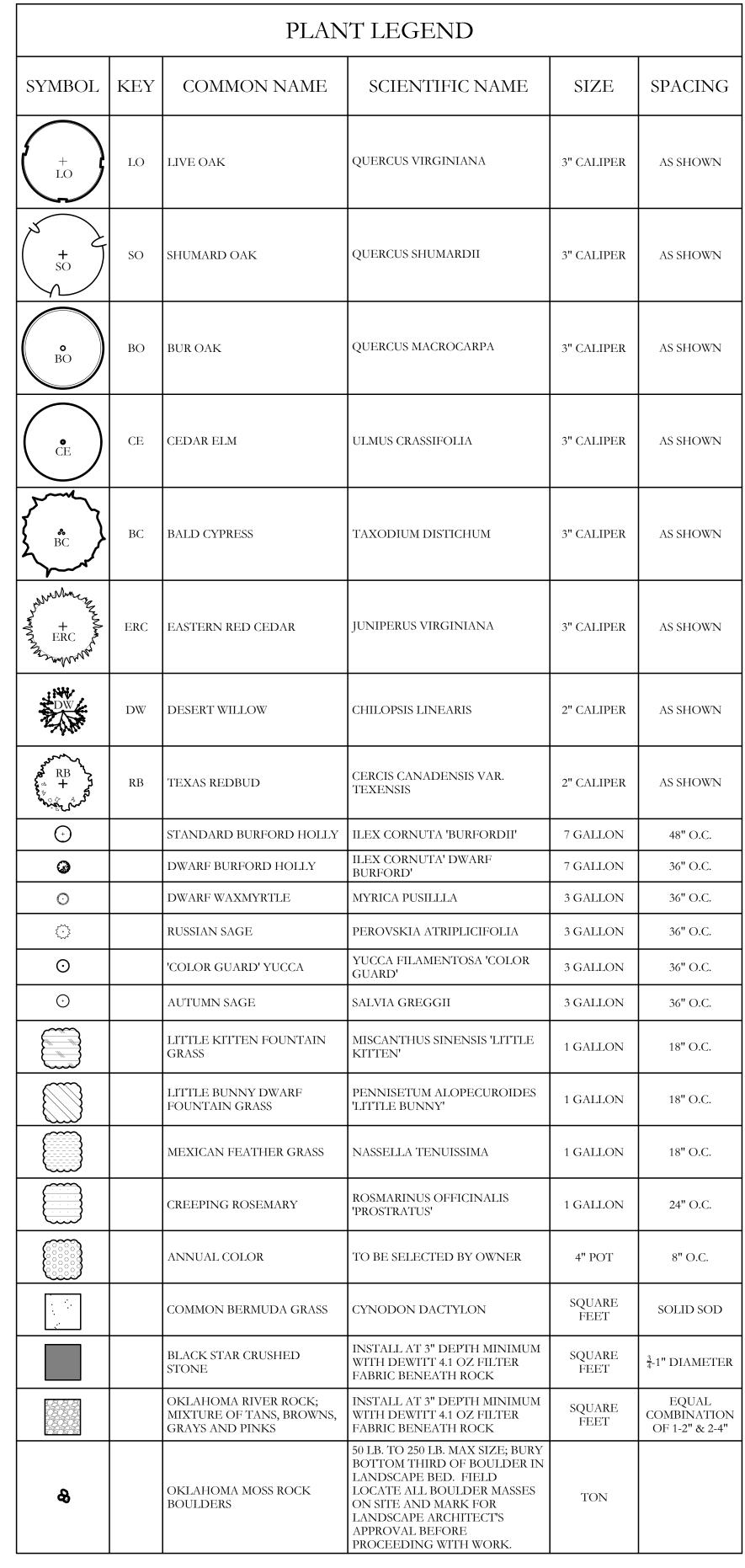
LANDSCAPE PLAN

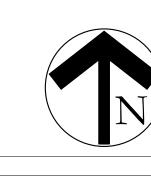


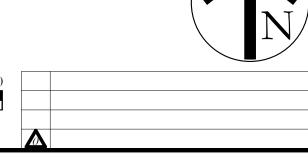


L6 of 11







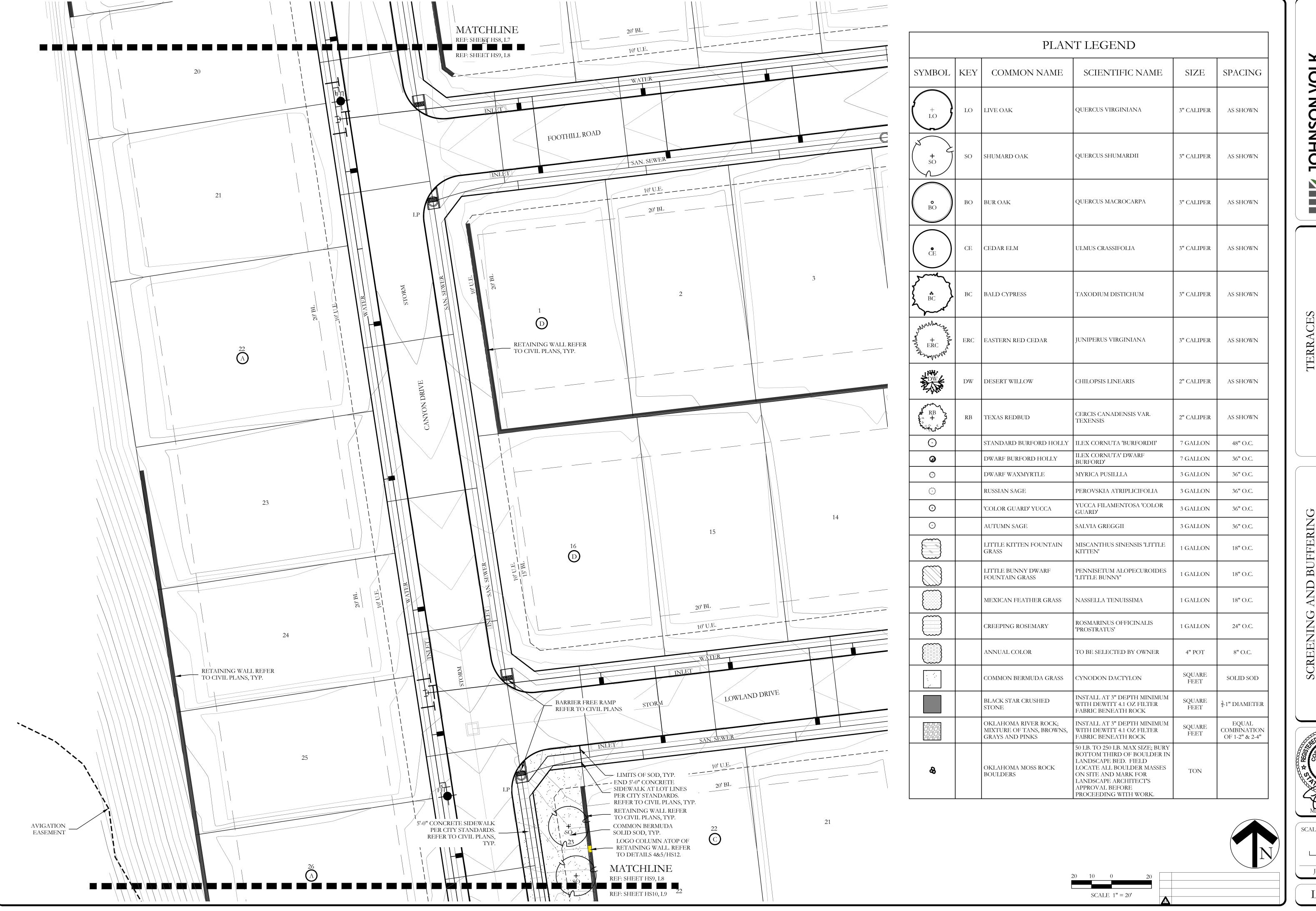


SCALE 1'' = 20'

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SCALE: 1'' = 20'One Inch JVC No 2215

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CITY OF ROCKWALL ROCKWALL COUNTY, TEXA

LANDSCAPE PLAN



March 10, 2023

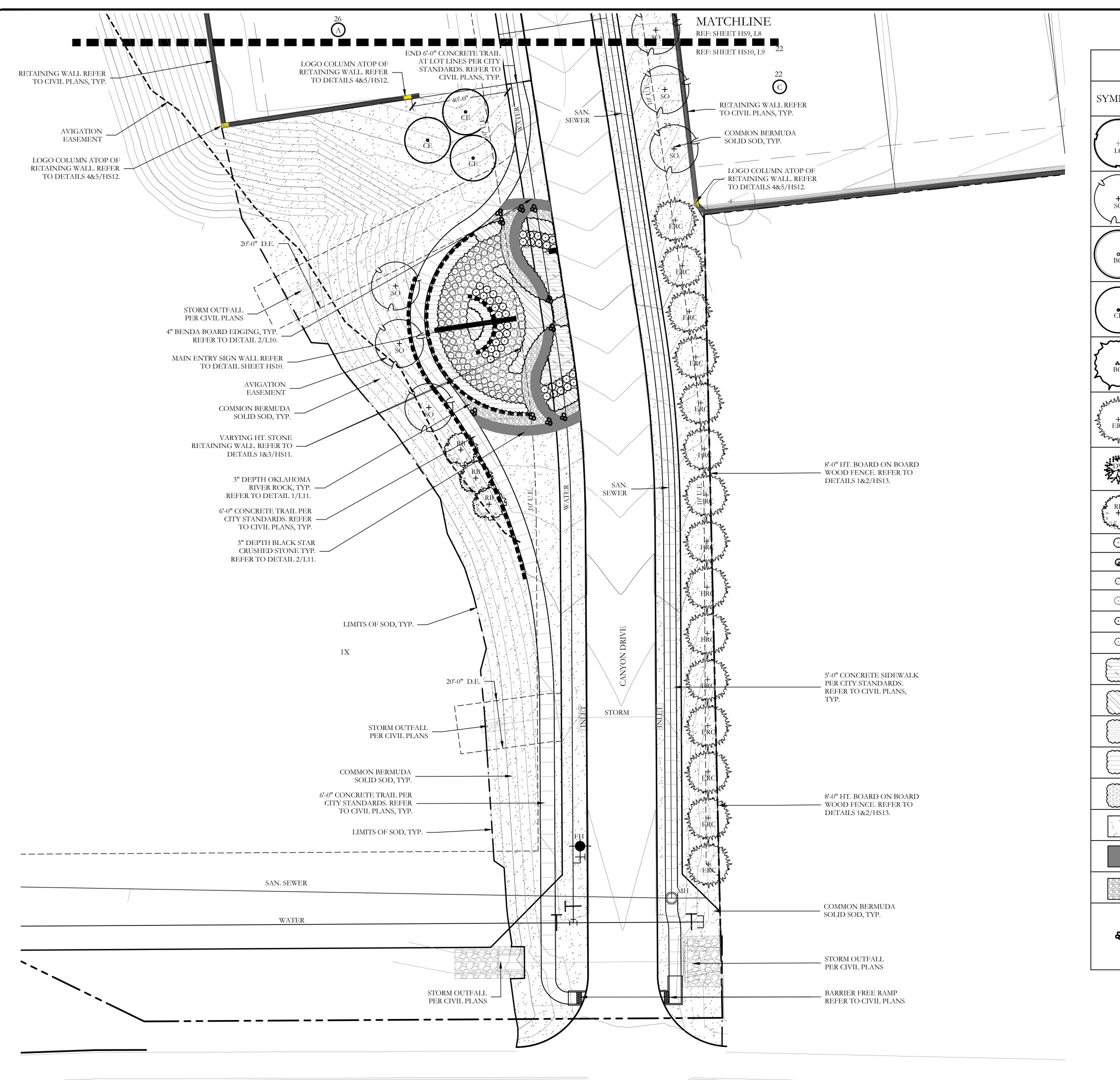
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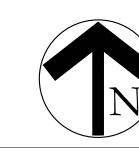
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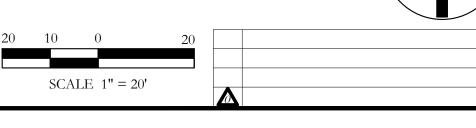
JVC No 2215

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SYMBOL	IBOL KEY COMMON NAME SCIENTIFIC NAME		SIZE	SPACING	
(LO)	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
* SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
© BO	ВО	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
ČE CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
BC BC	ВС	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
+ ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
RB +	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
+		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
3		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.
Washington and the second		DWARF WAXMYRTLE	MYRICA PUSILLLA	3 GALLON	36" O.C.
₹ <u>,,</u> ,		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.
0		'COLOR GUARD' YUCCA	YUCCA FILAMEN'TOSA 'COLOR GUARD'	3 GALLON	36" O.C.
\bigodot		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$ -1" DIAMETEI
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
&		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	

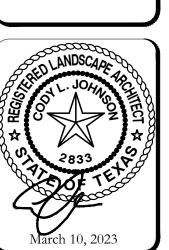




JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972,201,3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEX

REENING AND BUFFERING



SCALE:

1" = 20'

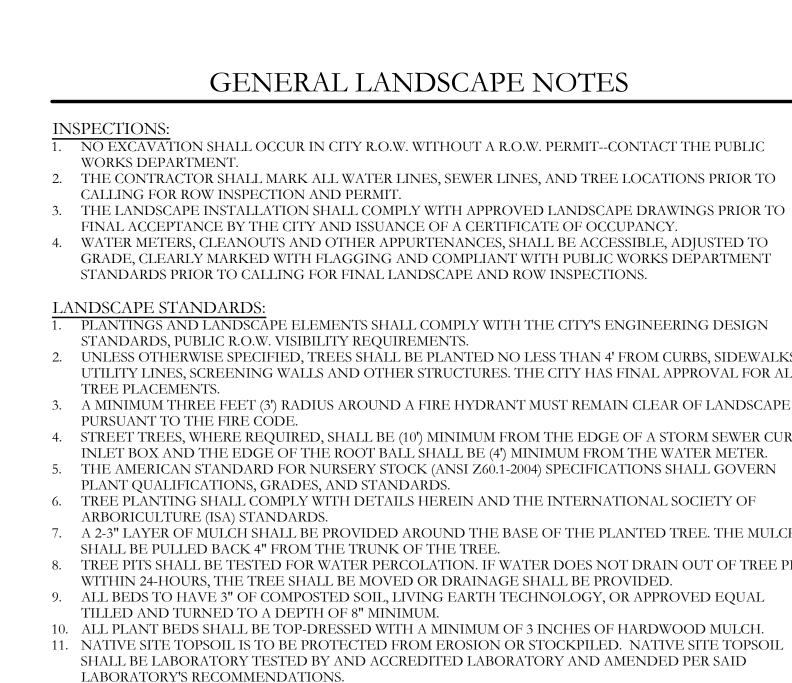
One Inch

JVC No 2215

L9 of 11

SCALE: DETAILS One Inch JVC No 2215

L10 of 11



1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC

2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO

FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT

. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN

UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL

4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB

INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN

TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF

A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.

TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.

9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL

10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH. 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID

IRRIGATION STANDARDS:

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

CONTAINER GROWN; FULL PLANT.

MINIMUM 100% COVERAGE ALL AREAS SHOWN

INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ

FILTER FABRIC BENEATH ROCK. STONE SHALL BE $\frac{3}{4}$ - 1 DIAMETER IN SIZE.

3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC

BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL

INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND

THIRD OF BOULDER IN LANDSCAPE BED. FIELD

LOCATE ALL BOULDER MASSES ON SITE AND MARK

FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE

1/2 ROOTBALL DIAMETER →

PINKS. RIVER ROCK SHALL BE AN EQUAL

COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM

PROCEEDING WITH WORK.

SPACING AS SHOWN ON PLANT LIST

OVERALL HEIGHT.

OVERALL HEIGHT.

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.

IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.

MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE

LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.

7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE

IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.

9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF

2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS

3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC

4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.

2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY

COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE

MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES. 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE

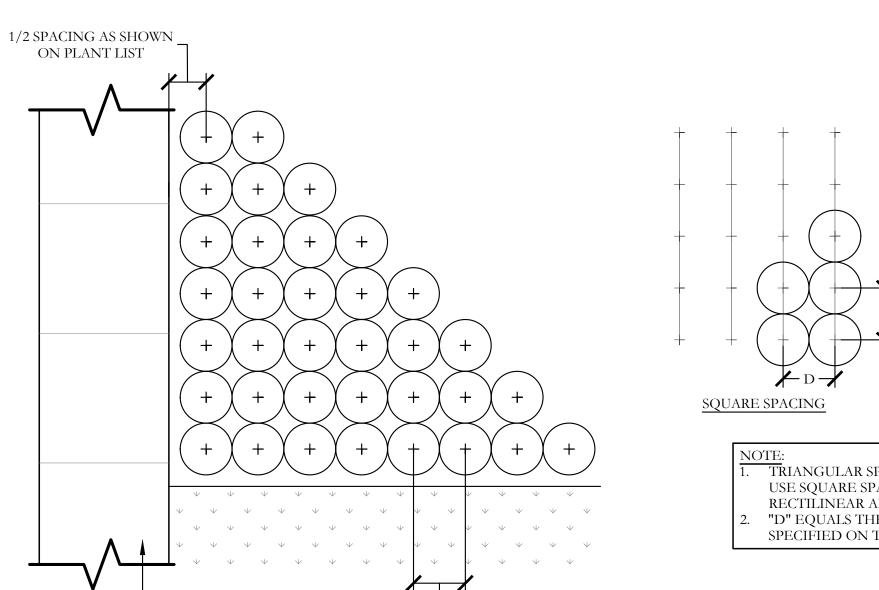
ROOT ZONE OF TREES WHICH REMAIN ON SITE. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE

GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.

8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE

10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED

9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



SPACING AS SHOWN

ON PLANT LIST

ROOT

TAPER PLANTING BED DOWN

MULCH LAYER AS SPECIFIED

PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED

4" BENDA BOARD EDGING AS SPECIFIED

DECK SCREWS FOR ATTACHMENT, LOCATE ON

PLANTING MIX

AS SPECIFIED

NOT TO SCALE

TO TOP OF EDGING

PLANTING SIDE OF EDGE

TYPICAL BED EDGING DETAIL

TRIANGULAR SPACING

ESTIMATED

QUANTITY

22

34

21

32

25

113

43

132

214

133

135

1,380

3,320

1,820

1,005

242,700

2,045

2,755

5.5

COMMON NAME

LIVE OAK

BUR OAK

CEDAR ELM

BALD CYPRESS

DESERT WILLOW

TEXAS REDBUD

EASTERN RED CEDAR

STANDARD BURFORD HOLLS

DWARF BURFORD HOLLY

DWARF WAXMYRTLE

'COLOR GUARD' YUCCA

LITTLE BUNNY DWARF

CREEPING ROSEMARY

ANNUAL COLOR

STONE

BOULDERS

FOUNTAIN GRASS

LITTLE KITTEN FOUNTAIN

MEXICAN FEATHER GRASS

COMMON BERMUDA GRASS

BLACK STAR CRUSHED

OKLAHOMA RIVER ROCK

OKLAHOMA MOSS ROCK

RUSSIAN SAGE

AUTUMN SAGE

SHUMARD OAK

KEY

LO

SO

ВО

CE

DW

RB

BLACK, 1/2" WIDE

TOP HALF OF ROOT

MULCH LAYER AS

WATERING RING

WOOD STAKE.

POSITION TO

PROVIDE (3)

TREE.

STABILIZE TREE.

TOTAL ON EACH

PLANTING MIX

AS SPECIFIED

UNDISTURBED

NOT TO SCALE

NATIVE SOIL

SECURELY

MINIMUM 2"x2"x36"

REMOVE BURLAP FROM

NYLON TAPE

BALL

SPECIFIED

4" EARTHEN

TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

PLANTING MIX AS SPECIFIED REMOVE CONTAINER AND

PLANT LIST

SIZE

3" CALIPER

3" CALIPER

3" CALIPER

3" CALIPER

3" CALIPER

3" CALIPER

2" CALIPER

2" CALIPER

7 GALLON

7 GALLON

3 GALLON

3 GALLON

3 GALLON

3 GALLON

1 GALLON

1 GALLON

1 GALLON

1 GALLON

4" POT

FEET

SQUARE

SQUARE

FEET

TON

SPACING

AS SHOWN

48" O.C.

48" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

18" O.C.

18" O.C.

18" O.C.

24" O.C.

8" O.C.

SOLID SOD

COVERAGE

COVERAGE

SCIENTIFIC NAME

QUERCUS VIRGINIANA

QUERCUS SHUMARDII

QUERCUS MACROCARPA

TAXODIUM DISTICHUM

JUNIPERUS VIRGINIANA

CERCIS CANADENSIS VAR.

ILEX CORNUTA 'BURFORDII

PEROVSKIA ATRIPLICIFOLIA

YUCCA FILAMENTOSA 'COLOR

MISCANTHUS SINENSIS 'LITTLE

PENNISETUM ALOPECUROIDES

ILEX CORNUTA' DWARF

MYRICA PUSILLLA

SALVIA GREGGII

'LITTLE BUNNY'

'PROSTRATUS'

NASSELLA TENUISSIMA

CYNODON DACTYLON

ROSMARINUS OFFICINALIS

TO BE SELECTED BY OWNER

KITTEN'

CHILOPSIS LINEARIS

TEXENSIS

ULMUS CRASSIFOLIA

REMOVE ALL LABELS AND TAGS —

SHALL BE 1-2" HIGHER THAN -FINISH GRADE WHEN PLANTED

MULCH LAYER AS SPECIFIED -

TOP OF ROOTBALL

PRUNE ANY CIRCLING ROOT

TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK

CONCRETE SIDEWALK

PLANTING MIX AS

UNDISTURBED NATIVE

SPECIFIED

SOIL

TYPICAL SHRUB AND GROUNDCOVER PLANTING

CONCRETE SIDEWALK

DO NOT CUT

CENTRAL LEADER

TRUNK FLARE SHALL

REMAIN VISIBLE

TOP OF ROOTBALL

MAX. 1" DOWN —

FINISH

GRADE

AT THE SURFACE

FINISH GRADE -

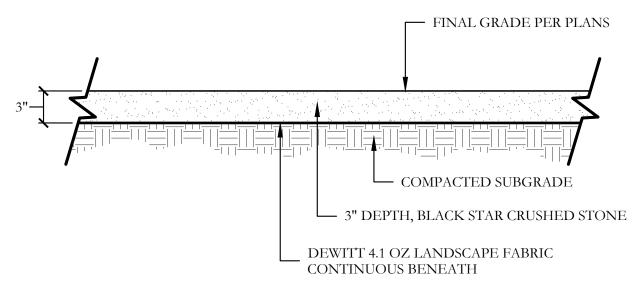
TYPICAL TREE PLANTING

NOT TO SCALE

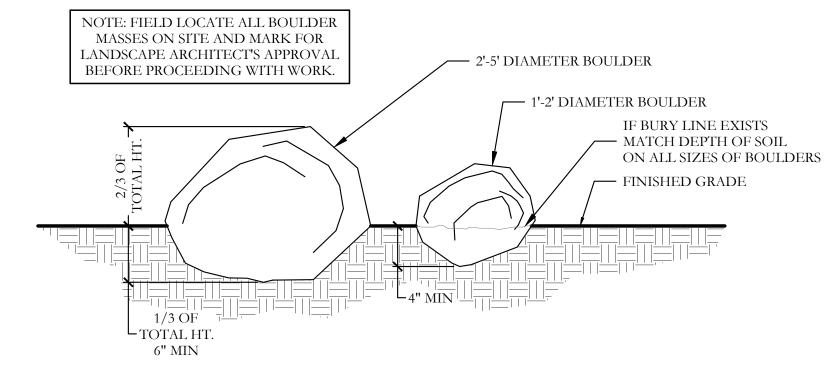
OKLAHOMA RIVER ROCK BED

SECTION

SCALE: 1" = 1'-0"



BLACK STAR CRUSHED STONE DETAIL
SECTION
SCALE: 1" = 1'-0"



2 LANDSCAPE BOULDER DETAIL

NOT TO SCALE

AS

TO A Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201

CITY OF ROCKWALL ROCKWALL COUNTY, TEX

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS



SCALE:

REFER TO
DETAILS

One Inch

JVC No 2215

L11 of <u>11</u>



PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: April 11, 2023 APPLICANT: Julius Waffer

CASE NUMBER: Z2023-014; Specific Use Permit (SUP) for a Residential Infill for 512 Dickey Street

SUMMARY

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

BACKGROUND

According to Ordinance No. 59-02, the subject property was annexed on June 20, 1959. The subject property was originally platted as Lot 22 of the Canup Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. Based on previous aerial imagery there was a single-family home situated on the subject property that was recently removed from the property; however, there is no record of a demolition permit. The subject property is currently vacant.

PURPOSE

The applicant -- Julius Waffer -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 04. Permissible Uses, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 512 Dickey Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) lots (i.e. 900, 901, & 903 Davy Crockett Street) that are zoned Planned Development District 52 (PD-52). Beyond this is E. Bourn Street, which is classified 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 is a variable width right-of-way owned by the Missouri, Kansas & Texas Railroad. Beyond this is S. Goliad Street, which is classified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Directly east of the subject property is a variable width right-of-way owned by the Missouri, Kansas & Texas East: Railroad. Beyond this are 47 single-family residential homes that make up The Standard Rockwall Subdivision, which was established on November 28, 2018. This subdivision is zoned Planned Development District 68 (PD-68) for Single-Family 7 (SF-7) District land uses. Beyond this is the Evergreen Apartments, which are zoned Planned Development District 68 (PD-68).

West:

Directly west of the subject property are four (4) residential lots (*i.e.* 504, 506, 508, & 510 Dickey Street) and one (1) vacant lot identified as Lot 27 of the Canup Addition. All of these properties zoned Single-Family 7 (SF-7) District and are situated within the Southside Neighborhood Residential Overlay (SRO) District. Beyond this is Sam Houston Street, which is classified 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 AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Canup's Subdivision, which has been in existence since December 1, 1944, consists of 51 residential lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)II housing proposed under this section [i.e. Residential Infill in or Adjacent to an Established Subdivision] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing within close proximity of Dickey Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Dickey Street in a Close Proximity to the Subject Property	Proposed Housing	
Building Height	One (1) Story	One (1) Story	
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Dickey Street.	
Year Built	1947-2008	N/A	
Building SF on Property	962 SF – 2,016 SF	1,662 SF	
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes	
Building Setbacks:		•	
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet	
Side	The side yard setbacks are estimated to be between zero (0) and greater than ten (10) feet.	6- Feet	
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	69-Feet	
Building Materials	Brick and Siding	Brick and Siding	
Paint and Color	Red, Blue, White, Gray, Brown	N/A	
Roofs	Composite and Asphalt Shingles	Composite Shingle	
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing, carports, or no garages.	The garage will be attached and located approximately 2'-3' behind of the front façade.	

According to Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant's proposed garage is oriented in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this subdivision or proeprties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the

exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Dickey Street, Davy Crockett, Emma Jane, and Sam Houston and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On March 21, 2023, staff mailed 47 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowner's Association (HOA), which is the only HOA 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 one (1) notice 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 <u>Specific Use Permit</u> (<u>SUP</u>) for Residential Infill in an Established Subdivision, 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 <u>Specific</u> Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in Exhibit 'A' of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> 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.



PLATTING APPLICATION FEES:

☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CAS	ENO.
	S NOT CONSIDERED ACCEPTED BY THE CONTROL OF THE BY
DIRECTOR OF PLANNING:	The Residence of the second

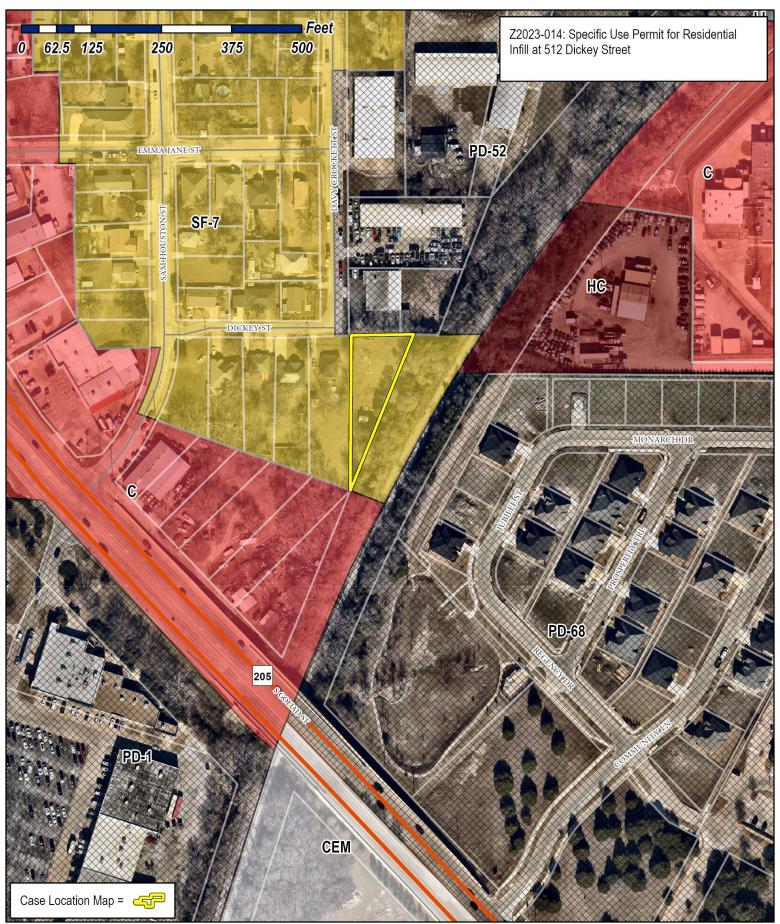
CITY ENGINEER:

☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1

ZONING APPLICATION FEES:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

☐ PRELIMINARY ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0	PLAT (\$200.00 + \$15.00 ACRE) 1 800.00 + \$20.00 ACRE) 1 90 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)		SPECIFIC USE PER DEVELOPMENT OTHER APPLICATION TREE REMOVAL (\$1)		0 ACRE) 1
	CATION FEES: 50.00 + \$20.00 ACRE) 1 E PLAN/ELEVATIONS/LANDSCAPING	PLAN (\$100.00)	PER ACRE AMOUNT, FOR REC 2: A \$1,000.00 FEE WILL BE	PLEASE USE THE EXACT ACREA QUESTS ON LESS THAN ONE ACR ADDED TO THE APPLICATION ITHOUT OR NOT IN COMPLIANC	RE, ROUND UP TO ONE (1) ACRE. FEE FOR ANY REQUEST THAT
	ORMATION [PLEASE PRINT]				
ADDRES	512 Dickey	St. Roca	Ewall Tx.	75087	
SUBDIVISIO	Canup'			LOT 22	BLOCK
GENERAL LOCATION	S 512 Dickey Canup' An Addition to	the town	2 of Rocku	vall	
	LAN AND PLATTING INFOR				
CURRENT ZONING	Residential		CURRENT USE		
PROPOSED ZONING	3		PROPOSED USE		
ACREAGI	1.0620	LOTS [CURRENT]		LOTS [PROPOSED]	
REGARD TO ITS RESULT IN THE D	<mark>D PLATS</mark> : BY CHECKING THIS BOX YO APPROVAL PROCESS, AND FAILURE TO DENIAL OF YOUR CASE.	O ADDRESS ANY OF STA	AFF'S COMMENTS BY THE D.	ATE PROVIDED ON THE DE	EVELOPMENT CALENDAR WILL
	ANT/AGENT INFORMATION			PRIGINAL SIGNATURES AR	E REQUIRED]
	Julius Waff		☐ APPLICANT ONTACT PERSON		
	Julius Waffe		ADDRESS		
CITY, STATE & ZIP	Rockwall, Tex	as 75087°	CITY, STATE & ZIP		
PHONE	972-768-1196		PHONE		
E-MAIL	Juwaffez Q-9	mail.com	E-MAIL		
NOTARY VERIFICATION BEFORE ME, THE UNDER		RSONALLY APPEARED _	Julies War	ffer lowner	THE UNDERSIGNED, WHO
\$	TI AM THE OWNER FOR THE PURPOSE OF TO COVER THE COST OF 20 2. BY SIGNING THIS 20 WITHIN THIS APPLICATION TO THE F TION WITH THIS APPLICATION, IF SUCH RE AND SEAL OF OFFICE ON THIS THE OWNER'S SIGNATURE FOR THE STATE OF TEXAS	THIS APPLICATION, HAS B APPLICATION, I AGREE T PUBLIC. THE CITY IS AL	EEN PAID TO THE CITY OF RO THAT THE CITY OF ROCKWALI SO AUTHORIZED AND PERM	CKWALL ON THIS THE L (I.E. "CITY") IS AUTHORIZE ITTED EQUE T FOR THE LC INFOR	DAY OF D AND PERMITTED TO PROVIDE VECTOR INFORMATION MATION " CARLOS ARANGO
	400	. ~	~~~		





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

(P): (972) 771-7745 (W): www.rockwall.com

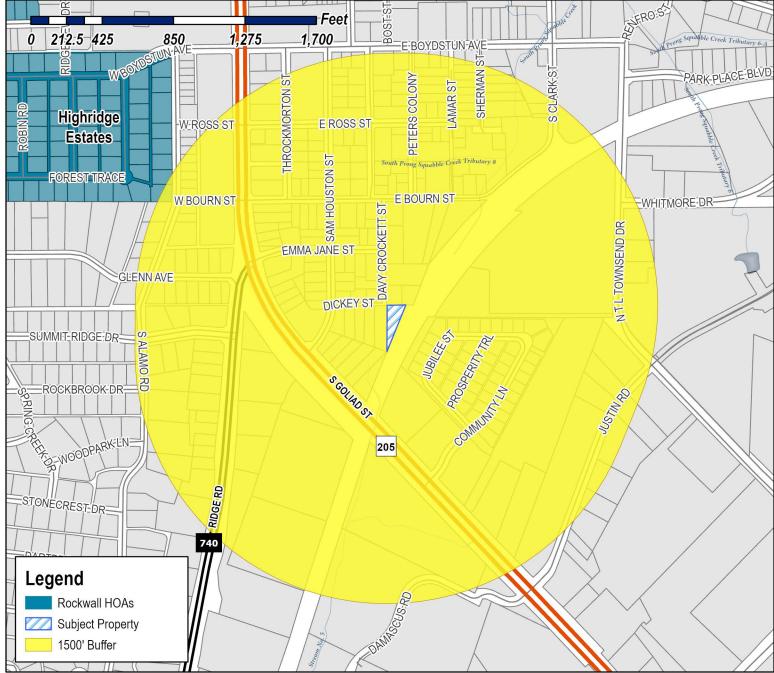
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2023-014

Case Name: SUP for Residential Infill

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District

Case Address: 512 Dickey Street

Date Saved: 3/14/2023

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



From: <u>Guevara, Angelica</u>

Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Bcc:

Attachments:

Subject: Neighborhood Notification Program [Z2023-014]

Date: Tuesday, March 21, 2023 2:37:43 PM

Public Notice Z2023-014.pdf HOA Map Z2023-014.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 March 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 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.

Z2023-014: SUP for Residential Infill at 512 Dickey Street

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

Thank you,

Angelica Guevara

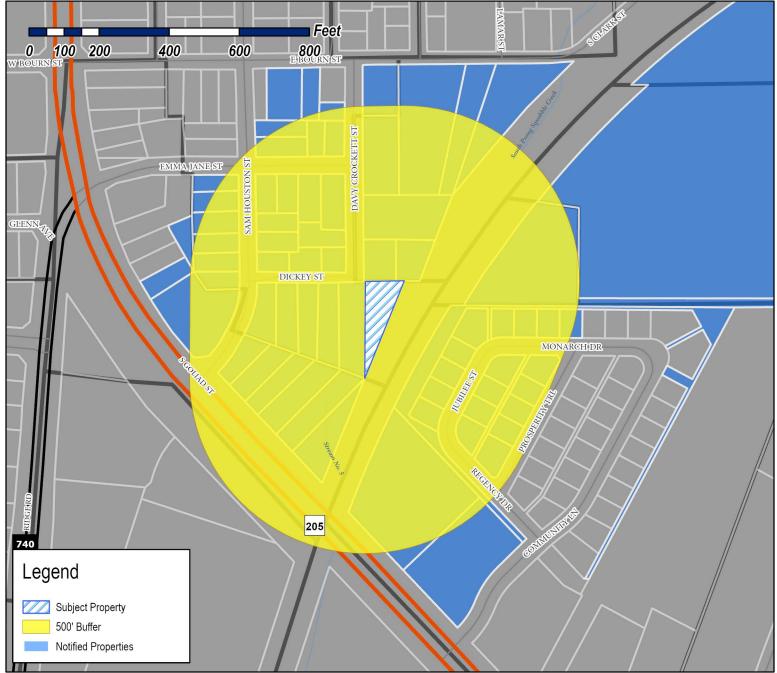
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087

Office: 972-771-7745 Direct: 972-772-6438



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: Z2023-014

Case Name: SUP for Residential Infill

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District

Case Address: 512 Dickey Street

Date Saved: 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT	REEDER PERRY R AND JIMMIE	MALAVE BRENDA L
1005 SAM HOUSTON	1006 DAVY CROCKETT ST	1006 SAM HOUSTON ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT 1007 SAM HOUSTON ROCKWALL, TX 75087	RESIDENT 1008 SAM HOUSTON ROCKWALL, TX 75087	ANTHONY ARENIA ANN & WILMER HUMPHREY & CHARLOTTE M TRUETT & JAMES EARL BROWN 1008 DAVY CROCKETT ST ROCKWALL, TX 75087
CASTILLO PEDRO 1009 SAM HOUSTON ST ROCKWALL, TX 75087	ROCKWALL COUNTY C/O COUNTY TREASURER 101 E RUSK ST SUITE 101 ROCKWALL, TX 75087	RESIDENT 1010 SAM HOUSTON ROCKWALL, TX 75087
RESIDENT	RESIDENT	RESIDENT
1011 S GOLIAD ST	1012 SAM HOUSTON	1013 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BCL REAL ESTATE LLC	POTTS DANNY & VONDA	RESIDENT
103 GROSS RD	1100 T L TOWNSEND DR	1101 S GOLIAD
MESQUITE, TX 75149	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT	LUKE LINDA FAYE	ANDERSON ALLEN
1105 S GOLIAD	1109 S GOLIAD ST	1208 S LAKESHORE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
ANDERSON ALLEN 1208 S LAKESHORE DR ROCKWALL, TX 75087	RESIDENT 1275 S GOLIAD ST ROCKWALL, TX 75087	MICHAEL WAYNE ROGERS GST TRUST DATED MAY 16TH, 2017 MICHAEL WAYNE ROGERS- TRUSTEE 1404 RIDGE ROAD ROCKWALL, TX 75087
EFENEY WILLIAM M	LRG GROUP LLC	RESIDENT
1406 S LAKESHORE DR	202 E RUSKST	206-207 EMMA JANE ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GE QIQING AND JINGJING ZHANG 207 GASPAR IRVINE, CA 92618	JOBE BRYAN 2432 BELLVIEW TYLER, TX 75709	WAFFER JULIUS 3002 WELDON LN ROYSE CITY, TX 75189

RESIDENT

304 EMMA JANE

ROCKWALL, TX 75087

RESIDENT

302 EMMA JANE

ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-

HERNANDEZ

304 E BOURN ST

ROCKWALL, TX 75087

RESIDENT	ELLERD TERESA	BONNER JACK L AND VALERIE N
306 BOURN AVE	308 EMMA JANE ST	309 EMMA JANE ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT 310 EMMA JANE ROCKWALL, TX 75087	JONES LENA EST C/O CHARLES R HUMPHREY 405 ER ELLIS ROCKWALL, TX 75087	WALTER MARY 408 E BOURN ST ROCKWALL, TX 75087
ANGULAR PIEDRA A/G	PIEDRA ANGULAR AG A CORP	ANGULAR PIEDRA A/G
418 E BOURN ST	418 E BOURN ST	418 E BOURN ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
LIU HOWARD HEYUN	MATHIS DEBRA L	RUSZKOWSKI SKYLER E
4577 JAGUAR DR	504 DICKEY ST	506 DICKEY STREET
PLANO, TX 75024	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RODRIGUEZ MARIA	BROWN GEORGIA	SALGADO HAROLD G
507 DICKEY ST	508 DICKEY ST	510 DICKIE ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT	EAST SHORE J/V	THOMAS LOU BERTHA
512 DICKEYST	5499 GLEN LAKES DR STE 110	602 JUBILEE STREET
ROCKWALL, TX 75087	DALLAS, TX 75231	ROCKWALL, TX 75087
RESIDENT	RESIDENT	RESIDENT
603 JUBILEE ST	604 PROSPERITY TR	606 JUBILEE ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT	RESIDENT	RESIDENT
607 JUBILEE ST	608 PROSPERITY TR	610 JUBILEE ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT 611 JUBILEE ST ROCKWALL, TX 75087	ALFRED T WILLIAMS AND PATRICIA M WILLIAMS REVOCABLE LIVING TRUST PATRICIA M WILLIAMS - SURVIVOR TRUSTEE 612 PROSPERITY TRL ROCKWALL, TX 75087	MARET WENDY A 614 JUBILEE STREET ROCKWALL, TX 75087
RESIDENT 615 JUBILEEST	RESIDENT 616 PROSPERITY TR	RESIDENT 618 MONARCH DR

ROCKWALL, TX 75087

ROCKWALL, TX 75087

ROCKWALL, TX 75087

WINCH TERRI L 620 PROSPERITY TRAIL ROCKWALL, TX 75087 BRANNON ERMA LEE EST AND MARVIN RAY BRANNON ETAL 6819 CLIFFWOOD DR DALLAS, TX 75237

RESIDENT 703 MONARCH DR ROCKWALL, TX 75087

RESIDENT 707 MONARCH DR ROCKWALL, TX 75087 RESIDENT 711 MONARCH DR ROCKWALL, TX 75087 RESIDENT 713 MONARCH DR ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH 7903 FERGUSON RD DALLAS, TX 75228 THE STANDARD MCP LTD 8235 DOUGLAS AVENUE SUITE 1030 DALLAS, TX 75225

DENTON GLENDA K & LANCE 900 DAVY CROCKETT ROCKWALL, TX 75087

JPH ROCKWALL LLC 901 DAVY CROCKETT STREET ROCKWALL, TX 75087 RESIDENT 902 DAVY CROCKETT ROCKWALL, TX 75087 RESIDENT 903 DAVY CROCKETT ROCKWALL, TX 75087

DIXON MARSHALL WADE 905 SAM HOUSTON ROCKWALL, TX 75087 RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC P. O. BOX 853 WYLIE, TX 75098 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:

Z2023-014: SUP for Residential Infill at 512 Dickey Street

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey 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 <u>Tuesday, April 11, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, April 17, 2023 at 6:00 PM</u>. 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:

Angelica Guevara

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 Monday, April 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Name:

Address:

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

Case No. Z2023-014: SUP for Residential Infill at 512 Dickey Street

PLEASE RETURN THE BELOW FORM

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.

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, i
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 2
percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed
change and extending 200 feet from that area.

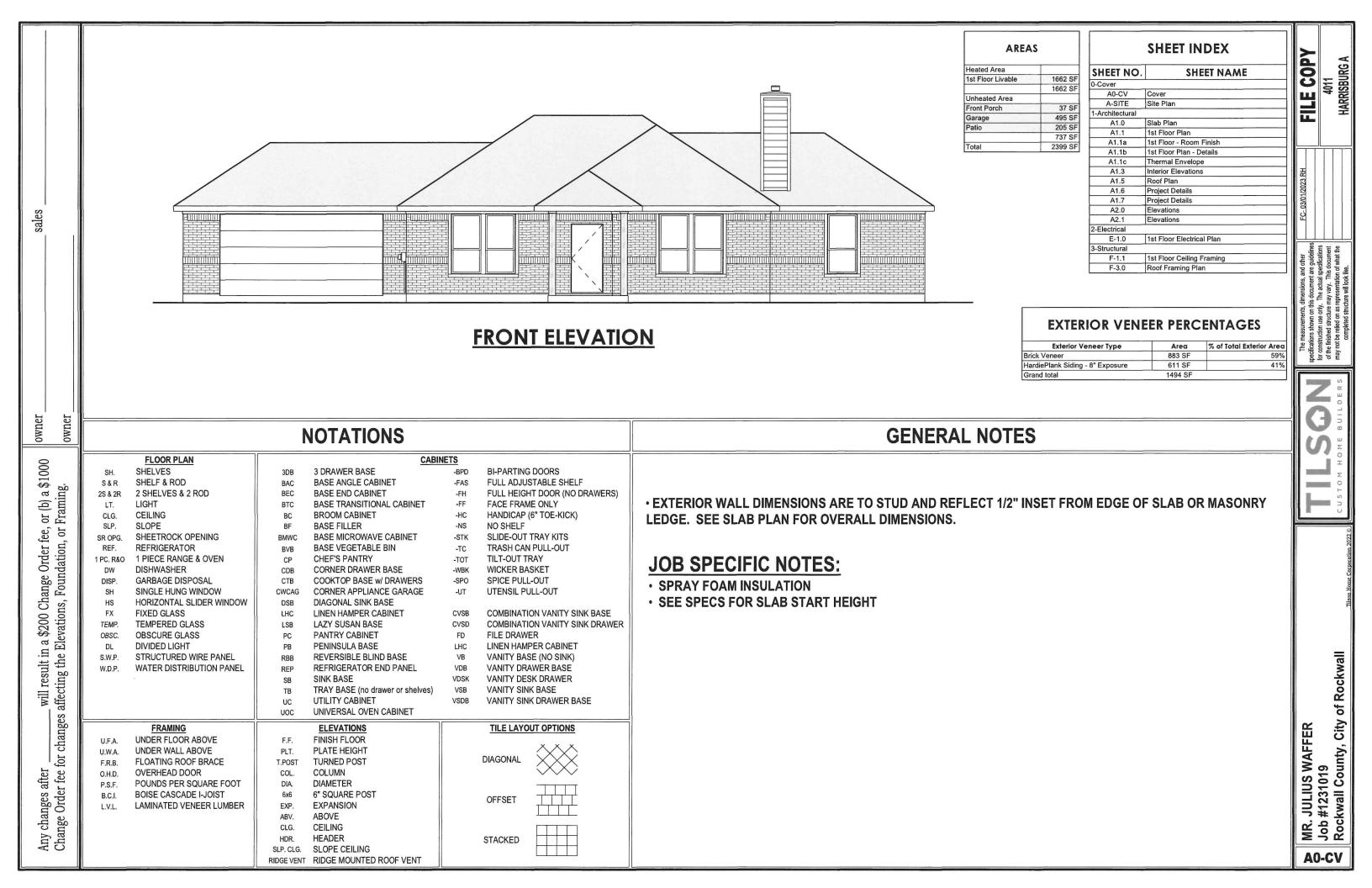
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Please place a check mark on the appropriate line below:	
am in favor of the request for the reasons listed below.	
☐ I am opposed to the request for the reasons listed below.	
De Sow Peterse of the House to be built it would be on evchencement for the Community.	ر
Jean Smith	
Name:	
Address:	

Case No. Z2023-014: SUP for Residential Infill at 512 Dickey 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



0'-0" FLOOR

FILE COPY

SOLDIER COURSE PROJECT ± 1/2"

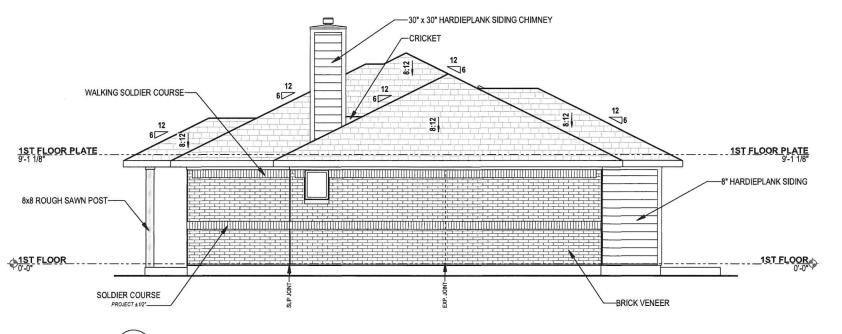
1ST FLOOR

4011 HARRISBURG A

A2.0

		ST	EEL LINTE	L SELECTI	ON
	1	T	HEIGHT C	OF MASONRY	ABOVE LINTEL
Туре	Size	Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	NOTES
		MAXIMUM	CLEAR SPAN	OF LINTELS	
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16'	" 14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16' (drilled for 1/2"x4-1/2" bolls@ 16"o.c.)	" 18'-2"	18'-2"	18'-2"	
L5	6x4x5/16'	" 14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)
-		Length	of bearing sha		
	<u>1</u> 9	IST FLOOR 3-1 1/8"	PLATE		12
		VALKING SOL			

8x8 ROUGH SAWN POST-



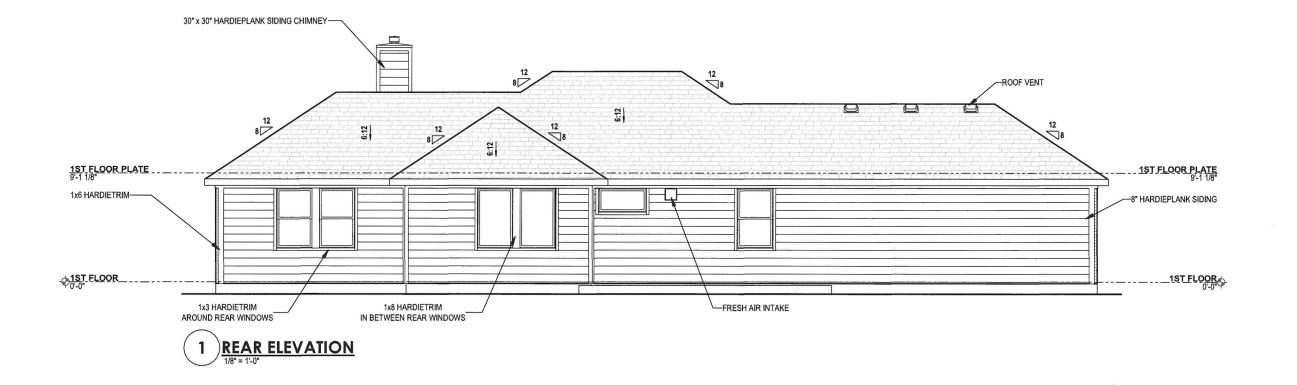
1x6 HARDIETRIM
BETWEEN FRONT WINDOWS

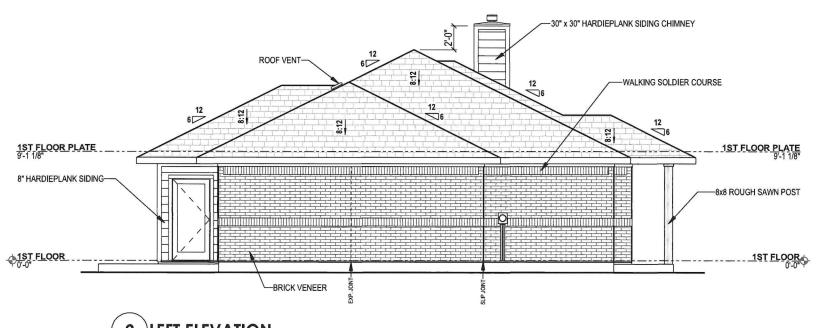
2 RIGHT ELEVATION

1x4 HARDIETRIM
AROUND FRONT WINDOWS

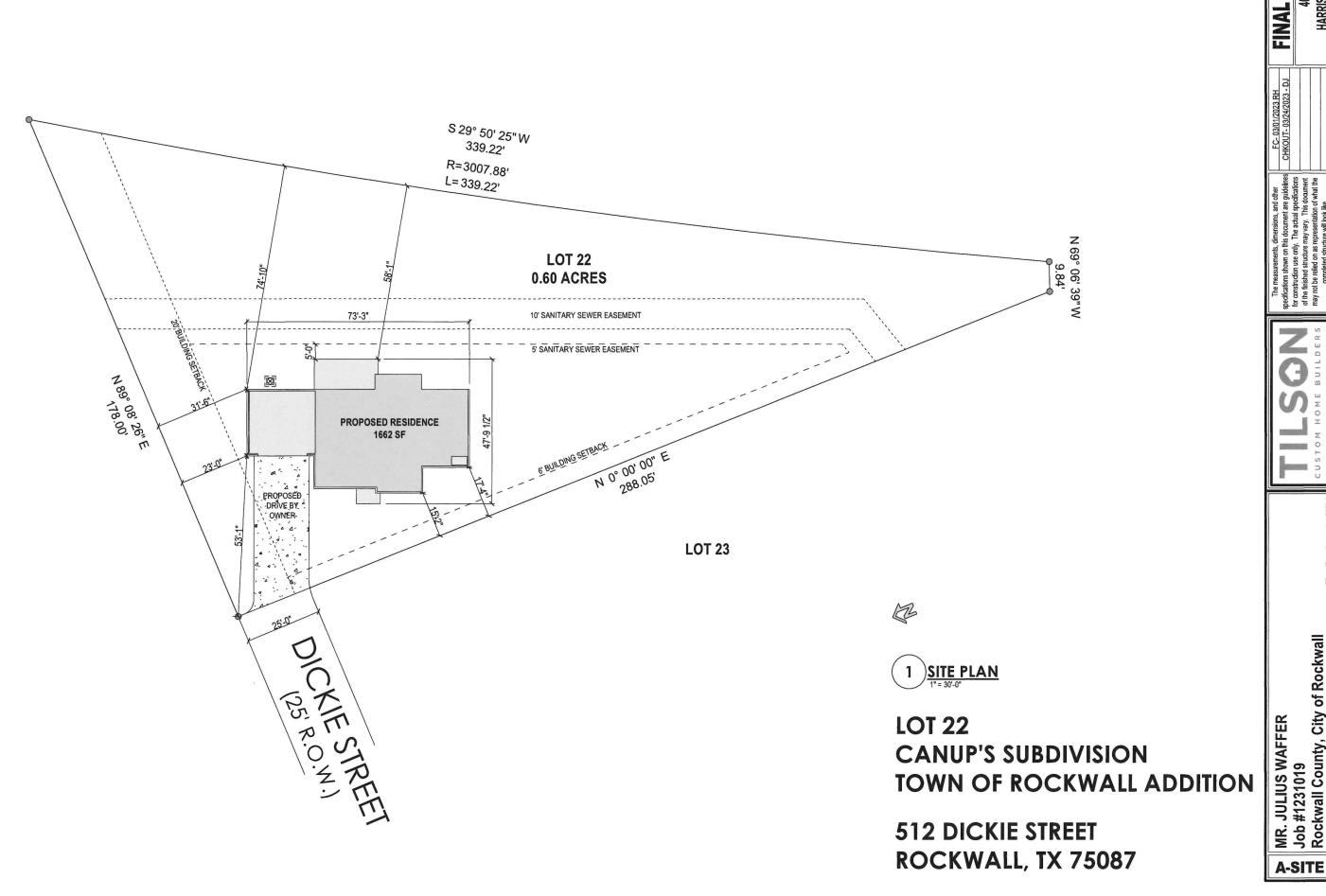
PRONT ELEVATION
1/8" = 1'-0"

FILE COPY 4011 HARRISBURG A





2 LEFT ELEVATION



FINAL PLANS
4011
HARRISBURG A



MR. JULIUS WAFFER Job #1231019 Rockwall County, City of Rockwall



HOUSING ANALYSIS FOR CASE NO. Z2023-014

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
504 Dickey Street	Single-Family Home	2000	2,016	N/A	Brick
506 Dickey Street	Single-Family Home	2008	1,318	110	Siding
508 Dickey Street	Single-Family Home	2007	1,691	N/A	Brick
510 Dickey Street	Single-Family Home	1947	962	N/A	Siding
512 Dickey Street	Vacant	N/A	N/A	N/A	N/A
903 Davy Crockett Street	Commercial	1980	8,824	N/A	Stucco
901 Davy Crockett Street	Commercial	1983	9,050	N/A	Stucco
310 Emma Jane Street	Single-Family Home	1975	1,128	72	Siding
1006 Davy Crockett Street	Single-Family Home	1940	1,542	420	Siding
1008 Davy Crockett	Single-Family Home	1968	1,245	96	Siding
507 Dickey Street	Single-Family Home	2004	1,460	480	Brick
1009 Sam Houston	Single-Family Home	2004	1,500	80	Brick and Siding
	AVERAGES:	1983	2,794	210	



HOUSING ANALYSIS FOR CASE NO. **Z2023-014**







506 Dickey Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2023-014</u>



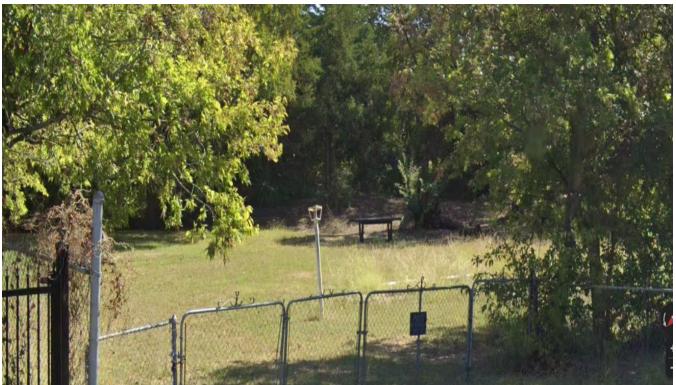
508 Dickey Street



510 Dickey Street



HOUSING ANALYSIS FOR CASE NO. Z2023-014



512 Dickey Street



903 Davy Crockett



HOUSING ANALYSIS FOR CASE NO. Z2023-014



901 Davy Crockett



310 Emma Jane



HOUSING ANALYSIS FOR CASE NO. Z2023-014



1006 Davy Crockett



1008 Davy Crockett



HOUSING ANALYSIS FOR CASE NO. Z2023-014







1009 Sam Houston

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' **ORDINANCE: PROVIDING** THIS **FOR** 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 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Julius Waffer for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 512 Dickey Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 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) for Residential Infill in an Established Subdivision to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, 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 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> as depicted in *Exhibit 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor 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 MAY, 2023.

	Kevin Fowler, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	

1st Reading: *April* 17, 2023

2nd Reading: *May 1, 2023*

Exhibit 'A':Location Map and Residential Plot Plan

Address: 512 Dickey Street

Legal Description: Lot 22, Canup Addition

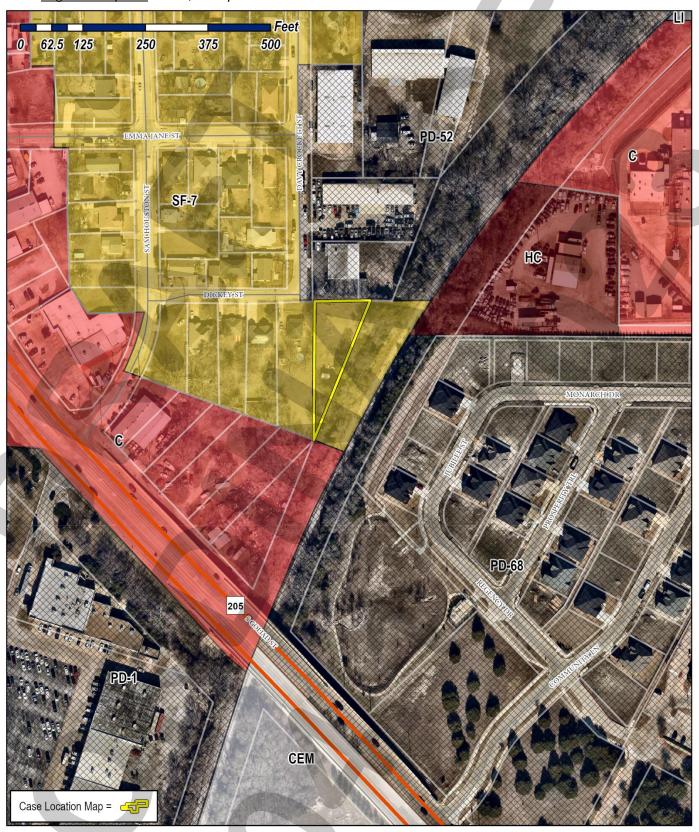


Exhibit 'A':Location Map and Residential Plot Plan

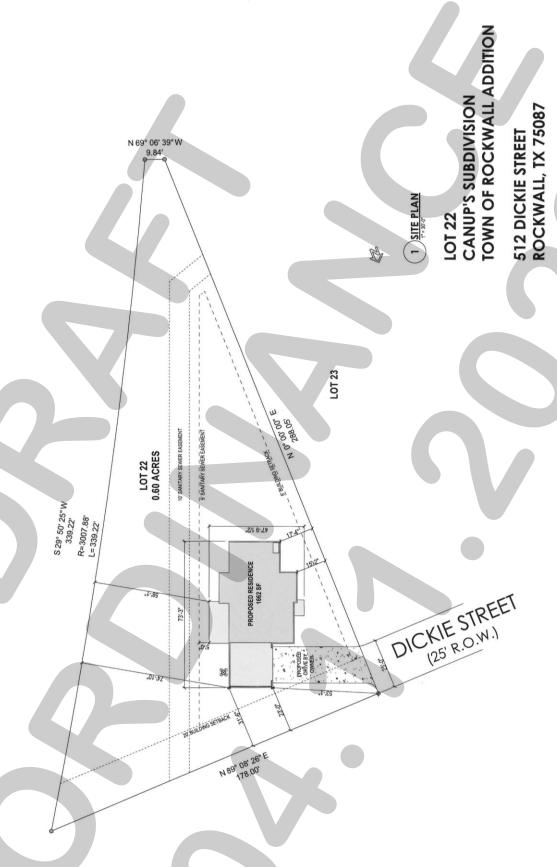


Exhibit 'B':Building Elevations

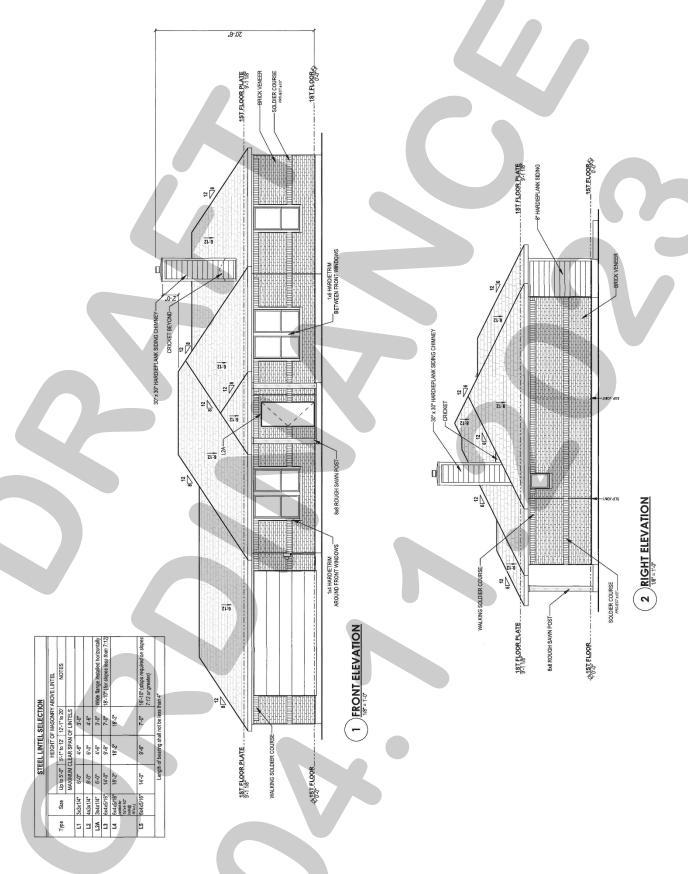
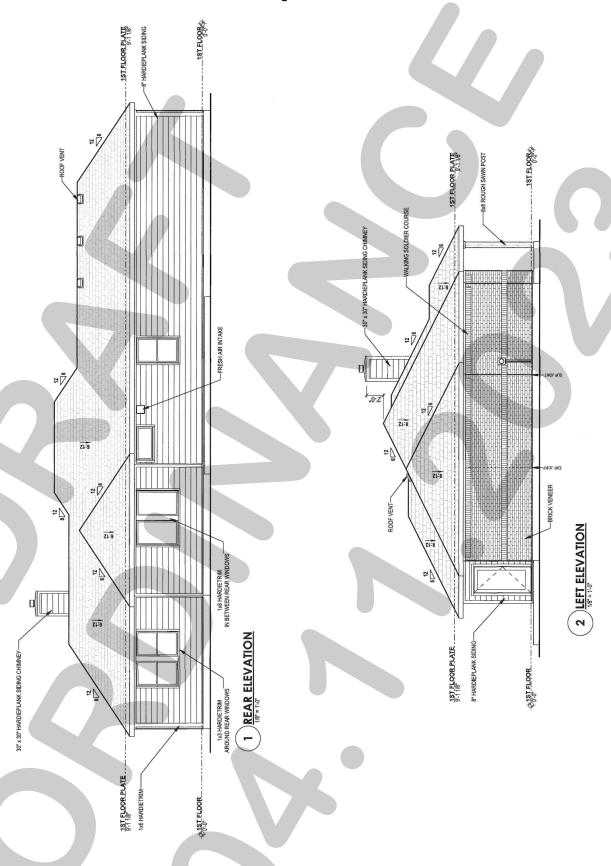
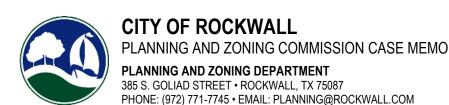


Exhibit 'B':Building Elevations





TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Martha Balleza and Ana Quezada

CASE NUMBER: Z2023-015; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at

223 Russell Drive

SUMMARY

Hold a public hearing to discuss and consider a request for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home a 0.1650-acre parcel of land identified as Lot 1290 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 223 Russell Drive, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 1290 of the Rockwall Lake Estates #2 Addition on April 23, 1968. On February 17, 2009, the subject property -- along with the rest of the Lake Rockwall Estates Subdivision -- was annexed into the City of Rockwall by Ordinance No. 09-07. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [Ordinance No. 09-37] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with Ordinance No. 16-01, which made minor changes to the Consideration of a Special Request section of the ordinance. The subject property is currently vacant.

PURPOSE

The applicants -- Martha Balleza and Ana Quezada -- are requesting the approval of a <u>Specific Use Permit (SUP)</u> for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 04, Permissible Uses, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 223 Russell Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several vacant lots that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Evans Road, 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.

<u>South</u>: Directly south of the subject property are two (2) lots developed with modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is County Line Road, 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 Nicole Drive, 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. Beyond that are several residential lots developed with modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

West:

Directly west of the subject property are several residential lots developed with modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Wayne Drive, 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 AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An established subdivision is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Lake Rockwall Estates #2 Addition in the Lake Rockwall Estates Subdivision. This subdivision has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) and designated for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)II housing proposed under this section [i.e. Residential Infill in or Adjacent to an Established Subdivision] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Russell Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Russell Drive in a Close Proximity to the Subject Property	Proposed House
Building Height	One (1) story	One (1) Story
Building Orientation	Orientation differs.	The front elevation of the home will face onto
		Russell Drive.
Year Built	1978-1998	N/A
Building SF on Property	1,180 SF – 1,984 SF	2,817 SF
Building Architecture	Modular Homes and Single-Family homes	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		,
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	10-Feet
Building Materials	Modular Panels, Metal, Brick	Brick, Board & Batten
Paint and Color	White, Gray, Tan, & Green	N/A
Roofs	Composite Shingles & Metal	Composite Shingles
Driveways/Garages	Carports and Single-Family Homes without Garages	Front Entry Garage

According to Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant's proposed garage is oriented in front of the front façade of the proposed single-family home by six (6) feet, three (3) inches. Staff should point out that this is not atypical for this subdivision. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- that with the exception of the garage orientation -- the proposed single-family home

meets all of the density and dimensional requirements stipulated by Planned Development District 75 (PD-75) [Ordinance No. 09-37] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Russell Drive and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On March 21, 2023, staff mailed 147 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) 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 has received one (1) notification in favor of the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (<u>SUP</u>) for <u>Residential Infill in an Established Subdivision</u>, 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 <u>Specific Use</u> <u>Permit (SUP)</u> ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> as depicted in *Exhibit 'A'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> 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.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

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PLANNING & ZONING CASE NO.

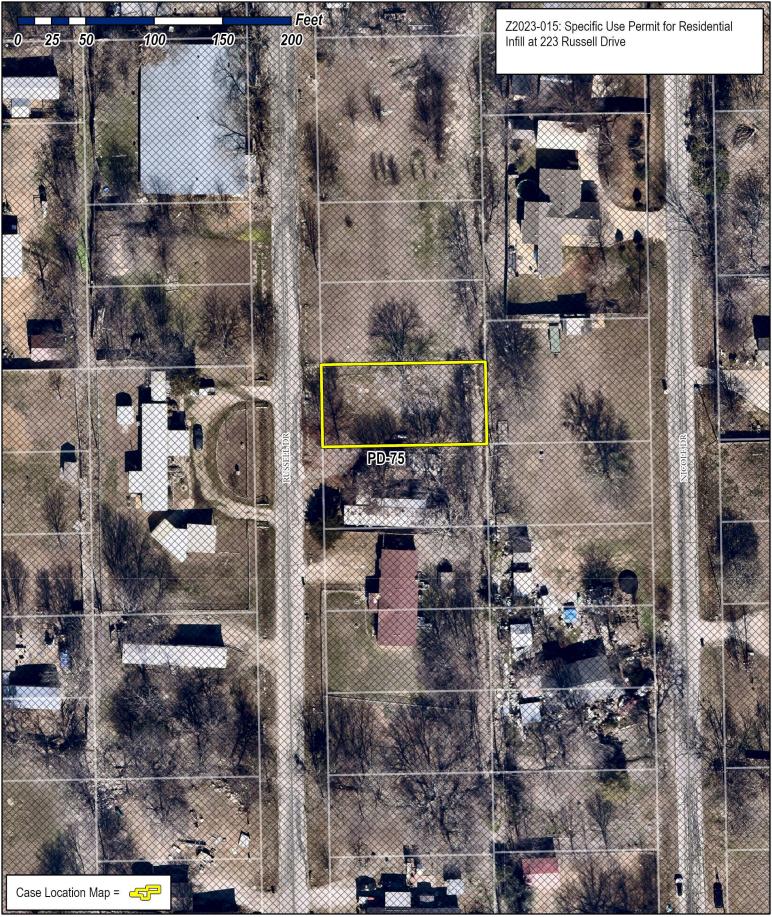
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

MY COMMISSION EXPIRES DU/ (U/ 2024

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE A	APPROPRIATE BOX BELOW TO IN	DICATE THE TYPE OF	DEVELOPMENT REQ	UEST [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)			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/SPECIAL EXCEPTIONS (\$100.00) 2		
SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$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. 2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS	223 (2)550	U Dr.			
SUBDIVISION	Rockwall L	avo Est	#2	LOT 1290	BLOCK
GENERAL LOCATION		are			
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]					
CURRENT ZONING			CURRENT USE	vacant 10	
PROPOSED ZONING			PROPOSED USE	residentia	
ACREAGE		LOTS [CURRENT]	.25	LOTS [PROPOSED]	7.5
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	Marka Ballero			Marha Balleza 1	Ana Ouzad
CONTACT PERSON	U		CONTACT PERSON	(C	
ADDRESS	4408 Atken 7	[7]	ADDRESS	4408 Aiken	.Trl.
CITY, STATE & ZIP	Sachse, TX 7	5048	CITY, STATE & ZIP	Sachse, TX 7	5048
PHONE	214-984-7		PHONE	214-984-7	232
E-MAIL	marthaballeza	a gmail.co	E-MAIL	anagrar e xo	thoo.com
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAW BULLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:					
\$INFORMATION CONTAINE	, 20 BY SIGNING TH D WITHIN THIS APPLICATION TO THE	F THIS APPLICATION, HAS HIS APPLICATION, I AGRE F PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY E THAT THE CITY OF ROC ALSO AUTHORIZED AND	OF ROCK CKWALL (I "CKNIII BY AUTHORIZED PERMITT DESCRIPTION OF ANY	AND THE APPLICATION FEE OF DAY OF COPYRIGHT ED INFORMATION OF THE PROPERTY OF
SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A RECEDENCE OF THE SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A RECEDENCE OF THIS THE 13 DAY OF VOICE OF THE SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A RECEDENCE OF THE SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A RECEDENCE OF THE SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A RECEDENCE OF THE SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A RECEDENCE					





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

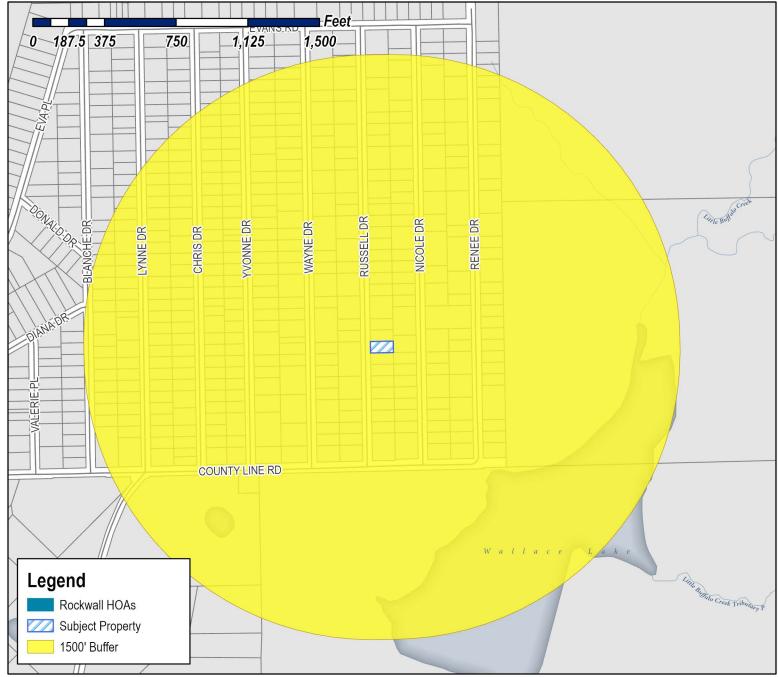
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2023-015

Case Name: SUP for Residential Infill

Case Type: Zoning

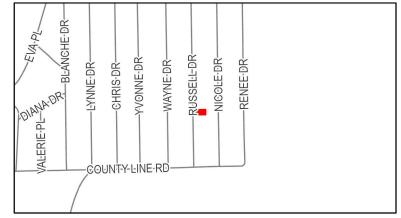
Zoning: Planned Development District 75

(PD-75)

Case Address: 223 Russell Drive

Date Saved: 3/14/2023

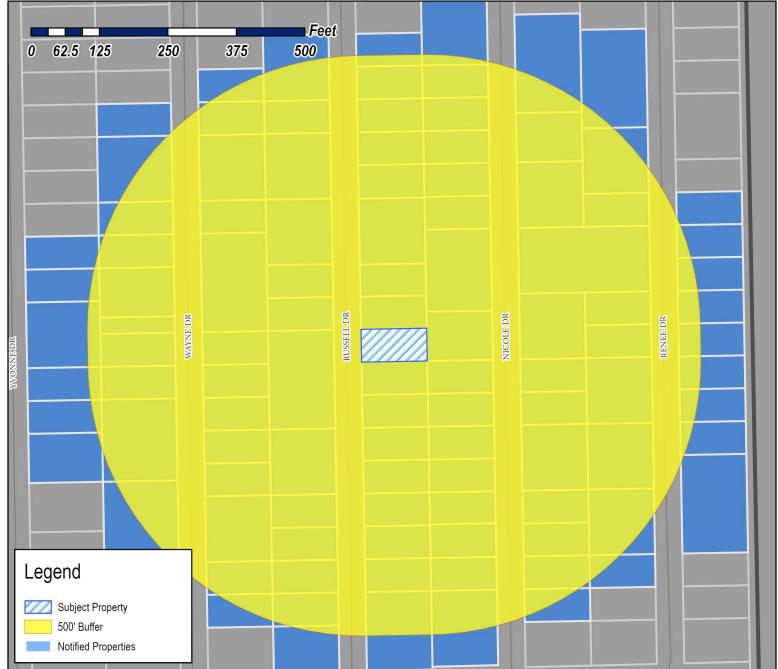
For Questions on this Case Call (972) 771-7745





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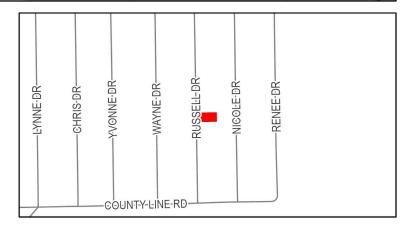
Zoning: Planned Development District 75

(PD-75)

Case Address: 223 Russell Drive

Date Saved: 3/14/2023

For Questions on this Case Call: (972) 771-7746



SHEPHERD PLACE HOMES INC 10527 CHURCH RD # 201 DALLAS, TX 75238 ROCKWALL HABITAT FOR HUMANITY 1101 RIDGE RD ROCKWALL, TX 75087 DIAZ CARLOS O & YOVANA M CHAVEZ 115 RUSSELL DR ROCKWALL, TX 75032

RESIDENT 116 NICOLE ROCKWALL, TX 75032 RESIDENT 116 RUSSELL DR ROCKWALL, TX 75032 OLIVARES JAIME 1209 QUAIL DR GARLAND, TX 75040

RAMIREZ ZACARIAS 1244 COUNTY RD 2278 QUINLAN, TX 75474 SIERRA ZACARIAS RAMIREZ 1244 COUNTY RD 2278 QUINLAN, TX 75474 RESIDENT 125 WAYNE DR ROCKWALL, TX 75032

VASQUEZ FRANSISCO 125 NICOLE DR ROCKWALL, TX 75032

RESIDENT 128 RUSSELL DR ROCKWALL, TX 75032 RESIDENT 132 WAYNE DR ROCKWALL, TX 75032

RESIDENT 133 RUSSELL DR ROCKWALL, TX 75032 RESIDENT 137 NICOLE DR ROCKWALL, TX 75032 IBARRA MATEO CASTRO 140 NICOLE DR ROCKWALL, TX 75032

RESIDENT 142 RUSSELL DR ROCKWALL, TX 75032 CONTRERAS JOSE A 142 RENEE DR ROCKWALL, TX 75032 RESIDENT 143 RUSSELL DR ROCKWALL, TX 75032

RESIDENT 143 WAYNE DR ROCKWALL, TX 75032 RESIDENT 149 NICOLE DR ROCKWALL, TX 75032 RESIDENT 152 NICOLE DR ROCKWALL, TX 75032

MARQUEZ FELIX C 154 RUSSELL DR ROCKWALL, TX 75032 RESIDENT 155 RUSSELL DR ROCKWALL, TX 75032 RESIDENT 157 WAYNE DR ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO 158 WAYNE DR ROCKWALL, TX 75032 RESIDENT 159 NICOLE DR ROCKWALL, TX 75032 VASQUEZ JESUS AND ROSA 162 RENEE DR ROCKWALL, TX 75032

RESIDENT 164 NICOLE DR ROCKWALL, TX 75032 RESIDENT 167 RUSSELL DR ROCKWALL, TX 75032 VASQUEZ JESUS 167 RENEE DR ROCKWALL, TX 75032

RESIDENT	RESIDENT	RESIDENT		
168 RUSSELL DR	169 WAYNE DR	176 NICOLE DR		
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032		
MEJIA JULIO & MARIA	RESIDENT	MEDRANO CESAR AND ANDREA MARTINEZ		
176 RENEE DR	181 RUSSELL DR	181 RENEE DR		
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032		
RESIDENT 182 RUSSELL DR ROCKWALL, TX 75032	HERNANDEZ FELICITAS 183 NICOLE DR ROCKWALL, TX 75032	YANEZ FERNANDO AND JUAN A YANEZ 183 YVONNE ROCKWALL, TX 75032		
UC JOSE LUIS GPE XOOL GELLY DELROSARIO 186 NICOLE DR ROCKWALL, TX 75032	UC JOSE LUIS & GELLY DEL R 186 NICOLE DR ROCKWALL, TX 75032	UC JOSE LUIS GPE XOOL GELLY DELROSARIO 186 NICOLE DR ROCKWALL, TX 75032		
UC JOSE LUIS & GELLY DEL R	JON & JOY CO., LLCN	RESIDENT		
186 NICOLE DR	187 TEJAS TRAIL	191 RENEE DR		
ROCKWALL, TX 75032	ROYSE CITY, TX 75189	ROCKWALL, TX 75032		
AVILA LUZ MARIA	FAST INVESTMENTS LLC	MONTOYA YVONNE		
1924 DEVONSHIRE	193 RUSSELL DR	193 RUSSELL DRIVE		
GARLAND, TX 75041	ROCKWALL, TX 75032	ROCKWALL, TX 75032		
CARMONA JOSE	RESIDENT	RESIDENT		
194 RENEE DRIVE	195 NICOLE DR	195 WAYNE DR		
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032		
RESIDENT	RESIDENT	RAMIREZ RUBIN & MARTHA		
196 NICOLE DR	198 RUSSELL DR	200 CHAMBERLAIN DR		
ROCKWALL, TX 75032	ROCKWALL, TX 75032	FATE, TX 75189		
RUIZ SONIA	RUIZ SONIA	LEDEZMA J SOCORRO AGUILAR		
2009 WORCESTER LN	2009 WORCESTER LN	201 RENEE DRIVE		
GARLAND, TX 75040	GARLAND, TX 75040	ROCKWALL, TX 75032		

YANEZ JUAN

201 YVONNE DR

ROCKWALL, TX 75032

RESIDENT

204 WAYNEDR

ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR

201 RENEE DRIVE

ROCKWALL, TX 75032

RESIDENT	RESIDENT	PROCK CHARLES A AND EVELYN
207 NICOLE DR	208 NICOLE DR	209 RUSSELL DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
211 RENEE DR	211 WAYNE DR	215 YVONNE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT 216 WAYNE DR ROCKWALL, TX 75032	PATINO SYLVIA AND ZEFERINO BUSTAMANTE 2168 DOVE DR QUINLAN, TX 75474	RENO PATRICIA JEAN 218 RUSSELL DRIVE ROCKWALL, TX 75032
RESIDENT	CARMONA JOEL	RESIDENT
221 RENEE DR	221 NICOLE DR	222 NICOLE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	GURRUSQUIETA CELIA	RESIDENT
223 RUSSELL DR	225 LYNNE DR	226 WAYNE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	KENDALL LEAH T	VAZQUEZ JORGE A AND SYLVIA
227 WAYNE DR	227 YVONNE DR	230 RENEE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
VAZQUEZ JORGE A AND SYLVIA	RESIDENT	RESIDENT
230 RENEE DR	233 RENEE DR	235 RUSSELL DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	MORENO IGNACIO & CRISPIN
236 WAYNE DR	238 RUSSELL DR	241 TROUT ST
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
245 RENEE DR	247 RUSSELL DR	248 RUSSELL DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
SANCHEZ PABLO	SMITH ROY	LINDOP N A JR

248 WAYNE DR

ROCKWALL, TX 75032

248 WAYNE DR

ROCKWALL, TX 75032

248 NICOLE DR

ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ 249 YVONNE ROCKWALL, TX 75032 RESIDENT 250 NICOLE DR ROCKWALL, TX 75032 RESIDENT 250 RENEE DR ROCKWALL, TX 75032

NGO HA THAI 2505 WESTBANK TRAIL GARLAND, TX 75042 NGO LINH T 2505 WESTBANK TRAIL GARLAND, TX 75042 CERVANTES LUIS & ELSA 251 WAYNE DR ROCKWALL, TX 75032

RESIDENT 259 YVONNE DR ROCKWALL, TX 75032 RESIDENT 262 RUSSELL DR ROCKWALL, TX 75032 CRUZ DEBRA J 262 RENEE DR ROCKWALL, TX 75032

RESIDENT 264 WAYNE DR ROCKWALL, TX 75032 AYALA FRANCISCO & MARIA L 265 RENEE DR ROCKWALL, TX 75032 RESIDENT 269 RUSSELL DR ROCKWALL, TX 75032

RESIDENT 274 NICOLE DR ROCKWALL, TX 75032 LINDOP JOYCE ANN 274 WAYNE DR ROCKWALL, TX 75032 ESPARZA MARCO & ANGELICA 275 WAYNE DR ROCKWALL, TX 75032

RESIDENT 283 NICOLE DR ROCKWALL, TX 75032 RESIDENT 285 RUSSELL DR ROCKWALL, TX 75032 FLORES LISANDRA CONTRERAS 288 NICOLE DRIVE ROCKWALL, TX 75032

RIVERA DORIS MABEL 288 RENEE DR ROCKWALL, TX 75032 SOSA LORENA 293 NICOLE DR ROCKWALL, TX 75032 GALLEGOS JOSE GUADALUPE 296 RUSSELL DR ROCKWALL, TX 75032

GARCIA RICARDO 298 WAYNE DR ROCKWALL, TX 75032 GUERRERO JUAN 299 RUSSELL DR ROCKWALL, TX 75032 GUERRERO JUAN 299 RUSSELL DR ROCKWALL, TX 75032

RESIDENT 302 NICOLE DR ROCKWALL, TX 75032 MACIEL JENNIFER E 303 WAYNE DR ROCKWALL, TX 75032 ARCINIEGA D ODIN A 310 RUSSELL DR ROCKWALL, TX 75032

RESIDENT 311 RUSSELL DR ROCKWALL, TX 75032 RESIDENT 312 NICOLE DR ROCKWALL, TX 75032 ESPARZA MARCO 312 RENEE ROCKWALL, TX 75032

RESIDENT RESIDENT **RESIDENT** 313 WAYNEDR 314 WAYNEDR 321 RUSSELL DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 RESIDENT **BENITES ROSA** RODARTE PASCUAL AND SARA I 321 WAYNEDR 322 NICOLE DR 322 RUSSELL DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 **BRAGA GUILHERME CREDIDIO & YASMINI** ESPARZA ABEL AND MONICA CARMONA RESIDENT **RAMOS IZIDORO** 335 RUSSELL DR 336 NICOLE DR 327 NICOLE DRIVE ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 CARRENZA ALEJANDRO AND MARIA **MOLINA JAIME DIAZ FRANCISCO & MANUELA GUADALUPE** 340 YVONNE DR 352 WAYNE DR 382 PERCH RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 SALAS MIGUEL ANGEL LEDEZMA AND SANCHEZ ARNULFO **SANCHEZ ARNULFO** YAJAIRA GUADALUPE GARCIA FERNANDEZ 398 NICOLE DR 398 NICOLE DR 416 BASS RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032

GEMINI VL LLC &

CLEM MILFORD GALICIA VANESSA ROCKWALL LAKE PROP LLC 433 THISTLE DR 5801 LAKE HUBBARD PKWY APT 103 5713 SECREST CT GARLAND, TX 75043 GARLAND, TX 75043 **GOLDEN, CO 80403**

ROCKWALL HOUSING DEVCORP ACUNA NINFA ESTRADA NOHEMA A TEXAS NON-PROFIT CORP OF RW 703 T L TOWNSEND DR 705 LAKESIDE DR 787 HAIL DR ROCKWALL, TX 75087 ROCKWALL, TX 75032 ROCKWALL, TX 75032

M6 HOME LLC JUNFA USA, LLC **EMZ REAL ESTATE LLC SEWDAT PERSAUD** 910 MELISSA LN 9110 TAMPAS LANE 920 YOSEMITE TRAIL GARLAND, TX 75040 DALLAS, TX 75227 MESQUITE, TX 75149

HERNANDEZ FIDEL ESPINO **BARRON GILDARDO** GLEASON DIANE PO BOX 670041 9233 WHISKERS RD P.O. BOX 2044 QUINLAN, TX 75474 ROCKWALL, TX 75087 DALLAS, TX 75367 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:

Z2023-015: SUP for Residential Infill at 223 Russell Drive

Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, April 11, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, April 17, 2023 at 6:00 PM</u>. 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:

Angelica Guevara

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 Monday, April 17, 2023 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

Case No. Z2023-015: SUP for Residential Infill at 223 Russell Drive

PLEASE RETURN THE BELOW FORM

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

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:

Z2023-015: SUP for Residential Infill at 223 Russell Drive

Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, April 11, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, April 17, 2023 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Sincerely.

Ryan Miller, AICP

Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE



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

- • PLEASE RETURN THE BELOW FORM

Case No. Z2023-015: SUP for Residential Infill at 223 Russell Drive

Please place a check mark on the appropriate line below:

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

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

SHEPHERD PLACE HOMES, INC. DBA ROBBIE HALE HOMES

972-475-1100 10527 CHURCH RD #201

DALLAS, TX 75238-2224

Address:

Name:

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



12-07-2022

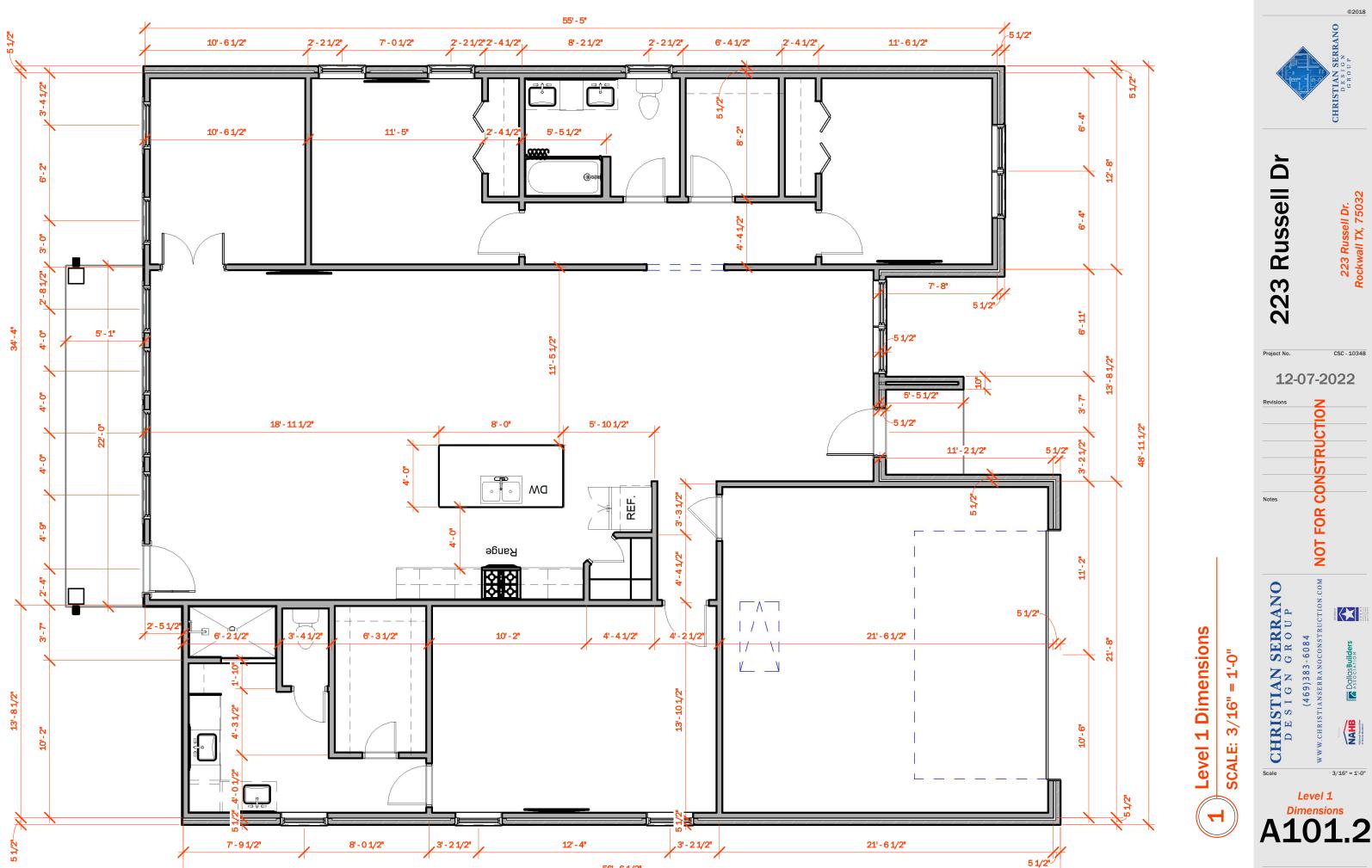
NOT FOR CONSTRUCTION

CHRISTIAN SERRANO DESIGN GROUP

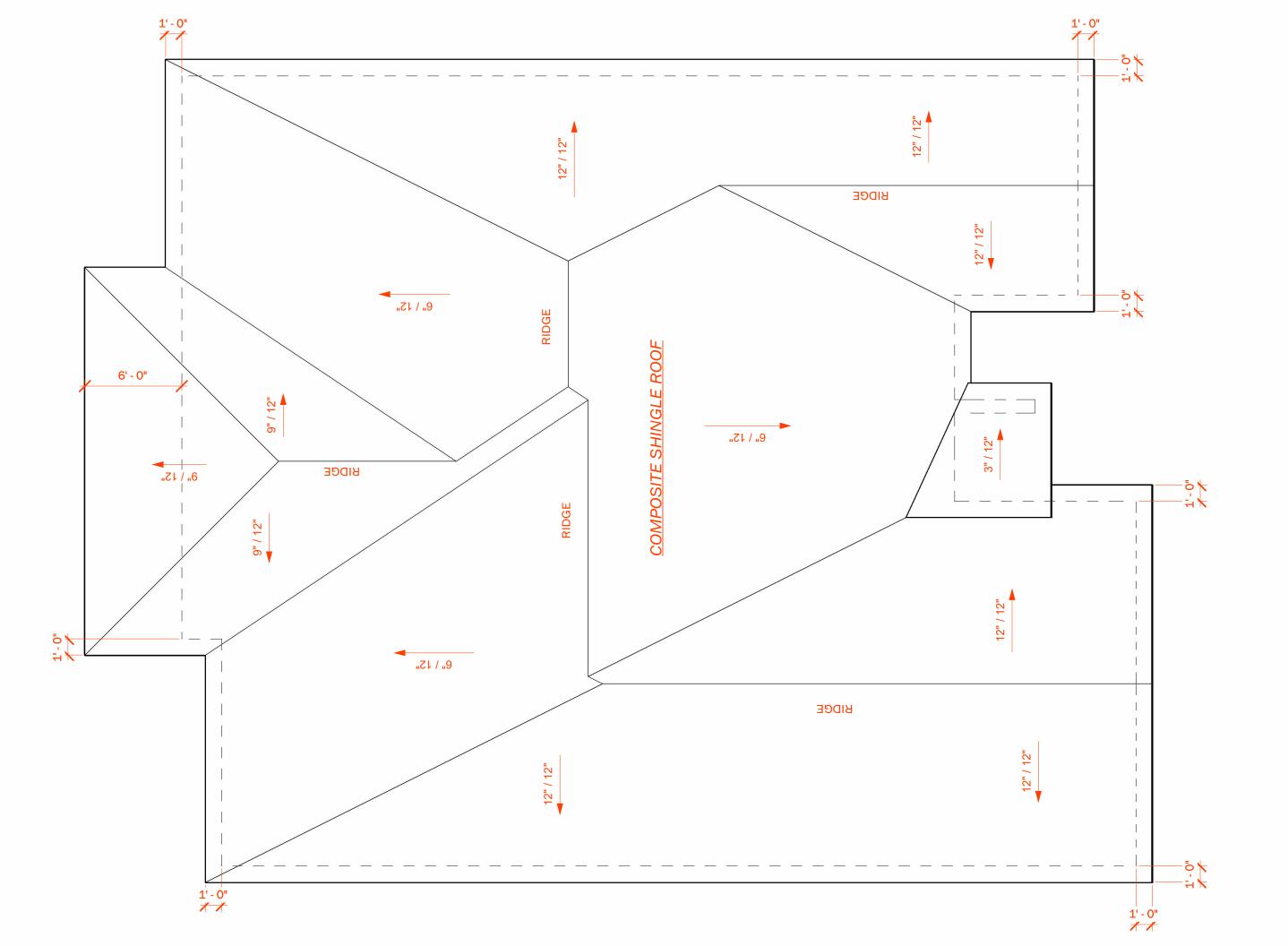
NATION ASSOCIATION OF Home Buildoors

Level 1 Floor Plan

A101.1



56' - 6 1/2"





223 Russell Dr. Rockwall TX, 75032

03-31-2023

NOT FOR CONSTRUCTION

CHRISTIAN SERRANO
DESIGNGROUP NEW THE STATE OF T

NAHB National Association

Roof Plan

A102

Drawn By





223 Russell Dr. Rockwall TX, 75032

NOT FOR CONSTRUCTION

12-07-2022 CHRISTIAN SERRANO
DESIGN GROUP A CANADA

Dallas Builders

National Association of Home Builders

1" = 10'-0"

Site Plan

A103



223 Russell Dr. Rockwall TX, 75032

12-07-2022

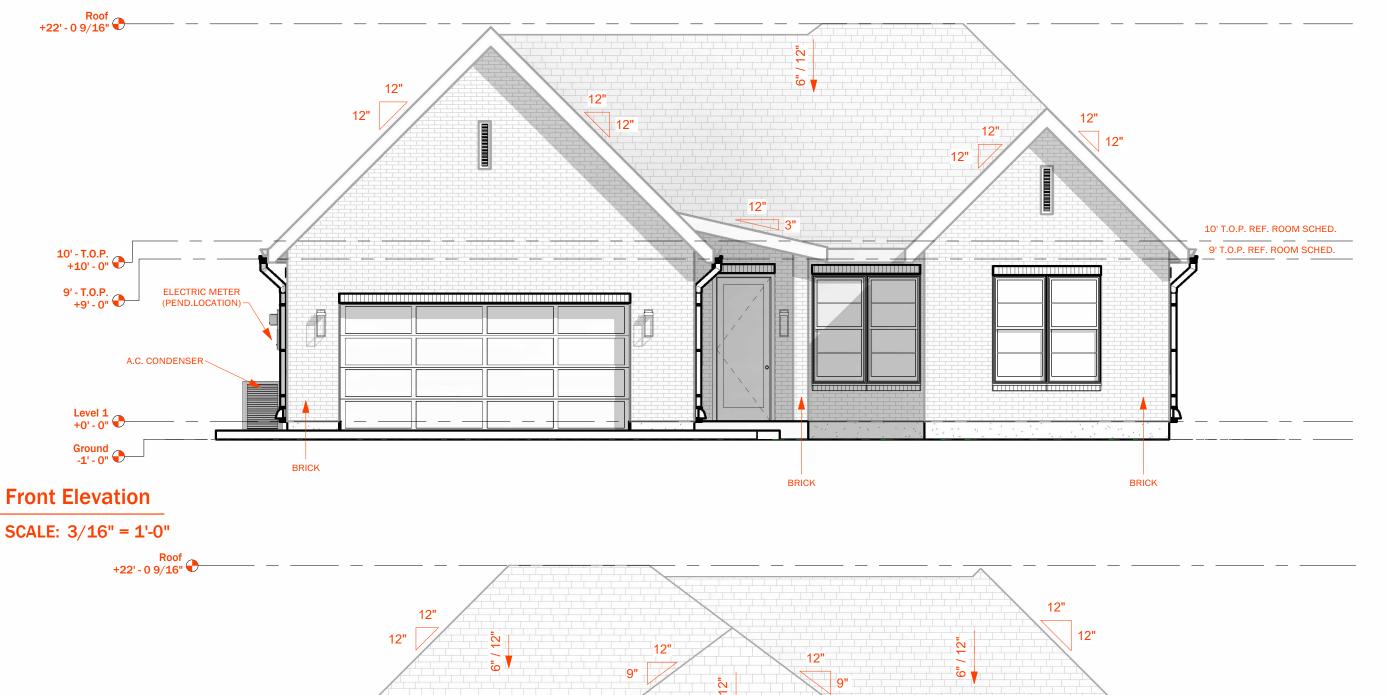
NOT FOR CONSTRUCTION

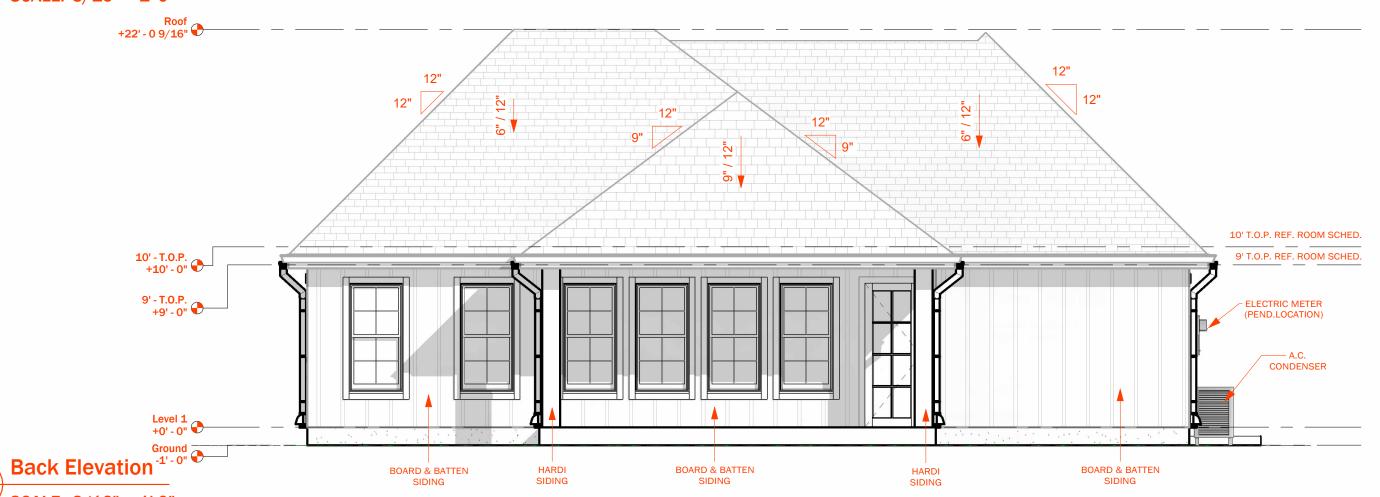
Name of the last o

CHRISTIAN SERRANO
DESIGN GROUP Dallas Builders NAHB
National Association of Home Buildoors

Level 1 Callouts & Tags A 104.1

Drawn By





SCALE: 3/16" = 1'-0"

223 Russell Dr

223 Russell Dr. Rockwall TX, 75032

03-31-2023

NOT FOR CONSTRUCTION

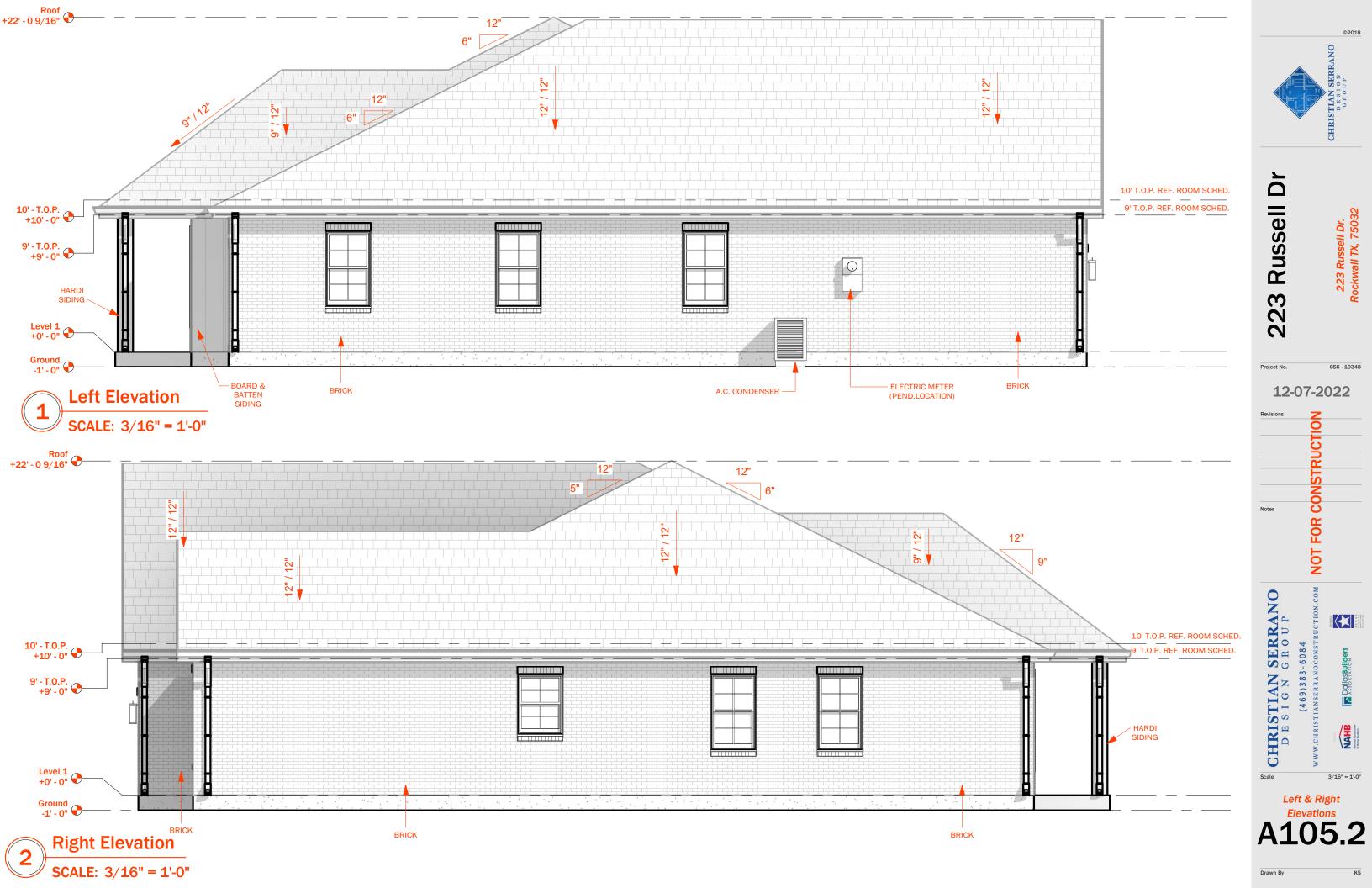
CHRISTIAN SERRANO DESIGN GROUP NEMBER 1

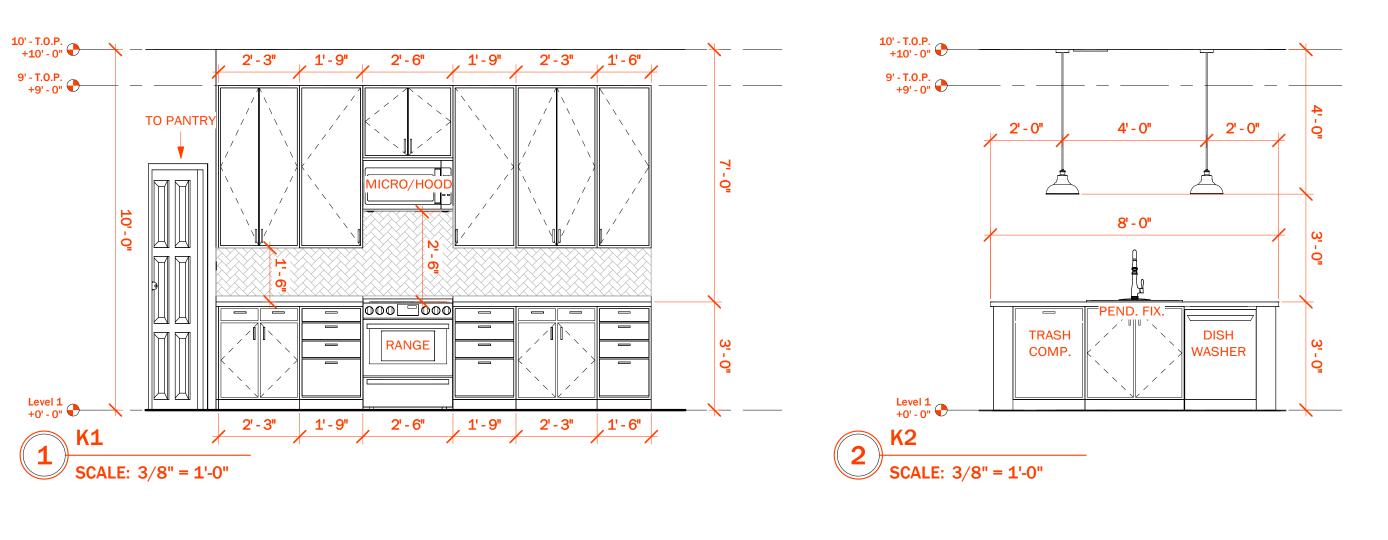
National Association of House Purific

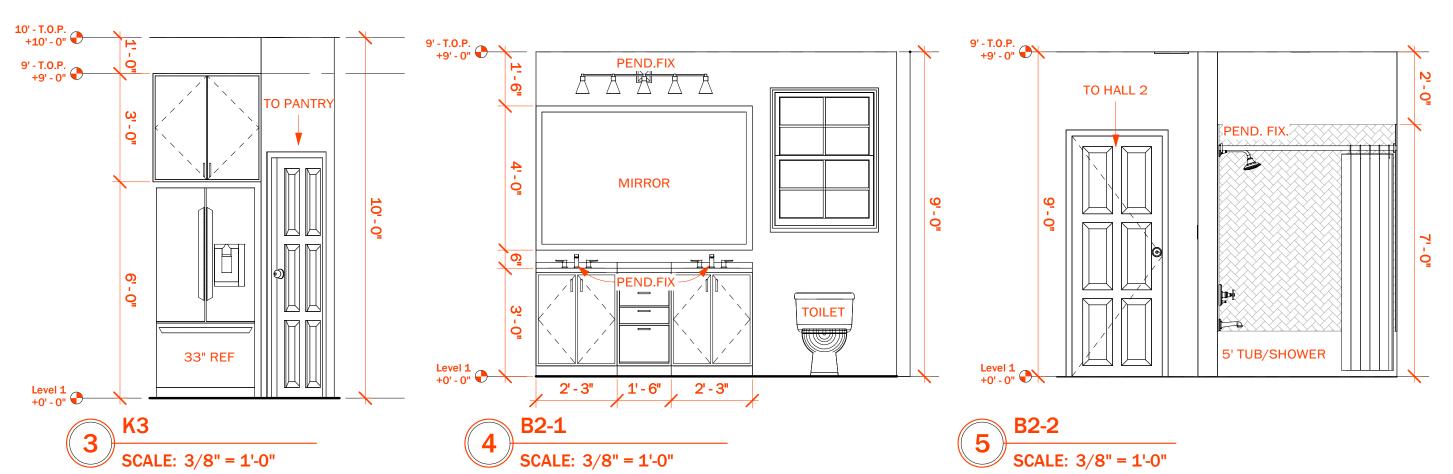
Front & Rear **Elevations**

A105.1

Drawn By









223 Russell Dr. Rockwall TX, 75032

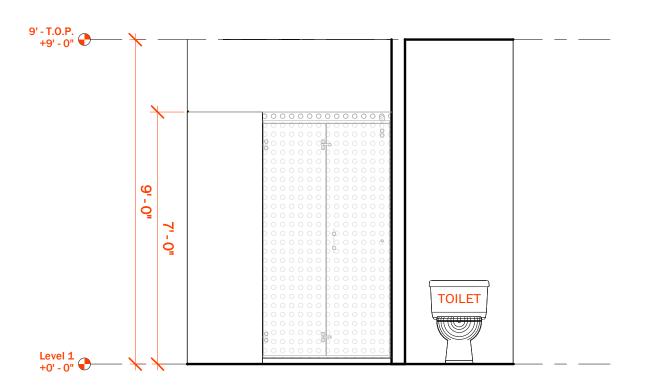
12-07-2022

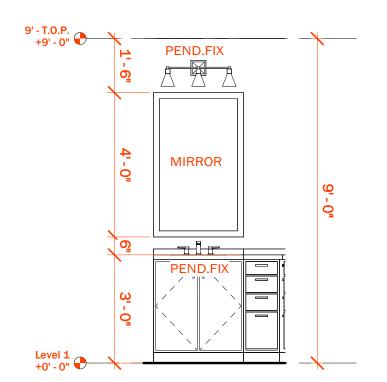
NOT FOR CONSTRUCTION

CHRISTIAN SERRANO DESIGN GROUP NAHB Nition Association

Interior Elevations

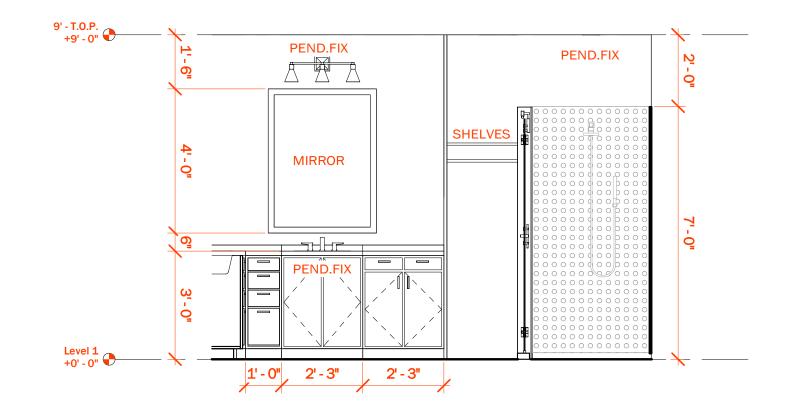
A106.1



















Interior Elevations

A106.2

Drawn By

Window Schedule Control of the Contr								
Type Mark	Count	Width	Height	Description	Head Height	ExteriorFinish Color	Interior Finish Color	Grids
W1-1	2	6' - 0"	6' - 0"	DOUBLE - SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-2	6	3' - 0"	6' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-3	5	3' - 0"	5' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-4	1	3' - 0"	4' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W5-F	2	0' - 8"	2' - 8"	LOUVER - OWNER SELECT	<varies></varies>	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes



12-07-2022

NOT FOR CONSTRUCTION

CHRISTIAN SERRANO DESIGN GROUP **(X**)

Dallas Builders

National Association of Home Builders

Door/Window

12-07-2022

NOT

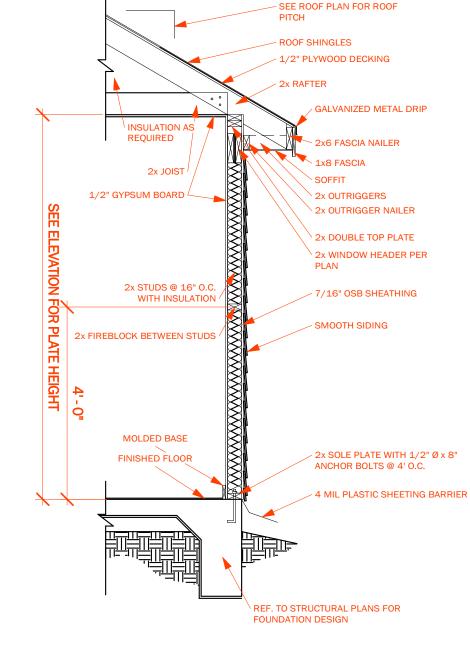
CHRISTIAN SERRANO DESIGN GROUP

1/2" = 1'-0"

Wall Details

A108

SEE ROOF PLAN FOR ROOF **ROOF SHINGLES** 1/2" PLYWOOD DECKING 2x RAFTER GALVANIZED METAL DRIP INSULATION AS REQUIRED 2x6 FASCIA NAILER 1x8 FASCIA 2x JOIST 1/2" GYPSUM BOARD 2x OUTRIGGERS SEE ELEVATION FOR PLATE HEIGHT 2x OUTRIGGER NAILER 2x DOUBLE TOP PLATE 2x WINDOW HEADER PER PLAN 2x STUDS @ 16" O.C. WITH INSULATION 7/16" OSB SHEATHING 2x FIREBLOCK BETWEEN STUDS BRICK TIES MOLDED BASE 2x SOLE PLATE WITH 1/2" Ø x 8" ANCHOR BOLTS @ 4' O.C. FINISHED FLOOR 4 MIL PLASTIC SHEETING BARRIER REF. TO STRUCTURAL PLANS FOR FOUNDATION DESIGN



Typical Wall Details - Interior

ATTIC

2x JOIST

2x STUDS @ 16" O.C.

/ 2x SOLE PLATE WITH

MOLDED BASE

FINISHED FLOOR

REF. TO STRUCTURAL PLANS FOR

FOUNDATION DESIGN

1/2" GYPSUM BOARD

Typical Wall Details -Brick SCALE: 1/2" = 1'-0"

Typical Wall Details -Siding SCALE: 1/2" = 1'-0"

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

MOLDED BASE

FINISHED FLOOR

ELEVATION FOR PLATE HEIGHT

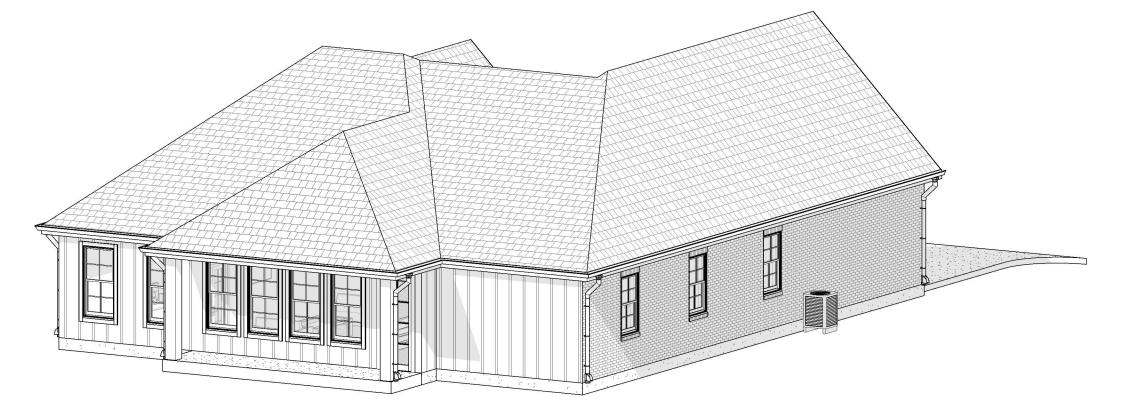
223 Russell Dr. Rockwall TX, 75032

Dallas Builders
Association NAHB
National Association of Herror Builders

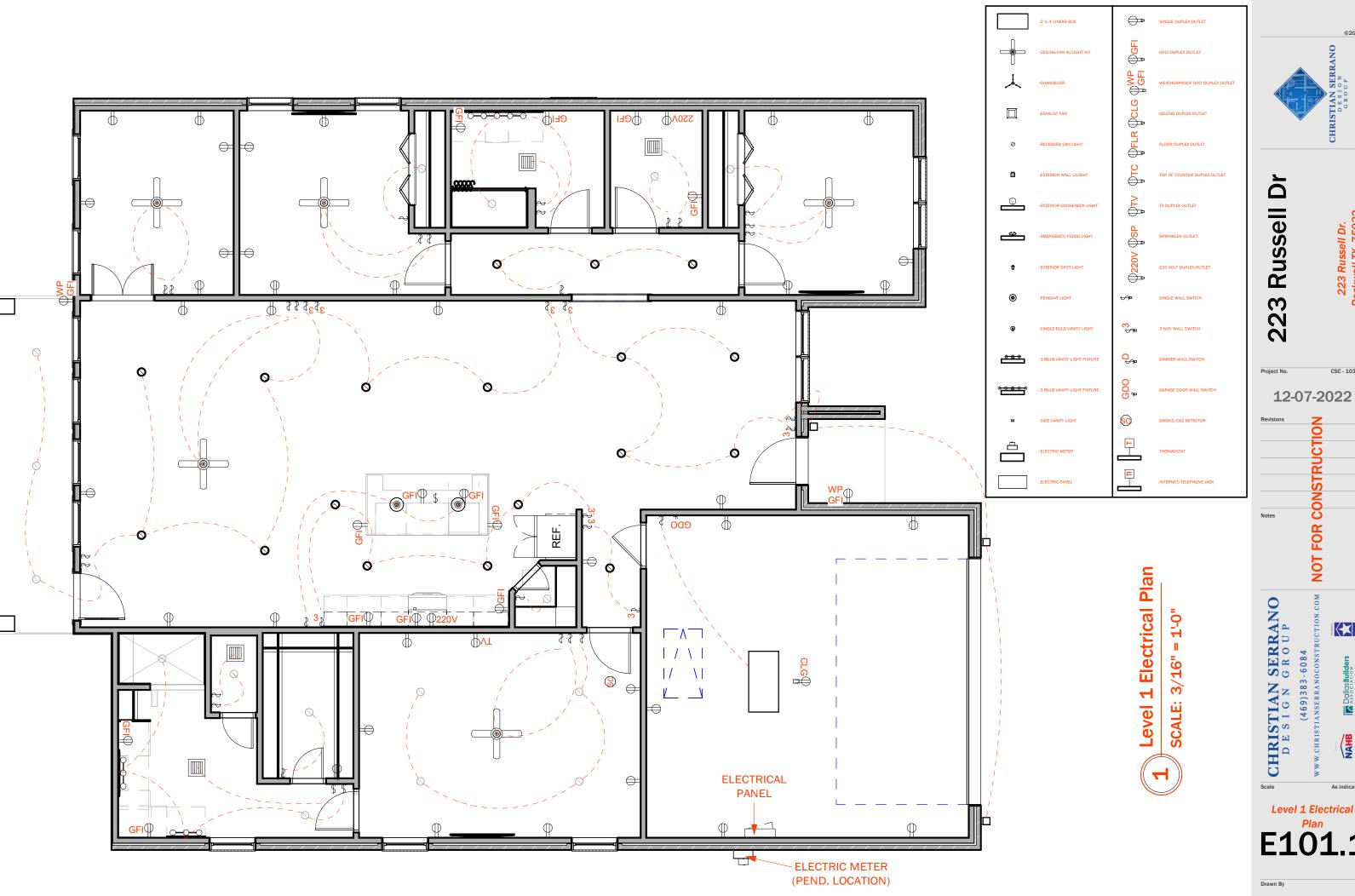
3D View

A109

3D View - 1 SCALE:



3D View - 2 SCALE:



NEW YORK

Level 1 Electrical

ELECTRICAL SPECIFICATIONS

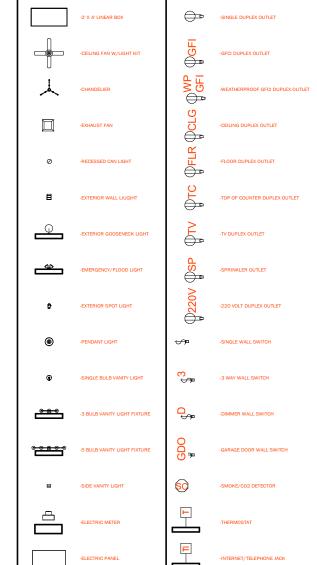
- 1. ALL TELEPHONE LINES ARE TO BE CONCEALED & OUTLETS RECESSED. ALL TELEPHONE SERVICE TO BE CAPABLE OF CARRYING LINES IN MAIN HOUSE.
- 2. INSTALL SWITCHES 48" ABOVE FLOOR HEIGHT, INSTALL RECEPTACLE OUTLETS, CABLE, AND TELEPHONE 18" ABOVE FLOOR HEIGHT, INSTALL SWITCHES LOCATED IN BATHROOM 42" ABOVE FLOOR HEIGHT.
- 3. SWITCHES, OUTLETS, AND COVER PLATES ARE TO BE WHITE. INSTALL DIMMERS
- 4. ALL DIMMERS ARE TO BE TOGGLE TYPE. ALL OUTLETS ARE TO BE RECESSED. ALL WIRING TO BE CONCEALED.
- 5. ALL SMOKE DETECTORS TO BE NEW & BATTERY OPERATED.
- 6. VERIFY FIXTURE AND OUTLET LOCATIONS WITH OWNER PRIOR TO RUNNING
- 7. VERIFY OVERHEAD GARAGE DOOR OPENER SPECIFICATIONS AND SELECTION WITH OWNER.

Electrical Devise Heights

SCALE: 3/16" = 1'-0"

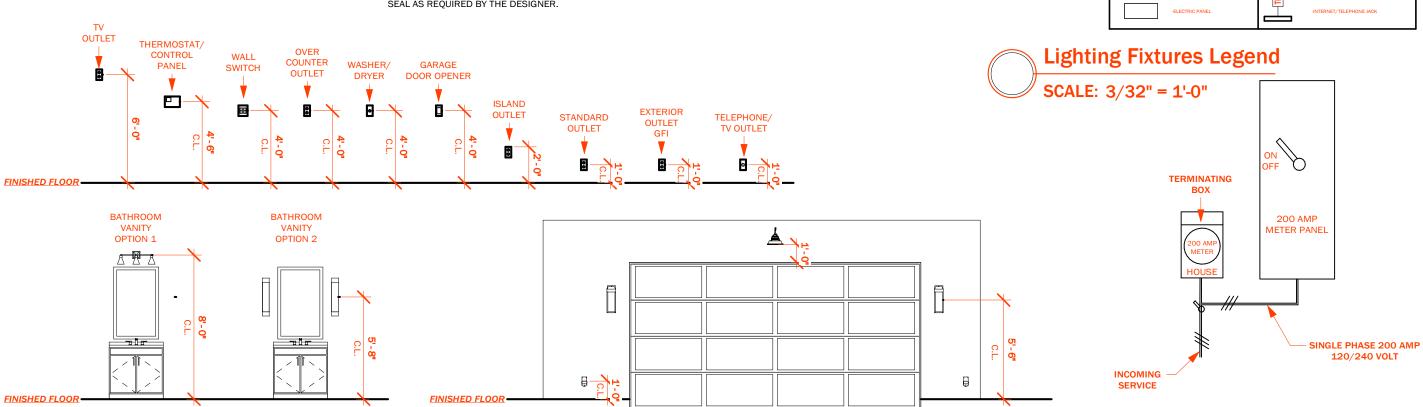
LIGHTING AND POWER GENERAL NOTES

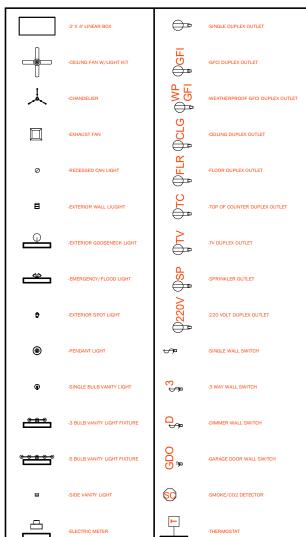
- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
- 2. THE PROVISION OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY, & PUBLIC WELFARE REGULATING, AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, & MAINTENANCE OR USE OF ELECTRICAL EQUIPMENT & SYSTEMS.
- 3. CONTRACTOR SHALL VERIFY ALL CEILING TYPES & COORDINATE TRIMS PRIOR TO PURCHASE OF LIGHTING FIXTURES. FURNISH ALL LIGHTING FIXTURES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. LECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIXTURES ARRIVING ON SITE WITH INCORRECT MOUNTING.
- 4. COORDINATE ALL LIGHTING TYPES AND LOCATIONS WITH DESIGNER AND OWNER PRIOR TO INSTALLATION. MOUNTING HEIGHTS OF ALL WALL MOUNTED & PENDANT MOUNTED LIGHTING FIXTURES SHALL BE DETERMINED BY DESIGNER. REFER TO ARCHITECTURAL SECTIONS & **ELEVATIONS**
- 5. LOCATION & GROUPING ARRANGEMENT/ORIENTATION OF ALL SWITCHES SHALL BE COORDINATED WITH THE DESIGNER PRIOR TO INSTALLATION.
- 6. COORDINATE LOCATION OF ALL LIGHTING FIXTURES WITH THE MECHANICAL & PLUMBING PRIOR TO ELECTRICAL ROUGH-IN.
- 7. FINAL INSPECTION SHALL BE MADE AFTER THE WORK IS COMPLETE, ALL ELECTRICAL FIXTURES WILL BE INSPECTED TO VERIFY CORRECT PLACEMENT, CONNECTION, AND IF STRUCTURE IS READY FOR OCCUPANCY. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTION.
- 8. SMOKE DETECTOR DEVICE TO BE SELECTED BY OWNER. LOCATIONS SHOWN ARE PRELIMINARY-COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL.
- 9. CARBON MONOXIDE DEVICE TO BE SELECTED BY OWNER.
- 10. COORDINATE TELEPHONE, CABLE, FIBER OPTIC, WIFI, DATA, SPEAKER LOCATIONS, AND SECURITY ALARM WITH AUDIO VISUAL/TECHNOLOGY CONTRACTOR AND DESIGNER.
- 11. ALL LIGHTING LOCATED IN DAMP OR WET LOCATIONS TO BE RATED FOR SUCH.
- 12. LIGHTING IN SHOWER STALLS TO BE VAPOR TIGHT FIXTURES.
- 13. LIGHTING IN SMALL CLOSET TO HAVE DOOR ACTIVATED SWITCH.
- 14. COORDINATE LOCATION OF MAIN AND SUB ELECTRICAL PANELS WITH DESIGNER AND OWNER
- 15. COORDINATE POWER FOR ALL FIXTURES.
- 16. COORDINATE ADDITIONAL POWER REQUIREMENTS FOR EQUIPMENT, LIGHTING, AND INTERIOR SPEAKERS.
- 17. INDICATES FIXTURE SHALL BE CONNECTED TO "CONSTANT-ON" EMERGENCY (LIFE-SAFETY) CIRCUIT, PROVIDE "LOCK-ON" EMERGENCY BREAKER AT PANELBOARD.
- 18. CUTTING OF FLOORS, WALLS, & CEILINGS SHALL BE REQUIRED FOR THE INSTALLATION OF PIPES, CONDUITS, DUCTS, WIRING, SLEEVES, & SEAL AS REQUIRED BY THE DESIGNER



Power Riser Details

SCALE: 3/16" = 1'-0"





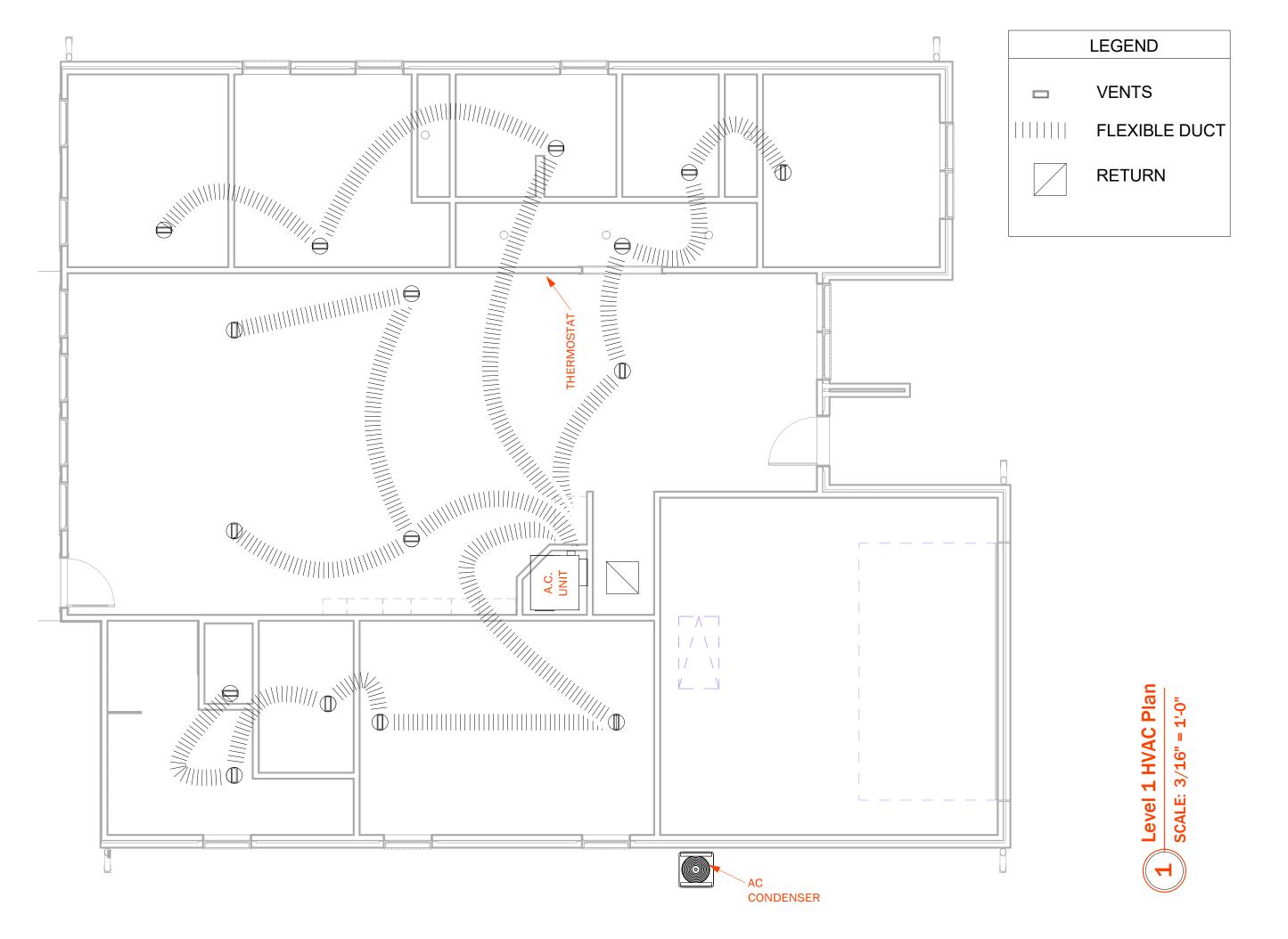


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Russell

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223 Russell Dr. Rockwall TX, 75032





12-07-2022

CHRISTIAN SERRANO DESIGN GROUP Dallas Builders
Association

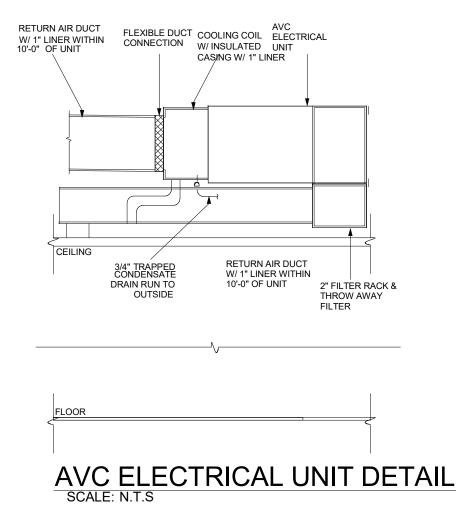
National Association of Home Builders

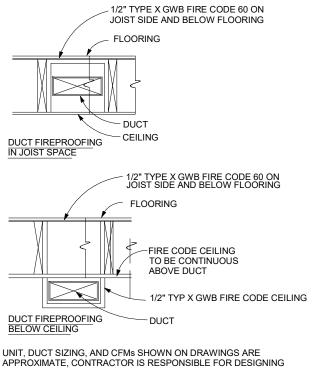
Level 1 HVAC Plan

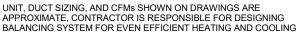
M101.1

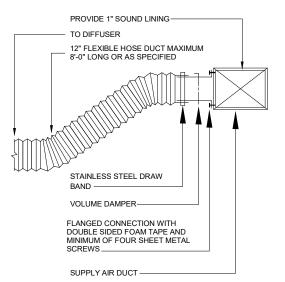
MECHANICAL GENERAL NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
- 2. FURNISH ALL LABOR, MATERIALS, FIXTURES, EQUIPMENT, & SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE & FUNCTIONAL H.V.A.C SYSTEM, PLUMBING SYSTEM. & ELECTRICAL SYSTEM
- 3. CONTRACTOR SHALL APPLY & PAY FOR ALL PERMITS & CONNECTION FEES REQUIRED FOR WORK.
- 4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE & SHALL EXAMINE SITE & CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO OPERATE IN THE PERFORMANCE OF THE CONTRACTED WORK. NO ALLOWANCES SHALL BE MADE SUBSEQUENTLY IN THIS CONNECTION, FOR ANY ERRORS, THROUGH NEGLIGENCE ON HIS PART. THE CONTRACTOR IS HERE BY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE NECESSARY PRACTICES FOR FIRE & SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, & CLEARANCES & COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO START OF WORK.
- 5. ALL DUCTWORK SHALL BE FABRICATED FROM FILED TAKEN DIMENSIONS AND NOT FROM DRAWINGS, PRIOR TO DUCT FABRICATION, CEILING CLEARANCES SHALL BE VERIFIED WITH ALL ELECTRICAL, PLUMBING, & ARCHITECTURAL DRAWINGS.
- 6. SUBMIT 6 COPES OF EACH SHOP DRAWINGS FOR THE FOLLOWING: HIGH-ENERGY EFFICIENCY EQUIPMENT, SPLIT SYSTEM COOLING COILS, AIR COOLED CONDENSING UNIT, THERMOSTAT, GRILLES, REGISTERS, DUCTS, TRIMS, PIPES, JOINING METHODS, WATER HEATER, GUY GRAY UNITS, FLOOR DRAINS, BREAKER PANEL, CIRCUIT BREAKERS, SWITCHES, LUMINARIES, MOTION DETECTORS, DISCONNECT SWITCHES, & OUTLETS.
- 7. ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PILOT OTHER DEVICES, & SHALL IMPLEMENT ALL ALL REQUIRED WIRING EXCEPT A.T.C. WIRING.
- 8. ALL SUPPLY & RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1/2 FIBERGLASS WITH A.S.I. VAPOR BARRIER OR EQUAL.
- 9. GRILLES, REGISTERS, & DIFFUSER SHALL BE OF CAPACITIES & INDICATED SIZES IN ACCORDANCE WITH MANUFACTURERS PRINTED LITERATURE FOR RESIDENTIAL SOUND LEVELS & THROWS. MOUNT TIGHT TO CONSTRUCTION USING GASKETS TO PREVENT AIR LEAKAGE & STREAKING. BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE USING ADJUSTABLE DEFLECTORS POSITIONED & SECURED TO PROVIDE SPECIFIED AIR QUANTITIES., REGISTERS & GRILLES SHALL BE PROVIDED BY LIMA OR EQUAL.AND SHALL MATCH COLOR OF ADJACENT CEILING OF WALL. COORDINATE ALL REGISTERS IN CEILINGS WITH LIGHT FIXTURES.









DIFFUSER TO FLEXIBLE DUCT CONNECTION DETAIL

DUCT DETAIL



۲ Russell

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12-07-2022

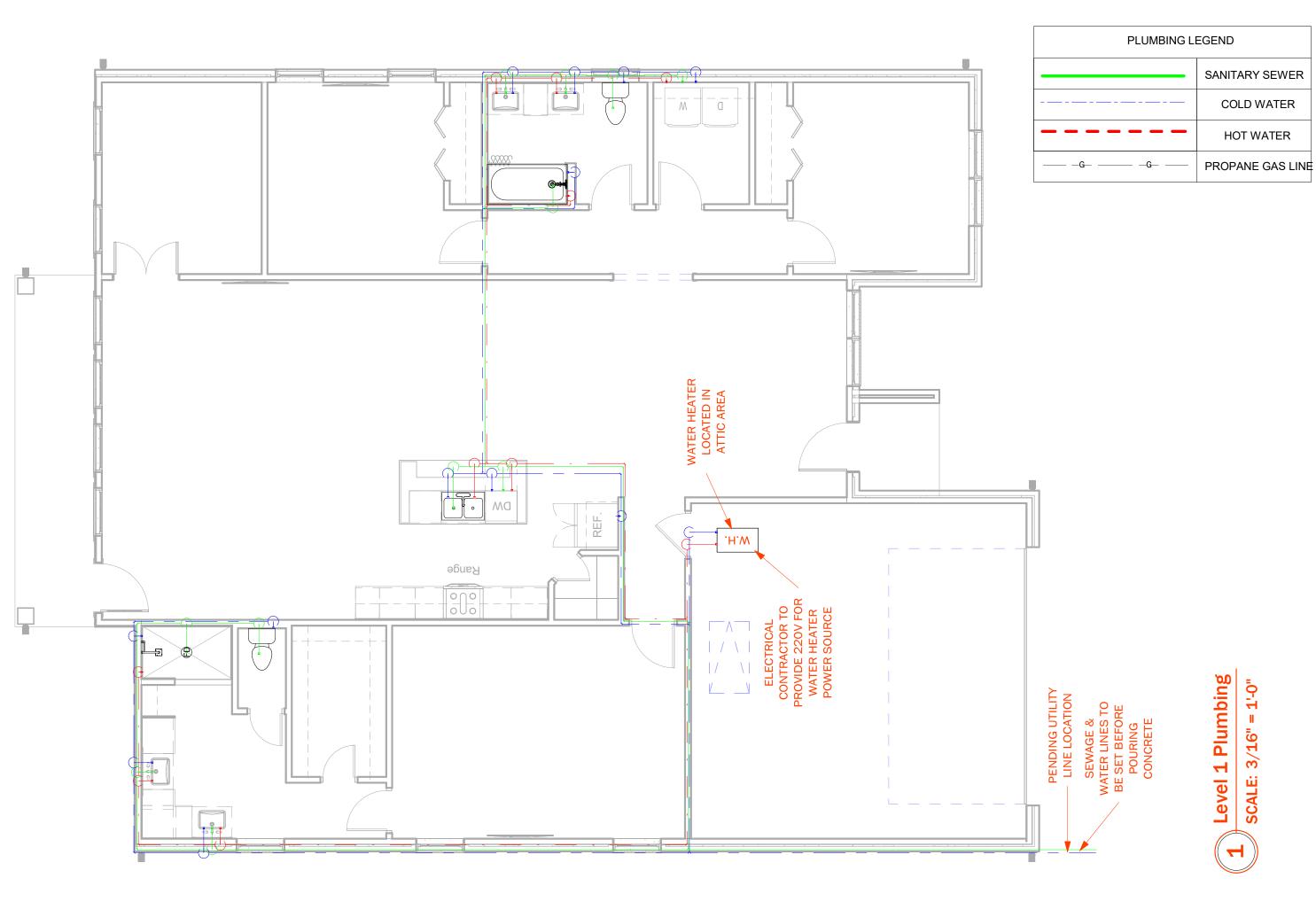


SERRANO GROUP STIAN HRI D E

HVAC Notes

3/16" = 1'-0"

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223 Russell Dr. Rockwall TX, 75032

CSC - 10348

12-07-2022

NOT FOR CONSTRUCTION

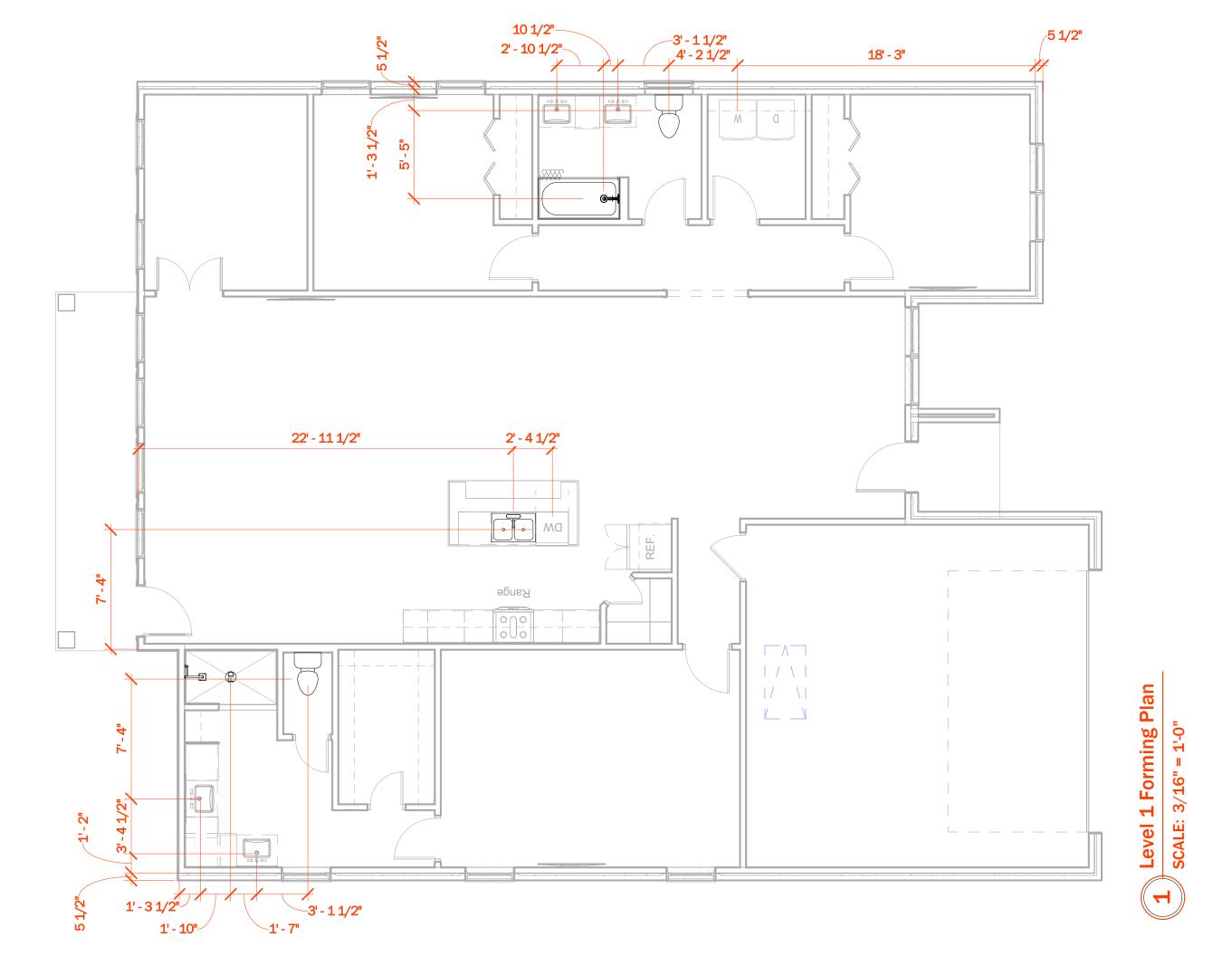
CHRISTIAN SERRANO DESIGN GROUP NEW TOPIES Dallas Builders

NAHB National Association of Hores Builders

Level 1 Plumbing

Drawn By

Scale



12-07-2022

223 Russell Dr. Rockwall TX, 75032

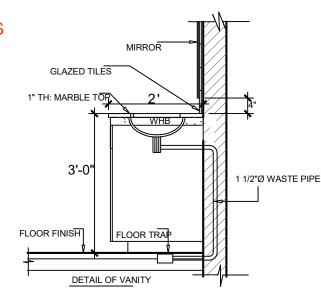
NOT FOR CONSTRUCTION

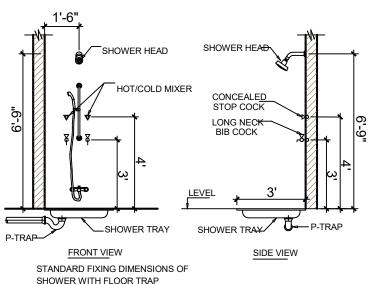
CHRISTIAN SERRANO DESIGN GROUP ALL AND STATE OF THE STATE OF T Dallas Builders
Association

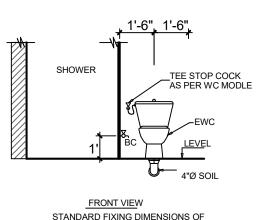
NAHB
National Association of Home Buildoors

Plumbing Forming
Plan
Plan
Plan

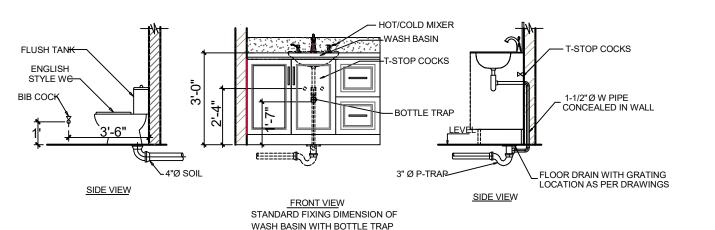
- 2 THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION OR USE OF PLUMBING EQUIPMENT.
- 3. ALL PLUMBING SYSTEMS, MATERIALS APPURTENANCES SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS REQUIRED BY CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR OWNERS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PLUMBING SYSTEMS. TO DETERMINE COMPLIANCE WITH THIS PROVISION, THE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE ANY PLUMBING SYSTEMS TO BE RE-INSPECTED.
- 4. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.
- 5. PROVIDE AND INSTALL NEW PLUMBING FIXTURES. CONNECT TO EXISTING WASTE, COLD WATER AND HOT WATER LINES AS SHOWN.







ENGLISH STYLE WATER CLOSET, (IWC)



Plumbing
Details/Notes
P103



HOUSING ANALYSIS FOR CASE NO. Z2023-015

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
223 Russell Drive	Vacant	N/A	N/A	N/A	N/A
235 Russell Drive	Vacant	N/A	N/A	N/A	N/A
247 Russell Drive	Vacant	N/A	N/A	N/A	N/A
250 Nicole Drive	Modular Home	1998	1,344	820	Siding
222 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
208 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
196 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
186 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
181 Russell Drive	Vacant	N/A	N/A	N/A	N/A
193 Russell Drive	Modular Home	1997	1,984	N/A	N/A
209 Russell Drive	Modular Home	1978	1,180	296	Siding
198 Russell Drive	Vacant	N/A	N/A	N/A	N/A
	AVERAGES:	1991	1,503	558	



HOUSING ANALYSIS FOR CASE NO. Z2023-015



223 Russell Drive



235 Russell Drive



HOUSING ANALYSIS FOR CASE NO. Z2023-015



247 Russell Drive



250 Nicole Drive



HOUSING ANALYSIS FOR CASE NO. <u>Z2023-015</u>



222 Nicole Drive



208 Nicole Drive



HOUSING ANALYSIS FOR CASE NO. Z2023-015



196 Nicole Drive



186 Nicole Drive



HOUSING ANALYSIS FOR CASE NO. Z2023-015



181 Russell Drive



193 Russell Drive



HOUSING ANALYSIS FOR CASE NO. Z2023-015







198 Russell Drive

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. <u>S-2XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND 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) FOR RESIDENTIAL INFILL IN AN **ESTABLISHED ALLOW** SUBDIVISION TO CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1690-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1290 OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' THIS ORDINANCE: PROVIDING FOR 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 **PROVIDING** FOR A REPEALER PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Martha Balleza and Ana Quezada for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1690-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 223 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [Ordinance No. 16-01] and 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and 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) for Residential Infill in an Established Subdivision to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and Subsection 03.01, General Residential District Standards, and Subsection 03.09, Single-Family 7 (SF-7) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> as depicted in *Exhibit 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor 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 MAY, 2023.

	Kevin Fowler, <i>Mayor</i>	
		63
ATTEST:		
Kristy Teague, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: <i>April</i> 17, 2023		

2nd Reading: May 1, 2023

Exhibit 'A':

Location Map and Residential Plot Plan

Address: 223 Russell Drive

<u>Legal Description:</u> Lot 1290 of the Lake Rockwall Estates #2 Addition

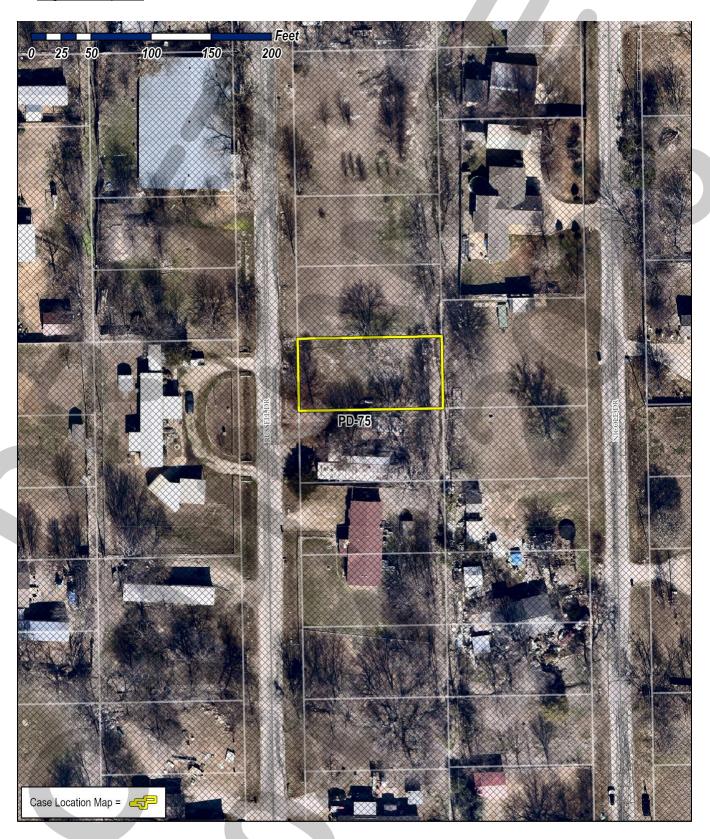


Exhibit 'A':Location Map and Residential Plot Plan

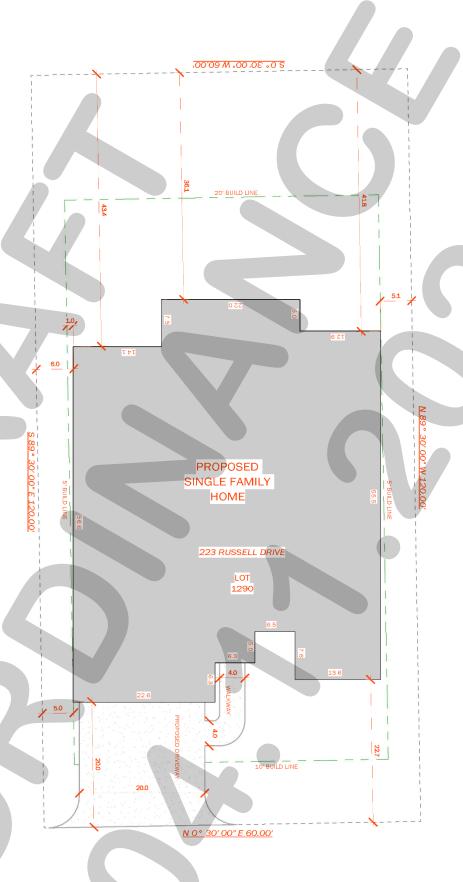


Exhibit 'B':Building Elevations

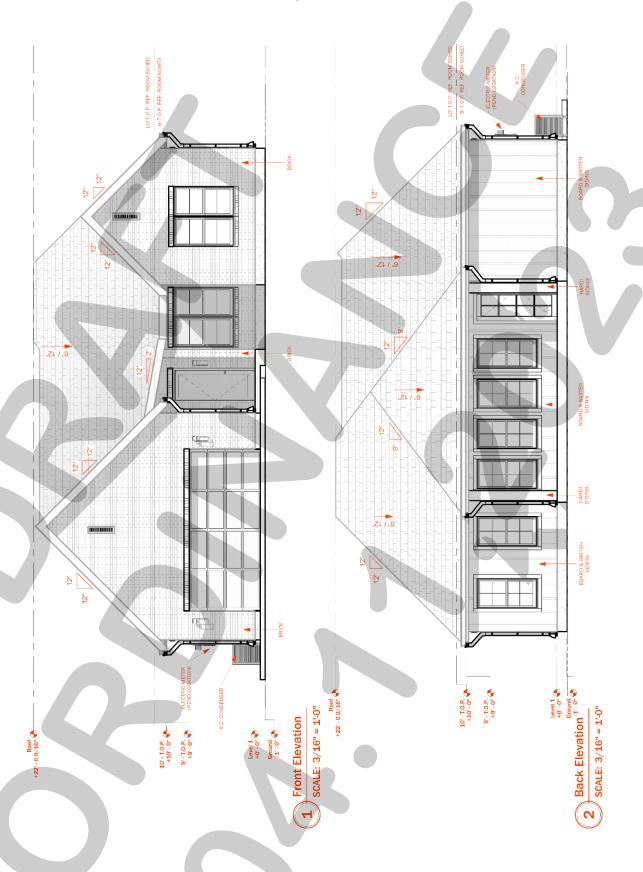
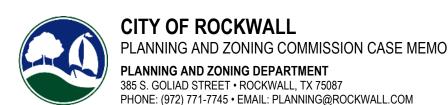


Exhibit 'B':Building Elevations





TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Jonathan Martinez

CASE NUMBER: Z2023-016; Specific Use Permit for a Bail Bond Service

SUMMARY

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a <u>Specific Use Permit (SUP)</u> allowing a <u>Bail Bond Service</u> on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

A portion of the subject property was originally annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02*. The remainder of the subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point between the time of annexation and January 3, 1972 the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. On March 1, 1976, the City Council approved a final plat that establish the subject property at Lot 1, Block 1, Garland Federal Savings & Loan Addition. According to the Rockwall Central Appraisal District (RCAD) there is a 2,984 SF shopping center constructed in 1992.

PURPOSE

The applicant – *Jonathan Martinez* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Bail Bond Service* in a Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1901 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is E. Yellow Jacket Lane, which is classified 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 a 0.8323-acre parcel of land (*i.e. Lot 1, Block 1, 7 Eleven/Goliad Addition*) developed with a *Retail Store with Gasoline Sales*, zoned Commercial (C) District. Following this are two (2) vacant parcels of land (*i.e. Lots 6 & 8, Block 1, First United Methodist Church Addition*) zoned Commercial (C) District.

South:

Directly south of the subject property are two (2) tracts of land (i.e. Lot 1, Block A875, JJ Jones Addition & tract 19 of the J. Cradle Survey, Abstract No. 65) developed with a Retail Store and a Small Animal Clinic, zoned Commercial (C) District. Beyond this is S. Goliad Street, which is classified 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. Following this is a 4.82-acre parcel of land (i.e. Lot 1, I-30/205 Plaza Phase 1 Addition) developed with a Retail Store (i.e. Hobby Lobby), zoned Commercial (C) District.

East: Directly east of the subject property is a 2.198-acre parcel of land (i.e. part of Lot 1, Rockwall Business Park) developed with a multi-tenant commercial building, zoned Commercial (C) District. Beyond this is a vacant parcel of land (i.e. part of Lot 1, Rockwall Business Park) zoned Commercial (C) District. Following this is a 12.79-acre parcel of land (i.e. Lot 1, Block A, Rockwall County Courthouse Addition) developed with the Rockwall County Courthouse, zoned Commercial (C) District.

West: Directly west of the subject property is the intersection of E. Yellow Jacket Lane and S. Goliad Street, which are classified as a M4D (i.e. major collector, four [4] lane, divided roadway) and 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 a 1.30-acre parcel of land (i.e. Lot 1A, Block A, Braum's Addition) developed with a Restaurant with a Drive-Through, zoned General Retail (GR) District. Following this is a 11.579-acre parcel of land (i.e. Lot 1, Block A, Pebblebrook Addition) developed with a Multi-Family Development, zoned Multi-Family 14 (MF-14) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *Bail Bond Service* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 2,984 SF shopping center situated on the subject property. In this case, the applicant is requesting to operate out of one (1) of the three (3) suites in the existing building. According to the applicant's letter, the applicant currently has four (4) employees that would work at this location. The business would operate seven (7) days a week from 8am-8pm, with the phone lines staying open 24-hours a day. Staff has included all of the applicant's submitted materials in the attached packet for the Planning and Zoning Commission and City Council's review.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.01(G), Commercial and Business Services Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), defines a Bail Bond Service as "(a)n establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime." In this case, the applicant's proposed use falls under this classification. According to the Permissible Use Charts contained in Article 04, Permitted Uses, of the Unified Development Code (UDC), a Bail Bond Service requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that the Bail Bond Service land use is not appropriate within all of the City's commercial areas, and that the City Council should have discretionary oversite with regard to this land use and their impacts within these types of districts.

STAFF ANALYSIS

According to Subsection 02.02, Specific Use Permits (SUP), of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district." In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other. In this case, there is another Bail Bond Service within the adjacent multi-tenant retail building, which is approximately ~100-feet of the subject property (i.e. ~285-feet from the subject property to the lease space of the existing Bail Bond Service). That being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District*. This district is composed primarily of a *Special Commercial Corridor (SC)*. The *IH-30 Corridor District* classifies the *SC* into three (3) zones: *Preservation Zone*, *Transitional Zone*, and *Opportunity Zone*. In this case, the subject property is located within the *Opportunity Zone*, which is defined as "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor." It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *Bail Bond Service* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On March 21, 2023, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Homeowner's Association (HOA), which is the only HOA/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). Staff has received no notices in favor or opposed to 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 a *Bail Bond Service* within a Commercial (C) District, 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 development and operation of the *Bail Bond Service* shall generally conform to the Survey depicted in Exhibit 'B' of this ordinance and shall not occupy the entire existing building; and
 - (b) The proposed *Bail Bond Service* shall comply with all signage requirements.

(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

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PLANNING & ZONING CASE NO.

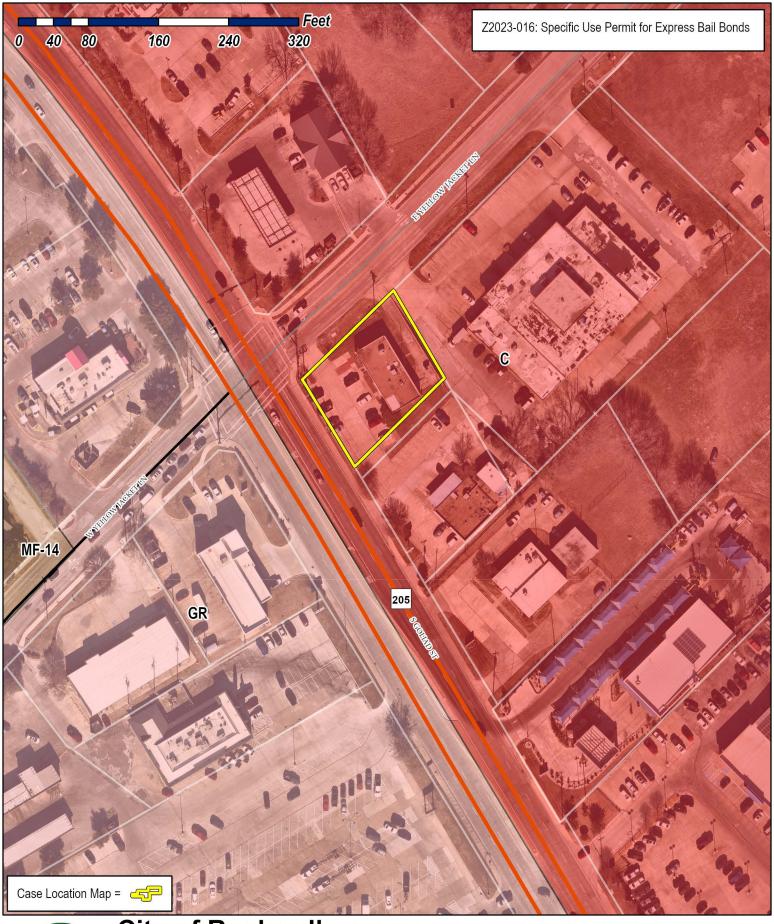
22023-016

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)	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/SPECIAL EXCEPTIONS (\$100.00) 2 NOTES:		
SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	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. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFORMATION [PLEASE PRINT]			
ADDRESS 1901 S. Goliad, Rocku	IAII TX 75087		
SUBDIVISION GAT land Federal Sovings GENERAL LOCATION			
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE	PRINTI		
CURRENT ZONING	CURRENT USE		
PROPOSED ZONING	PROPOSED USE bail bonds		
ACREAGE 0.423 LOTS [CURRENT]	LOTS [PROPOSED]		
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THE REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S RESULT IN THE DENIAL OF YOUR CASE.	AT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH TAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL		
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHE	CK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]		
HOWNER DONNA C Pritchar	& DAPPLICANT Jonathan Markinez		
CONTACT PERSON	CONTACT PERSON TOnathan Markinez		
ADDRESS 1610 Shores Blud	ADDRESS 331 S. Werfort Blid		
CITY, STATE & ZIP ROCKWAII TX 75087 PHONE 214 923 7031	CITY, STATE & ZIP DOWN, T. 75207		
PHONE 214 923 7031	E-MAIL EXPRESS bail bonds 19 @ Yahov. con		
E-MAIL dcp 627@ yahoo.com	E-MAIL EXPIRES DWI DOLKS 1-1 @ Januar		
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE I	DONNA C. Pritchard JOWNER THE UNDERSIGNED, WHO		
5 TO COVER THE COST OF THIS APPLICATION, HAS 70 (1/4/2) 20 24 BY SIGNING THIS APPLICATION, LAGREE	INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION MATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.		
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAN			
OWNER'S SIGNATURE DOMA C Prichard MY COMMISSION EXPIRES 105/11/2024			
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MALLA V. DU	Whisper Property ID: 130659090		





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (D): (070) 774-7745

(P): (972) 771-7745 (W): www.rockwall.com

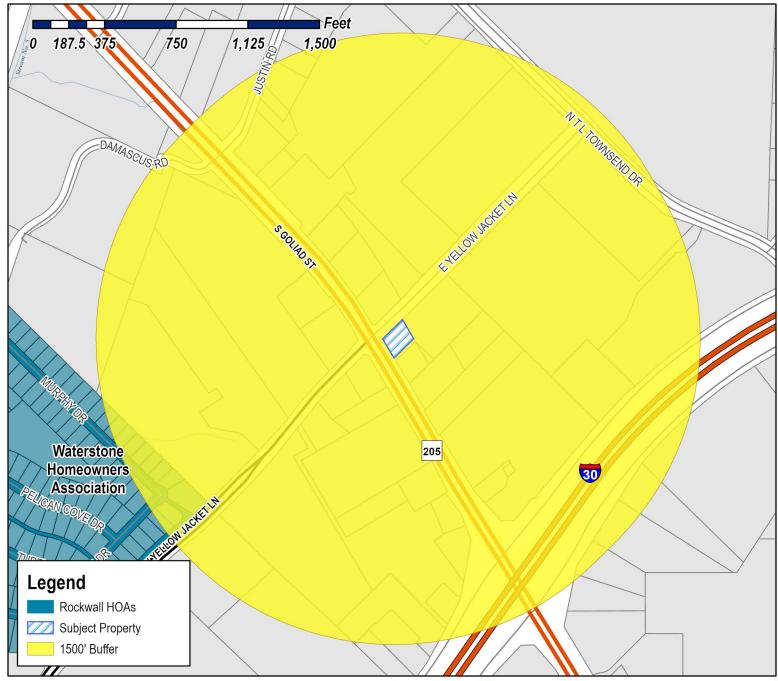
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2023-016

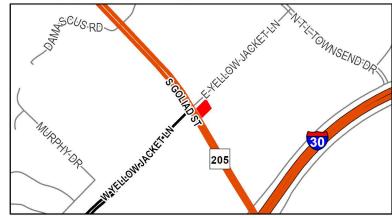
Case Name: SUP for Express Bail Bonds

Case Type: Zoning

Zoning: Commercial (C) District 1901 S. Goliad Street

Date Saved: 3/14/2023

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



Lee, Henry

From: Guevara, Angelica

Sent: Tuesday, March 21, 2023 2:37 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Subject: Neighborhood Notification Program [Z2023-016] **Attachments:** Public Notice Z2023-016.pdf; HOA Map Z2023-016.pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>March 24, 2023</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, April 11, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, April 17, 2023 at 6:00 PM</u>. 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.

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a <u>Specific Use Permit (SUP)</u> allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Guevara

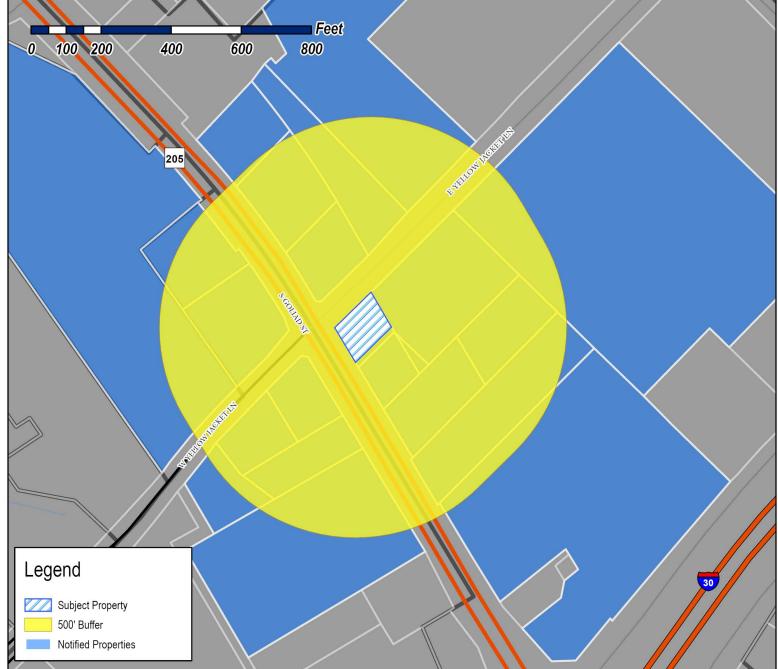
Planning Technician
Oty of Rockwell Planning & Zoning
385 S. Goliad Street
Rockwell, TX 75087
Office: 972-771-7745

Direct: 972-772-6438



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: Z2023-016

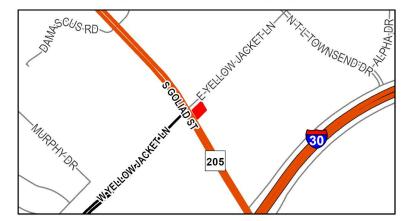
Case Name: SUP for Express Bail Bonds

Case Type: Zoning

Zoning: Commercial (C) District 1901 S. Goliad Street

Date Saved: 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT 1101 YELLOW JACKET LN ROCKWALL, TX 75087 ROCKWALL COUNTY C/O CRIMINAL DIST ATT 1101 RIDGE RD STE 105 ROCKWALL, TX 75087

RESIDENT 1111 E YELLOWJACKET LN ROCKWALL, TX 75087

RESIDENT 1121 YELLOW JACKET LN ROCKWALL, TX 75087 MTK REAL ESTATE INVESTMENTS LLC 1131 RIDGE ROAD ROCKWALL, TX 75087 FIRST UNITED METHODIST CHURCH FINANCE OFFICE 1200 E YELLOW JACKET LN ROCKWALL, TX 75087

RESIDENT 1410 S GOLIAD ROCKWALL, TX 75087 RESIDENT 1415 S GOLIAD ST ROCKWALL, TX 75087

SMAJLI MARIO 1426 MURPHY DRIVE ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS 1610 SHORES BLVD ROCKWALL, TX 75087 RESIDENT 1801 S GOLIAD ROCKWALL, TX 75087 LONE STAR CHICKEN LP 1810 S GOLIAD ST ROCKWALL, TX 75087

RESIDENT 1815 S GOLIAD ROCKWALL, TX 75087 WDC PEBBLEBROOK APARTMENTS LLC ATTN: MLG FUND ACCOUNTING 19000 W. BLUEMOUND ROAD BROOKEFIELD, WI 53045

RESIDENT 1901 S GOLIAD ROCKWALL, TX 75087

RESIDENT 1902 S GOLIAD ROCKWALL, TX 75087 UHLIG JANET KAY & JEFFERY DAVID JOLLEY 1903 S GOLIAD ST ROCKWALL, TX 75087

RESIDENT 1920 S GOLIAD ROCKWALL, TX 75087

ROCKWALL VET CLINIC C/O JOE LOFTIS 2001 S GOLIAD ST ROCKWALL, TX 75087

RESIDENT 2002 S GOLIAD ROCKWALL, TX 75087 CARMEL CAR WASH ROCKWALL LLC 2003 S GOLIAD ST ROCKWALL, TX 75087

RESIDENT 2004 S GOLIAD ROCKWALL, TX 75087 RESIDENT 2005 S GOLIAD ROCKWALL, TX 75087 LANDLOW LLC 2070 PONTCHARTRAIN ROCKWALL, TX 75087

ERNIES RENTAL HEADQUARTERS INC (ERHI) AND BALDWIN GARDENS INC (BGI) AND BALDWIN BROTHERS INC (BBI) 2540 VILLAGE COMMON DRIVE ERIE, PA 16506

DAIRYROCK LLC 300 SE 5TH AVENUE #4100 BOCA RATON, FL 33432 RETAIL BUILDERS INC 3000 NE 63RD ST OKLAHOMA CITY, OK 73121

ROCK HOB LP 3308 KEMP BLVD STE 3 WICHITA FALLS, TX 76308 COX MORRIS G 6902 ELLSWORTH AVENUE DALLAS, TX 75214 CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 YELLOW JACKET OB 1 LLC 800 EAGLE PASS HEATH, TX 75032 RESIDENT 811 YELLOW JACKET ROCKWALL, TX 75087 MIAN REAL ESTATE HOLDINGS LLC-FUND III SERIES 8660 THOMAS CHARLES LANE HICKORY HILLS, IL 60457

BOOMPA LTD PO BOX 999 ROCKWALL, TX 75087

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

Z2023-016: SUP for Bail Bond Service

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a <u>Specific Use Permit (SUP)</u> allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], 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 <u>Tuesday, April 11, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, April 17, 2023 at 6:00 PM</u>. 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 Monday, April 17, 2023 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 BELO	W FORM	- · - ·
Case No. Z2023-016: SUP for Bail B	ond Service	
Please place a check mark on the a	ppropriate line below:	
☐ I am in favor of the request for the	reasons listed below.	
☐ I am opposed to the request for the	e 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.

Case No. Z2023-016: SUP for Bail Bond Service
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
am opposed to the request for the reasons listed below.
My Dainy Over is Located within a mile of this Location. I do not feel this is an appropriate Business to be so Close in proximity to a family
Location. I do not feel this is an appropriate
Business to be so close in proximity to a family
destination
Name: Dairy Rock, LLC
Address: 1801 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

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.

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

Z2023-016: SUP for Bail Bond Service

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Sincerely,

Ryan Miller, AICP Director of Planning & Zoning USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-016: SUP for Bail Bond Service

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 we are opposed to that property being used for that type of business. We feel that would not be a quality use for this location and would cause a loss of property values for other owners, Name: John Brodersen

Address: 2003 S. 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.

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PLEASE RETURN THE BELOW FORM

Case No. Z2023-016: SUP for Bail Bond Service

Please place a check mark on the appropriate line below:

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

 \square am opposed to the request for the reasons listed below.

- Will hinder the value of properties in the area.
- Does not conform with other businesses in the area.

Name:

Tyler L. Sales, Authorized Representative of Hob-Rock, LLC 2004 5 Golidad Street, Rockwall, TX 75087

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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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. Z2023-016: SUP for Bail Bond Service

Please place a check mark on the appropriate line below:

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

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

IT IS A NON-OFFENSIVE BUSINESS THAT WILL NOT

CONTRIBUTE TO ADDITIONAL TRAFFIC CONGESTION

AND WILL ADD ADDITIONAL TAXES TO HELP SUPPORT

THE CITY AND COUNTY

Name: Con PRITCH

Address: 1610 SHORES BLVD. 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.



LIC#264 331 S. Riverfront Blvd Dallas Tx, 75207 Office (214) 760-1644 Fax (214) 760-1202 LIC#250 334 N. Beach St Ft. Worth Tx, 76111 Office (817) 615-9319 Fax (817) 615-9319

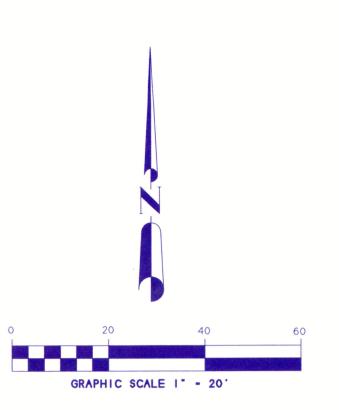
Email: expressbailbonds19@yahoo.com

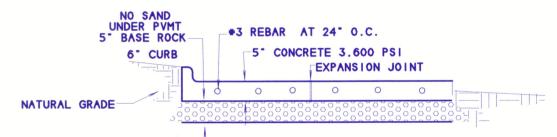
March 13, 2023

My company as a bail bond office and bondsmen. We provide a service allowing a person (s) to post bail for who is charge with crimes and who do not have the money necessary to post the entire bail with the court. The bail bondsman acts as a surety by providing money to the court for the person(s) bail, promising the defendant will appear in court. We are an office of four people total. Our days and hours is known to be 24 hours, how ever will operate cordially as we provide service. I hope to be apart of Rockwall County to be of service to the community.

Thank you, Jonathan





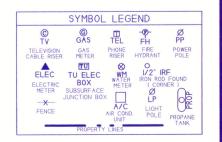


TYPICAL CONCRETE PAVEMENT CROSS SECTION

SITE PLAN LOT 1, BLOCK 1 GARLAND FEDERAL SAVINGS & LOAN ADDITION

A PART OF THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNERS: DONNA CULLINS PRITCHARD KIMBERLY COLLICHIO 1610 SHORES BLVD. ROCKWALL, TX 75087 972-771-3060





ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEYDATE JULY 9. 2008
SCALE 1" - 20" FILE# 20080547SP
CLIENT PRITCHARD GF# NONE 1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A BAIL BOND SERVICE ON A 0.423-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOAN 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 Johnathan Martinez on behalf of Donna Pritchard for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Bail Bond Service</u> on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings and Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and being more specifically described in <u>Exhibit</u> 'A' of this ordinance, which herein after shall be referred to as the <u>Subject Property</u> 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 [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. 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 *Bail Bond Service* 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 Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a Bail Bond Service on the Subject Property and conformance to these requirements is necessary for continued operations:

1) The proposed Bail Bond Service shall be limited to the area depicted in Exhibit 'B' of this ordinance.

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 the Subject Property to comply with the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should the business owner 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 Review 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.

EXAS.

THIS THE 1 st DAY OF MAY, 2023.	IE CITY COUNCIL OF THE CITY OF ROCKWALL, TE
	Kevin Fowler, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	

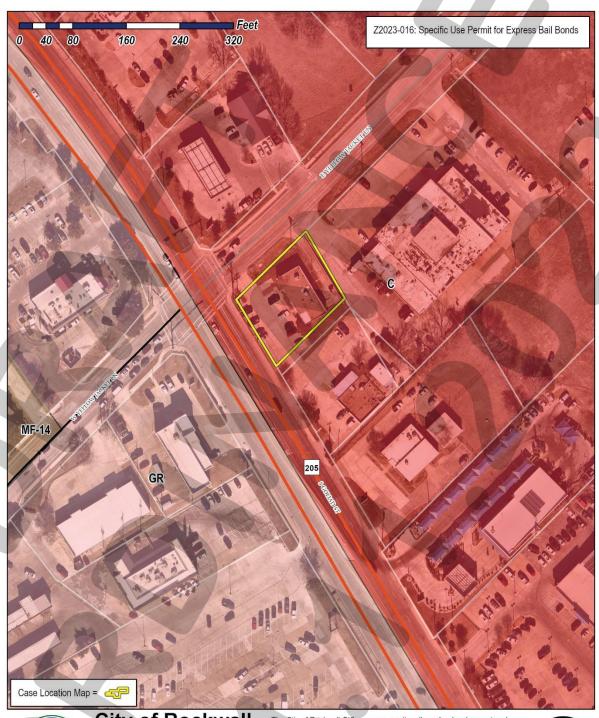
Frank J. Garza, City Attorney

1st Reading: *April 17, 2023*

2nd Reading: *May 1, 2023*

Exhibit 'A': Location Map

LEGAL DESCRIPTION: LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOANS ADDITION





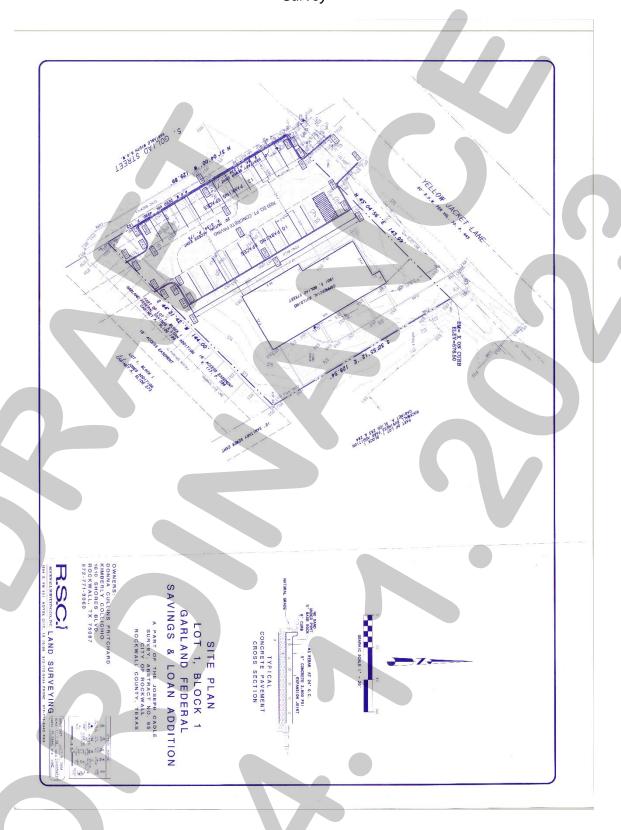
City of Rockwall

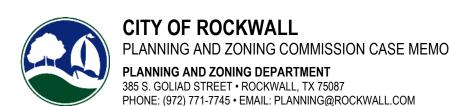
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Exast 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Exhibit 'B': Survey





TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Javier Silva; JMS Custom Homes, LLC

CASE NUMBER: Z2023-017; Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for

711 Parks Avenue

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a <u>Specific Use Permit (SUP)</u> for <u>Residential Infill in an Established Subdivision</u> on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed between May 16, 1911 and August 25, 1934. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD) there is a 1,164 SF single-family home situated on the subject property, constructed in 1975.

PURPOSE

The applicant -- Javier Silva of JMS Custom Homes -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 04, Permissible Uses, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 711 Parks Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.161-acre parcel of land (i.e. Lot 12, Block C, Foree Addition) that is developed with a single-family home, and that is zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are the Stark and Wade Additions, which are established single-family subdivisions that are zoned Single-Family 7 (SF-7) District.

<u>South</u>: Directly south of the subject property is the rest of the Foree Addition, which was established in 1913, consists of 25 residential lots, and is zoned Single-Family 7 (SF-7) District. Bisecting the Foree Addition is Lillian Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

<u>East</u>: Directly east of the subject property is Parks Street, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.161-acre parcel of land (*i.e. Lot 11, Block D, Foree Addition*) that is developed with a single-family home, and that is zoned Single-Family 7 (SF-7) District. Following this is N. Clark

Street, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) parcels of land (*i.e.* Block 84A & part of 84A of the B. F. Boydston Addition) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District.

West:

Directly west of the subject property are three (3) parcels of land (*i.e.* Lots 6-8, Block 16, F&M Addition) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District. Beyond this is Austin Street, which is identified as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are four (4) parcels of land (*i.e.* Lot 1, Block A & Lots A-C, Block 10, F&M Addition) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Foree Addition, which has been in existence since 1913, consists of 25 residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. Residential Infill in or Adjacent to an Established Subdivision] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Heath Street and Parks Avenue compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Heath Street and Parks Avenue	Proposed Housing
Building Height	One (1) & Two (2) Story.	One (1) Story
Building Orientation	The homes are oriented towards their front property line.	The front elevation of the home will face onto Parks Avenue
Year Built	1929-2021	N/A
Building SF on Property	946 SF – 3,100SF	~1,730 SF
Building Architecture	Traditional/Craftsman with Horizontal Lap-Siding or Brick	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	X=20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	X=6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	X>10-Feet
Building Materials	Horizontal Lap-Siding and Brick	Horizontal Siding
Paint and Color	Blue, Yellow, Tan, Brown, Green, White	Unknown
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are in the front or rear with the existing garages being <i>flat front entry</i> or <i>rear entry</i> .	The garage is proposed to be situated as a <i>flat front</i> entry.

According to Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant's proposed garage is oriented in front of the front façade of the proposed single-family

home. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- that with the exception of the garage orientation -- the proposed single-family home meets all of the density and dimensional requirements for a property located in a Single-Family 7 (SF-7) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Parks Avenue, and the building elevations for the proposed single-family home in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On March 21, 2023, staff mailed 115 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOAs 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 has not received any notice in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (<u>SUP</u>) to construct a single-family home as a <u>Residential Infill within an Established Subdivision</u>, 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 <u>Specific</u> <u>Use Permit (SUP)</u> ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> 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 ONL	У	
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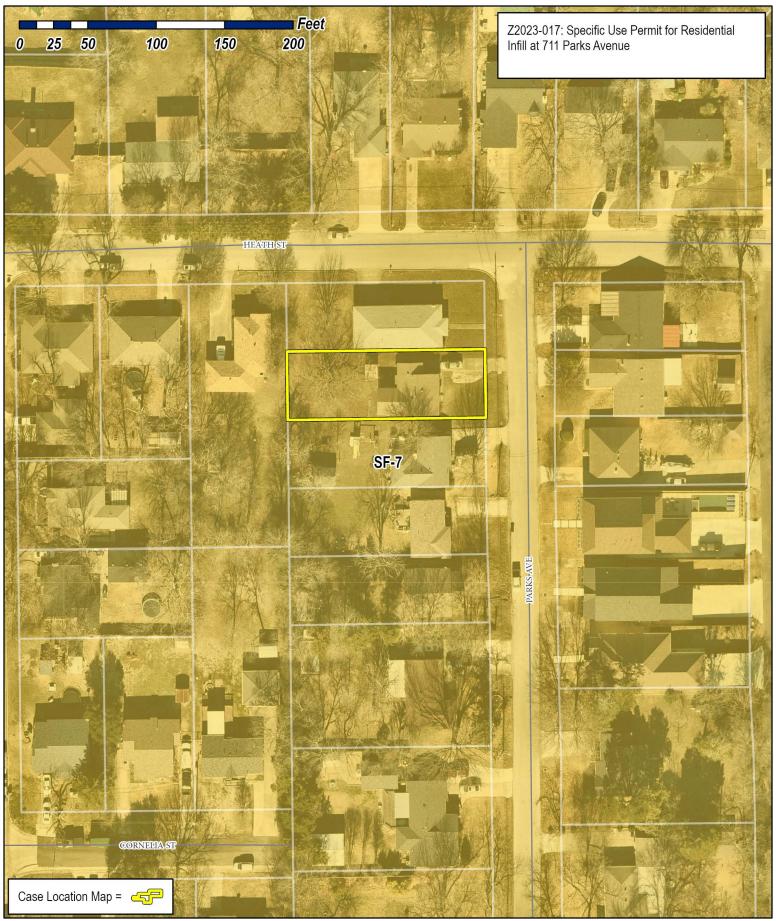
PLANNING & ZONING CASE NO. Z2023-017

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) * SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) * PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) * OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$190.00) * **OTHER APPLICATION FEES: TO THE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$190.00) * **OTHER APPLICATION FEE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE ASOUND UP TO ONE (1) ACRE **A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAN INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPILIANCE TO AN APPROVED SUILDING		
	PERMIT.		
PROPERTY INFORMATION [PLEASE PRINT]			
ADDRESS 711 Parks Ave. ROCKU	JAIL TX 75087		
SUBDIVISION FORCE'S Addition	LOT // BLOCK C		
GENERAL LOCATION			
ZONING, SITE PLAN AND PLATTING INFORMATION PLEAS	E PRINT]		
current zoning Residential	current use Residential		
PROPOSED ZONING RESIDENTIAL	PROPOSED USE Residential		
ACREAGE 0.16 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]			
DOWNER Nixon Estate	XAPPLICANT Javier Silva		
CONTACT PERSON Judy Wible	CONTACT PERSON Javier Silva		
ADDRESS 114 Vicks burg Loop	ADDRESS 58 Windson Dr.		
CITY, STATE & ZIP E 19 IN TX 78621 CITY, STATE & ZIP ROCKWall, TX 75032 PHONE 512-944-2652 PHONE (972) 814-9462			
PHONE 512-944-1452	PHONE (972) 814 - 9462		
E-MAIL icwhnt@gmail.	com E-MAIL supporte imscustom homes, net		
NOTARY VERIFICATION (REQUIRED) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOUNES; THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:			
THEREBY CERTIFY THAT LAM 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 OBYSIGNING THIS APPLICATION, LAGREE THAT THE CITY OF ROCKWALL (B. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE BY SIGNING THIS APPLICATION, LAGREE THAT THE CITY OF ROCKWALL (B. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE			
HE GRUATION CONTACTED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMIT SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPPOSICION IS ASSOCIATED OF IN RESPONSE TO A RE 1314 March 23 Notary Public, State of Texas			
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ADAY OF	2023 Comm. Expires 09-26-2026 Notary ID 124345700		
OWNERS SIGNATURE JULY // V	MY COMMISSION EXPIRES		
NOTARY PUBLICIN AND FOR THE STATE OF TEXAS	21, 1000000		
DEVELOPMENT APPLICATION + C (1) 13 CASSALL + 385 SC	UTH GOUND STREET + BOCKWAIL. T+ 45087 → [P] [922] 770-2745		





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

(P): (972) 771-7745 (W): www.rockwall.com

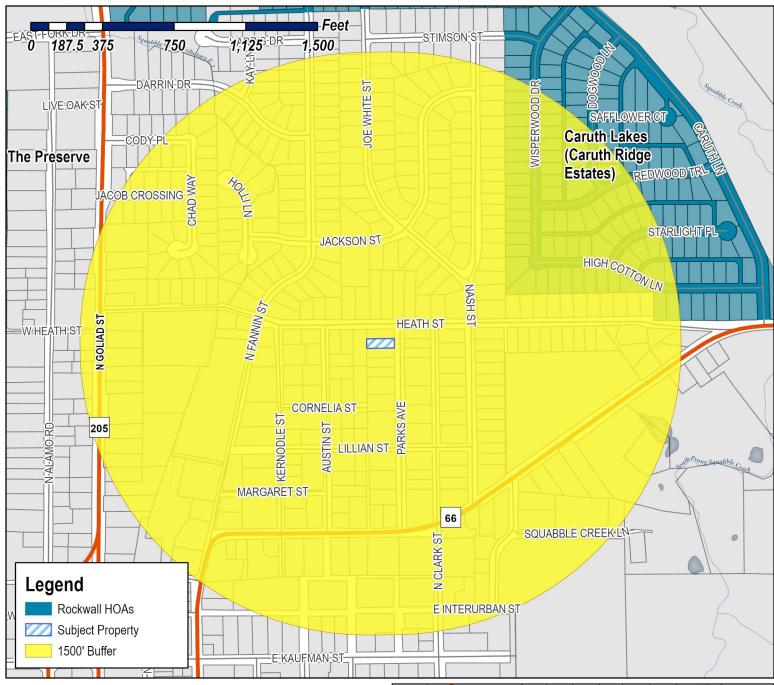
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2023-017

Case Name: SUP for Residential Infill

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District

Case Address: 711 Parks Avenue

Date Saved: 3/17/2023

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



Lee, Henry

From: Guevara, Angelica

Sent: Tuesday, March 21, 2023 2:38 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Subject: Neighborhood Notification Program [Z2023-017] **Attachments:** Public Notice Z2023-017.pdf; HOA Map Z2023-017.pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>March 24, 2023</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, April 11, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, April 17, 2023 at 6:00 PM</u>. 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.

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

Thank you,

Angelica Guevara

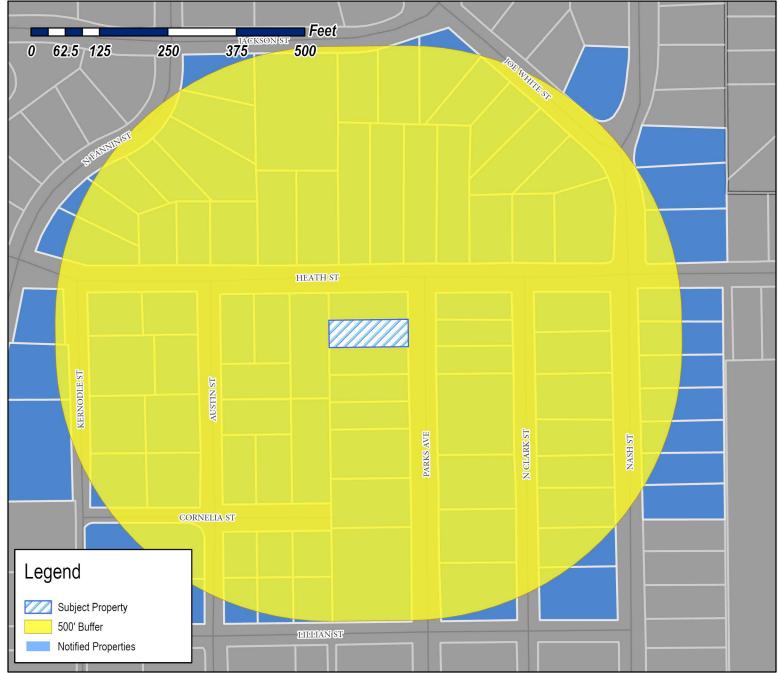
Planning Technician Oty of Rockwall Planning & Zoning 385 S. Goliad Street Rockwall, TX 75087 Office: 972-771-7745

Direct: 972-772-6438



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Case Number: Z2023-017

Case Name: SUP for Residential Infill

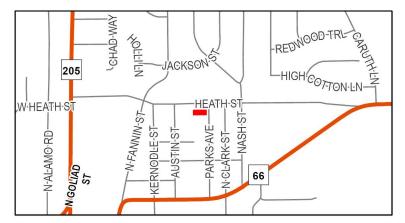
Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District

Case Address: 711 Parks Avenue

Date Saved: 3/17/2023

For Questions on this Case Call: (972) 771-7746



ROLAND RANDY C AND ANDREA B 101 JOE WHITE ST ROCKWALL, TX 75087 PYLAND KENNETH C & MELANIE M 102 JOE WHITE ST ROCKWALL, TX 75087 SUCH ANNIE ROSE AND RICHARD M FISKE 1022 TEXAN TRAIL GRAPEVINE, TX 76051

RESIDENT 103 JOE WHITE ST ROCKWALL, TX 75087 RESIDENT 105 JOE WHITE ST ROCKWALL, TX 75087 KRIZAN RASTISLAV 107 JOE WHITE ROCKWALL, TX 75087

RESIDENT 109 JOE WHITE ST ROCKWALL, TX 75087 CONRAD CCC DEVELOPMENT LLC 1215 THOMASVILLE COURT GARLAND, TX 75044 CELINE ESTATES INC 149 BRENTWOOD DRIVE HEATH, TX 75032

SABRSULA MELISSA 1571 ANNA CADR RD ROCKWALL, TX 75087 FINK BEVERLY A & ROYCE G 17111 255TH AVE SPIRIT LAKE, IA 51360 CELINE ESTATES INC 1925 BROKEN LANCE LN ROCKWALL, TX 75032

KINSEY DONALD H & TARI L 2 MANOR COURT HEATH, TX 75032 VANILLA BEAN PROPERTIES SERIES 10 LLC 2 MANOR COURT HEATH, TX 75032 KINSEY TARI L AND DONALD H 2 MANOR CT HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST RICHARD AND JUDY HARRIS- TRUSTEES 210 GLENN AVENUE ROCKWALL, TX 75087

REDDEN POLLY PEOPLES 213 SOVEREIGN CT ROCKWALL, TX 75032 PARK STUFF LLC 2301 LAFAYETTE DR HEATH, TX 75032

GLASS JERRY R 301 MEADOWDALE DR ROCKWALL, TX 75087 LASKY KRISTINE ELIZABETH 3021 RIDGE RD STE A-66 ROCKWALL, TX 75032 CLARK APRIL N 313 NAKOMA DRIVE ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3 3400 N CENTRAL EXPY #110 RICHARDSON, TX 75080 DAVILA JUAN CARLOS 3740 CASA DEL SOL LANE DALLAS, TX 75228 TIPPING VIVIAN E AND EARNEST TIPPING 401 EAST HEATH STREET ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN 403 E HEATH ROCKWALL, TX 75087 RESIDENT 405 E HEATH ST ROCKWALL, TX 75087 HODGES TERESA ANN 481 ARACADIA WAY ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D 500 E HEATH ST ROCKWALL, TX 75087 RESIDENT 501 LILLIAN ST ROCKWALL, TX 75087 HOLZHEIMER THOMAS R AND NICOLE M 501 CORNELIA ST ROCKWALL, TX 75087 BARNETT GEORGE S 502 CORNELIA ST ROCKWALL, TX 75087 MCINTIRE J M & ERLINDA 502 E HEATH ST ROCKWALL, TX 75087 RESIDENT 503 CORNELIA ROCKWALL, TX 75087

RESIDENT 503 LILLIAN ST ROCKWALL, TX 75087 RESIDENT 504 CORNELIA ROCKWALL, TX 75087 TANTON MELVIN V JR 504 E HEATH ST ROCKWALL, TX 75087

RESIDENT 505 LILLIAN ST ROCKWALL, TX 75087 ALSOBROOK HAROLD DAVID JR 505 CARRIAGE TR ROCKWALL, TX 75087 WILLIAMS JULI ANN AND JOH CHRISTOPHER AND MICHAEL ANTHONY BOSMA AND LAURA L BOSMA 505 CORNELIA ST ROCKWALL, TX 75087

RESIDENT 505 E HEATH ST ROCKWALL, TX 75087

RESIDENT 506 CORNELIA ROCKWALL, TX 75087 RESIDENT 509 E HEATH ST ROCKWALL, TX 75087

RICHARDSON PATRICE 510 COVE RIDGE RD HEATH, TX 75032

RESIDENT 511 E HEATH ST ROCKWALL, TX 75087 COATS LOIS LOUISE 512 E HEATH ST ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

JMB NEWBYGINNIGS, LLC 5250 HWY 78 SUITE 750-208 SACHSE, TX 75048 JMS CUSTOM HOMES LLC 58 WINDSOR DRIVE ROCKWALL, TX 75032

RESIDENT 601 E HEATH ST ROCKWALL, TX 75087 EICH CHRIS AND ELENA 601 PARKS AVENUE ROCKWALL, TX 75087 MURPHY MICHAEL 602 PARKS AVE ROCKWALL, TX 75087

SUTTON JUDITH A 603 E HEATH ST ROCKWALL, TX 75087 FUQUA MATTHEW 604 PARKS AVE ROCKWALL, TX 75087 RESIDENT 605 E HEATH ST ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA 605 NASH ST ROCKWALL, TX 75087 DINGWELL MARGUERITE NASH & ADAM 605 PARKS AVE ROCKWALL, TX 75087 RESIDENT 606 PARKS AVE ROCKWALL, TX 75087

RESIDENT 607 NASH ST ROCKWALL, TX 75087 SPERLING SANDY 607 E HEATH ST ROCKWALL, TX 75087 STARK ROBERT S & TINA J 607 SAINT MARY ST ROCKWALL, TX 75087 OGDEN BRANDON & LIDIA 608 NASH ST ROCKWALL, TX 75087 TORRES ROSIE 609 NASH ST ROCKWALL, TX 75087 RESIDENT 610 NASH ST ROCKWALL, TX 75087

RESIDENT 701 NASH ST ROCKWALL, TX 75087 MOONEY DAVID AARON 701 AUSTIN ST ROCKWALL, TX 75087 CASTILLO AGAPITO & ESTELA 701 PARKS AVE ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER 702 NASH ST ROCKWALL, TX 75087 HENRY AMANDA A 702 PARKS AVE ROCKWALL, TX 75087 ELLISTON REBECCA S 703 NASH STREET ROCKWALL, TX 75087

HANSON BRANDON R 703 PARKS AVE ROCKWALL, TX 75087 FRASIER MICHAEL & MARY GRACE 704 JACKSON ST ROCKWALL, TX 75087 THOMAS TRACY 704 KERNODLE ST ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES 704 NASH ST ROCKWALL, TX 75087 RUSHING BRIAN AND CHANEL KENTOPP 705 NASH ST ROCKWALL, TX 75087

RESIDENT 706 JACKSON ST ROCKWALL, TX 75087

ARELLANO JESUS L & CYNTHIA A HERRERA 706 NASH ST ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN 706 PARKS AVE ROCKWALL, TX 75087 RESIDENT 707 NASH ST ROCKWALL, TX 75087

RESIDENT 707 PARKS AVE ROCKWALL, TX 75087 RESIDENT 708 JACKSON ST ROCKWALL, TX 75087 RESIDENT 708 NASH ST ROCKWALL, TX 75087

KOLWINSKA GERALDINE D 708 PARKS AVE ROCKWALL, TX 75087 JORDAN JOHN & ALLISON 709 NASH STREET ROCKWALL, TX 75087 BARRON ARMANDO 709 PARKS AVE ROCKWALL, TX 75087

STARK ROBERT C 710 AGAPE ST ROCKWALL, TX 75087 KING MISTY 710 NASH STREET ROCKWALL, TX 75087 NIXON LINDA LOUISE 711 PARKS AVENUE ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE MICHELLE 714 PARKS AVENUE ROCKWALL, TX 75087

EMBRY ASHLEY 801 AUSTIN STREET ROCKWALL, TX 75087 RESIDENT 802 KERNODLE ST ROCKWALL, TX 75087 RESIDENT 802 NASH ST ROCKWALL, TX 75087

RESIDENT 803 AUSTIN ST ROCKWALL, TX 75087 JOHNSON BRADLEY K AND GINGER M 803 KERNODLE ST ROCKWALL, TX 75087

RESIDENT 804 NASH ST ROCKWALL, TX 75087 RUSTY ENTERPRISES LLC 804 WILLIAMS STREET ROCKWALL, TX 75087 BUSHNELL MICHAEL S & TIFFANIE C 805 KERNODLE ST ROCKWALL, TX 75087

RESIDENT 806 KERNODLE ST ROCKWALL, TX 75087 RESIDENT 806 NASH ST ROCKWALL, TX 75087

AUSTIN TRENTON C 806 AUSTIN ST ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX 807 KERNODLE ST ROCKWALL, TX 75087 RESIDENT 808 AUSTIN ST ROCKWALL, TX 75087 RESIDENT 808 KERNODLE ST ROCKWALL, TX 75087

RESIDENT 809 AUSTIN ST ROCKWALL, TX 75087 JOSEY BROOKE 810 KERNODLE ST ROCKWALL, TX 75087 JENNINGS AMANDA L 811 AUSTIN ST ROCKWALL, TX 75087

MCCLAIN LOUETTA 8309 TURNBERRY ST ROWLETT, TX 75089 WARDELL JOHN P & JULIE C 880 IVY LN ROCKWALL, TX 75087 WIEHE JOHN THOMAS 900 N FANNIN ST ROCKWALL, TX 75087

RESIDENT 902 N FANNIN ST ROCKWALL, TX 75087 HALL WYNNE & JOANN CAMPBELL 904 N FANNIN ST ROCKWALL, TX 75087

WILLIAMS BROOKS 906 FANNIN STREET ROCKWALL, TX 75087

RESIDENT 908 N FANNIN ST ROCKWALL, TX 75087 HAGENY MARY 910 N FANNIN STREET ROCKWALL, TX 75087 MOORE NICKY A & JUDY A 912 N FANNIN ST ROCKWALL, TX 75087

BELANGER CORKY 921 N ALAMO RD ROCKWALL, TX 75087 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:

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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 <u>Tuesday, April 11, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, April 17, 2023 at 6:00 PM</u>. 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 Monday, April 17, 2023 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

Case No. Z2023-017: SUP for Residential Infill at 711 Parks Avenue

PLEASE RETURN THE BELOW FORM

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

Ross, Bethany

From: Ruth Coats <ruthanncoats@yahoo.com>
Sent: Monday, March 27, 2023 3:54 PM

To: Planning

Subject: Z2023-017: SUP for Residential Infill at 711 Parks Avenue

I have lived in my home, next door to 711 Parks Avenue, since March 8, 1978.

There has always been a problem I did not know how to remedy. When we have a lot of rain, because their land it higher than mine, the water comes through my garage.

Is there anything the NEW OWNERS can do about this? It would really help me.

Lois Louise Coats 512 East Heath Street Rockwall, TX 75087-2221

Other than this I have no objections.

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.

HAVE LIVED IN MY HOUSE, NEXT DOOR TO 711 PARKS AVENUE, SINCE MARCH 8, 1974. THEREHAS

ALWAYS BEEN A PROBLEM I DID NOT KNOW HOW TO REMEDY. WHEN WE HAVE A

LOT OF RAIN, BECAUSE THEIR LAND IS HIGHER THAN MINE, THE WATER COMES

THROUGH MY GARAGE. IS THERE ANYTHING THAT THE NEW OWNER CAN DO

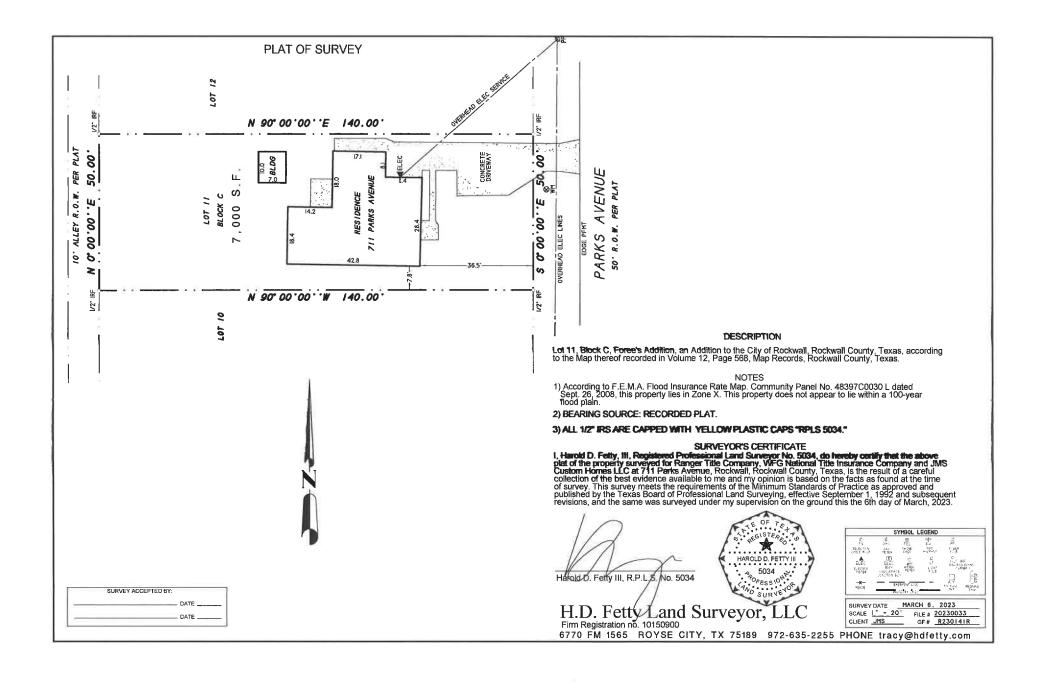
Name: LOIS LOUISE COATS

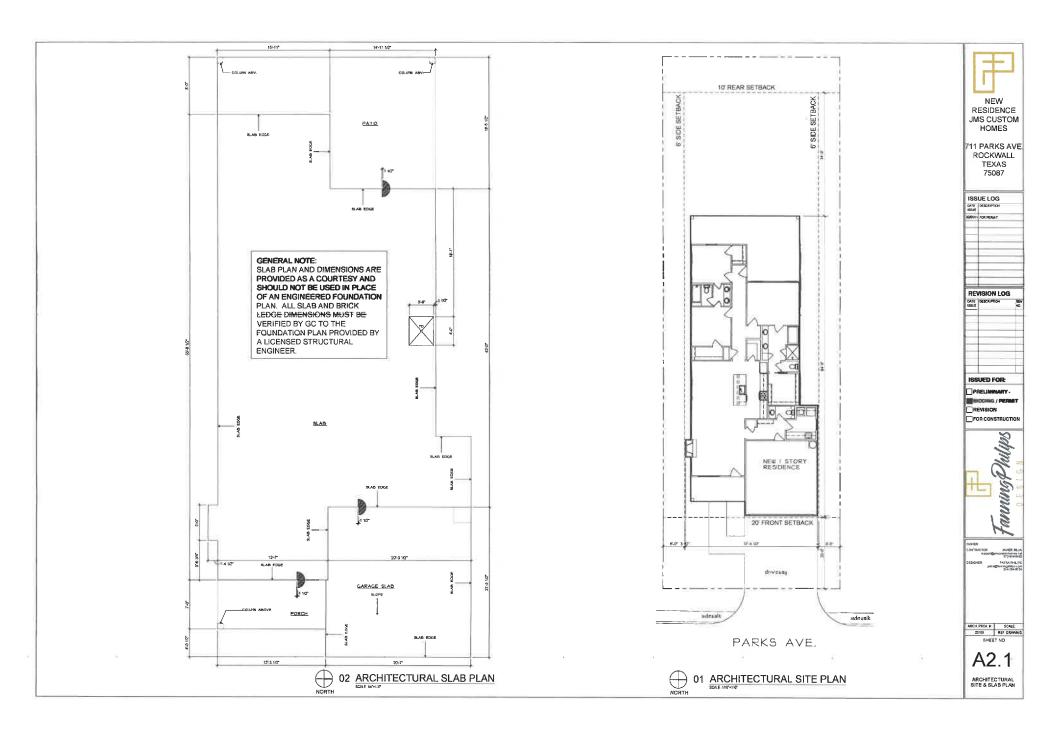
TO STOP THIS?

Address: 512 EAST HEATH STREET ROCKWALL, TEXAS 75087-2221

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









HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
512 Health Street	Single-Family Home	1961	1,120	Brick	N/A
601 Parks Avenue	Single-Family Home	1929	2,264	Brick	N/A
602 Parks Avenue	Single-Family Home	1940	2,192	Siding	N/A
604 Parks Avenue	Single-Family Home	1955	1,873	Brick	N/A
605 Parks Avenue	Single-Family Home	1948	1,759	Siding	Not Found
606 Parks Avenue	Single-Family Home	1990	1,468	Siding	N/A
610 Parks Avenue	Single-Family Home	2020	2,800	Siding	N/A
701 Parks Avenue	Single-Family Home	1980	1,269	Siding	N/A
702 Parks Avenue	Single-Family Home	2020	3,100	Siding	N/A
703 Parks Avenue	Single-Family Home	1990	960	Siding	N/A
704 Parks Avenue	Single-Family Home	2021	2,900	Siding	N/A
706 Parks Avenue	Single-Family Home	1981	1,087	Brick	Not Found
707 Parks Avenue	Single-Family Home	1995	946	Siding	N/A
708 Parks Avenue	Single-Family Home	1985	1,361	Brick	Not Found
709 Parks Avenue	Single-Family Home	1992	1,081	Siding	N/A
711 Parks Avenue	Subject Property	1975	1,164	Siding	100
714 Parks Avenue	Single-Family Home	1980	1,800	Brick	N/A
Averages		1980	1,714		100



HOUSING ANALYSIS FOR CASE NO. Z2023-013



512 Heath Street



601 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. <u>Z2023-013</u>



602 Parks Avenue



604 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. Z2023-013



605 Parks Avenue



606 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. Z2023-013



610 Parks Avenue



701 Parks



HOUSING ANALYSIS FOR CASE NO. Z2023-013



702 Parks Avenue



703 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. **Z2023-013**



704 Parks Avenue





HOUSING ANALYSIS FOR CASE NO. <u>Z2023-013</u>

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

706 Parks Avenue



704 Parks Avenue



706 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. **Z2023-013**



704 Parks Avenue



706 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. Z2023-013



707 Parks Avenue



708 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. <u>Z2023-013</u>



709 Parks Avenue



711 Parks Avenue



HOUSING ANALYSIS FOR CASE NO. <u>Z2023-013</u>



714 Parks Avenue

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

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) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' **ORDINANCE: PROVIDING** THIS **FOR** 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 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of the JMS Custom Homes, LLC on behalf of the Nixon Estate for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, of the Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 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) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, 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 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor 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 MAY, 2023.

	Kevin Fowler, Mayor
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	

Z2023-017: SUP for 711 Parks Avenue Ordinance No. 23-XX; SUP # S-2XX

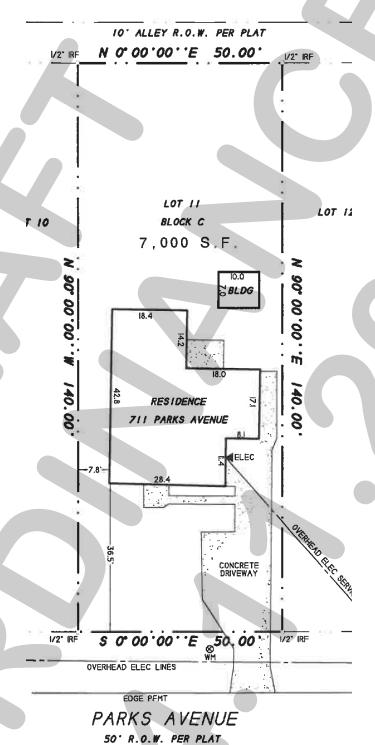
1st Reading: *April* 17, 2023

2nd Reading: *May 1, 2023*

Exhibit 'A': Legal Description

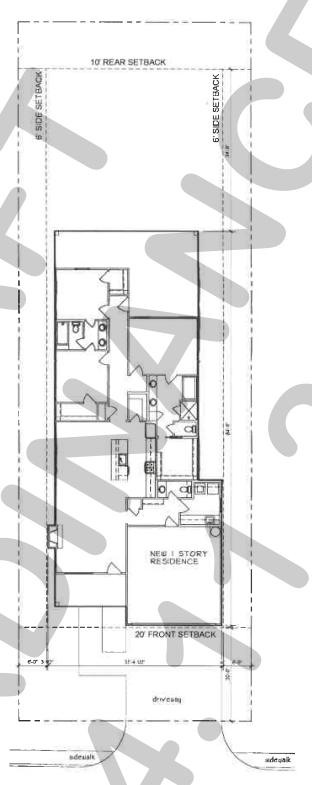
Address: 711 Parks Avenue

Legal Description: Lot 11, Block C, Foree Addition



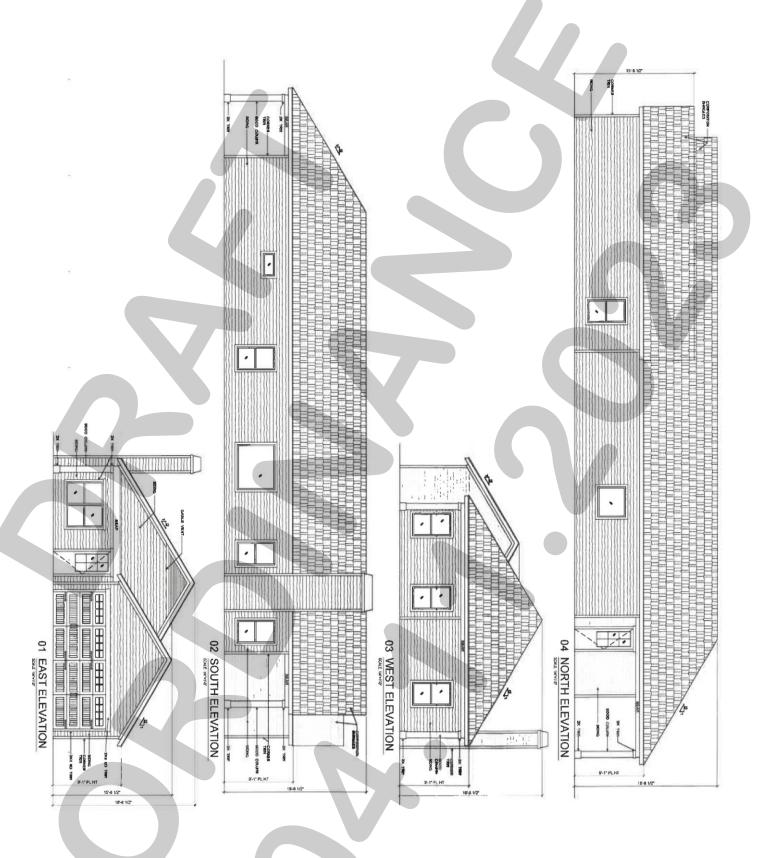
Z2023-001: SUP for 310 Harborview Drive Ordinance No. 23-XX; SUP # S-2XX

Exhibit 'B': Residential Plot Plan



PARKS AVE.

Exhibit 'C':
Building Elevations





PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, Director of Planning and Zoning

DATE: April 11, 2023

SUBJECT: Z2023-019; Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the

UDC to Create a Credit Access Business Land Use

On March 20, 2023 -- following a work session with staff --, the City Council directed staff to proceed with the creation of a *Credit Access Business* land use. According to Section 393.601 of the Texas Finance Code, a *Credit Access Business* is "...a credit services organization that obtains for a consumer or assists a consumer in obtaining an extension of consumer credit in the form of a deferred presentment transaction or a motor vehicle title loan." Examples of these types of businesses include auto title loan and payday lending businesses. Currently, the City of Rockwall has two (2) businesses that would fall under this category (i.e. Kastle Lending and Check 'n Go); however, it is anticipated that this number could increase in the near future.

In 2021 the City of Dallas expanded its regulation of *Credit Access Businesses* to include more types of high-cost, small dollar loans. In other metropolitan areas across Texas, it has been observed that when a larger municipality (e.g. Austin, San Antonio, etc.) adopts restrictions or additional regulations against *Credit Access Businesses*, smaller cities in a close proximity to the larger municipality start to see an increase of these types of businesses locating within their corporate limits. In addition, these types of uses -- from a land use perspective -- tend to locate along high visibility corridors and intersections of major roadways in clusters (i.e. they tend to located in close proximity to each other) [see Figures 1-3]. They also tend to cluster in shopping centers. Based on these trends, staff is proposing the following as a proactive approach to ensuring that the City's major corridors and shopping centers are not inundated with *Credit Access Businesses*:

- (1) A Credit Access Business land use be added to the Permissible Use Charts contained in Article 04, Permissible Uses, and a definition of Credit Access Business be added to Article 13, Definitions, of the Unified Development Code (UDC).
- (2) A Credit Access Business shall be allowed in the same zoning districts as the Financial Institution without Drive-Through land use; however, since the work session meeting on March 28, 2023, staff has changed the land use from a permitted by-right land use in the Residential Office (RO), Neighborhood Services (NS), and General Retail (GR) District to requiring a Specific Use Permit (SUP). The purpose of this change is due to these zoning districts typically being in a close proximity to residentially zoned or used property.
- (3) Conditional Land Use Standards be added to Article 04, Permissible Uses, of the Unified Development Code (UDC) prohibiting these land uses from locating within 1,000-feet of a like land use, <u>and 500-feet from a residentially zoned</u> property. The 500-foot requirement is being added from the work session to

<u>FIGURES 1-3</u>. EXAMPLES OF LAND PATTERNS OF CREDIT ACCESS BUSINESSES IN OTHER CITIES

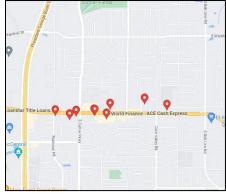


FIGURE 1. GRAND PRAIRIE

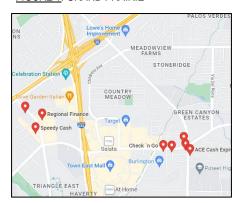


FIGURE 2. MESQUITE

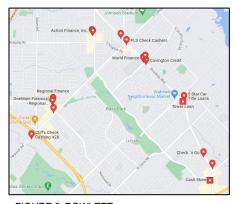


FIGURE 3. ROWLETT

provide protection from these businesses from locating in close proximity to residentially zoned or used property (e.g. the commercially zoned areas along Ranch Trail adjacent to the Lake Rockwall Estates Subdivision). Both spacing requirements shall be measured from the property line of one (1) property to property line of another property.

A redlined copy of the proposed changes along with a draft ordinance has been provided in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: March 28, 2023 Planning and Zoning Commission Public Hearing: April 11, 2023 City Council Public Hearing/First Reading: April 17, 2023 City Council Second Reading: May 1, 2023

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *April 11*, 2023.



PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, Director of Planning and Zoning

DATE: April 11, 2023

SUBJECT: Z2023-020; Master Thoroughfare Plan Update

On January 10, 2022, the City of Rockwall entered into a *Professional Services Engineering Contract* with Freese and Nichols, Inc. to review the City's Master Thoroughfare Plan (MTP) and provide recommendations concerning the classification of the City's roadways. Due to some issues concerning the North Central Texas Council of Government's (NCTOG's) regional model, the project was delayed; however, on February 28, 2023, the City's consultant provided staff with the final recommendations and their memorandum to the City Council (*see attached*). These recommendations include:

DOWNGRADES

- (1) Promenade Place from a Minor Collector to an R2U.
- (2) Tannerson Drive from a Minor Collector to an R2U.
- (3) Panhandle Drive from a M4U to a R2U.
- (4) Los Altos Drive from a Minor Collector to an R2U.
- (5) Fannin Street from SH-66 to Midnight Pass from a *Minor Collector* to an R2U.
- (6) Renfro Street from a Minor Collector to an R2U.
- (7) S. Lakeshore Drive from W. Rusk Street to Lakeview Drive from a *Minor Collector* to an R2U.
- (8) Lakeview Drive from S. Lakeshore Drive to Lakedale Drive from a Minor Collector to an R2U.
- (9) Summit Ridge from a Minor Collector to an R2U.
- (10) Lakedale Drive from a Minor Collector to an R2U.
- (11) M4U from John King Boulevard to IH-30 Frontage Road to Minor Collector.
- (12) Mims Road from SH-205 to Sids Road from an M4U to a Minor Collector.
- (13) Sids Road from Mims Road to SH-205 from a M4U to a Minor Collector.
- (14) Glen Hill Way from FM-740 [Ridge Road] to Summer Lee Drive from a Minor Collector to a Local Road.
- (15) Old SH-276 [Caddo Ridge Drive] from M4U to Minor Collector.

UPGRADES

- (1) SH-66 from John King Boulevard to FM-3549 from a M4D to P6D.
- (2) Minor Collector from IH-30 Frontage Road to Justin Road to a A4D.
- (3) Turtle Cove Boulevard from an R2U to a Minor Collector.
- (4) M4U from SH-205 to FM-3097 [Horizon Road] from Minor Collector to M4U.
- (5) FM-551 from the edge of the Extraterritorial Jurisdiction (ETJ) [i.e. in between Smith Acres and Jamestown Lane] to SH-276 from a M4U to an A4D.
- (6) FM-548 [Poetry Road] from SH-276 to S. Munson Road from a Minor Collector to M4U.
- (7) Blackland Road from SH-276 to FM-550 from M4U to an A4D.
- (8) FM-550 from Hodges Lane to the edge of the Extraterritorial Jurisdiction (ETJ) [i.e. in between Lone Star Drive and Dowell Road] from M4U to an A4D.

REMOVED

- (1) Old SH-66 Alignment from FM-1141 to John King Boulevard.
- (2) M4U from Justin Road to John King Boulevard to Minor Collector.
- (3) Village Drive.

MASTER THROUGHFARE CLASSIFICATIONS

- R2U: RESIDENTIAL, TWO (2) LANE, UNDIVIDED STREET
- A4U (M4U): MINOR ARTERIAL, FOUR (4) LANE, UNDIVIDED STREET
- A4D (M4D): MINOR ARTERIAL, FOUR (4) LANE, DIVIDED STREET
- P6D: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED STREET

NOMENCLATURE CHANGES

(1) M4D changed to A4D.

The Master Thoroughfare Plan (MTP) is contained within the OURHometown Vision 2040 Comprehensive Plan, and according to Section 213.003, Adoption or Amendment of the Comprehensive Plan, of the Texas Local Government Code, "(a) comprehensive plan may be adopted or amended by ordinance following: (1) a hearing at which the public is given the opportunity to give testimony and represent written evidence; and (2) review by the municipality's planning commission or department, if one exists." In addition, Section 9.03, Master Plan, of the City's Home Rule Charter states that "(r)eccomended changes to the Master Plan must be submitted to the City Manager after the Planning and Zoning Commission holds at least one [1] public hearing on the proposed change." Section 9.04, Procedure for Amending Master Plan, goes on to state that the "City Manager will submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revisions or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revisions or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." On March 20, 2023, the City Council reviewed these changes and directed staff to proceed with amending the Comprehensive Plan in accordance with the City's Charter and the Texas Local Government Code. In accordance with this direction, staff advertised the public hearings in the Rockwall Harald Banner and will be bringing the case forward in accordance with the following schedule:

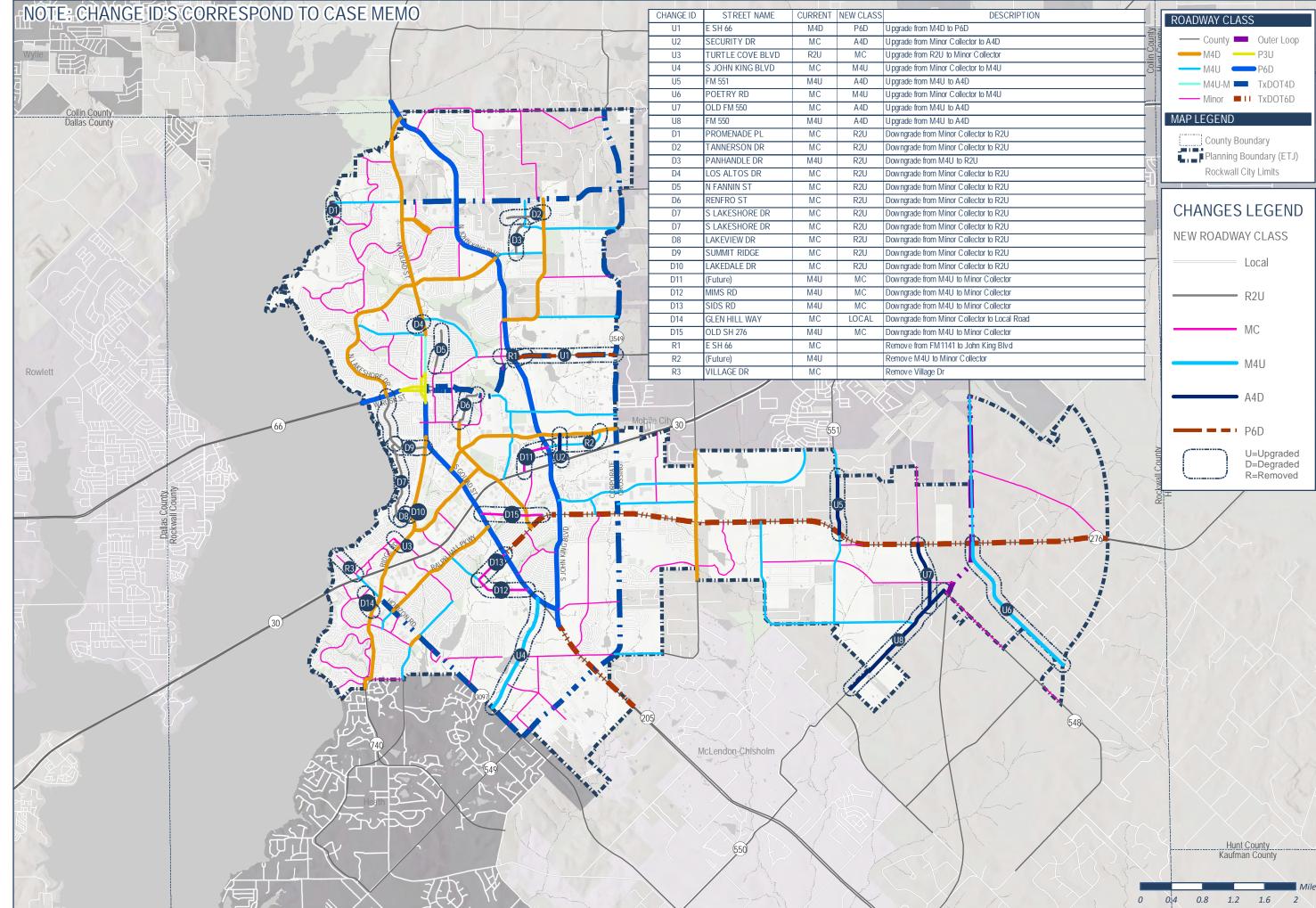
Planning and Zoning Commission Work Session: March 28, 2023 Planning and Zoning Commission Public Hearing: April 11, 2023 City Council Public Hearing/First Reading: April 17, 2023 City Council Second Reading: May 1, 2023

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on April 11, 2023.









MEMORANDUM



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TO: Amy Williams, P.E. Director of Public Works/City Engineer, City of Rockwall

CC: Ryan Miller, AICP, Director of Planning and Zoning Division, City of Rockwall

FROM: Eddie Haas, AICP, Vice-President, Transportation Planning, Freese and Nichols, Inc.

Brian Crooks, AICP, Project Manager

SUBJECT: City of Rockwall Thoroughfare Plan Update

DATE: 2/28/2023

PROJECT: City of Rockwall Thoroughfare Plan Update

Introduction

Due to ongoing development within the City of Rockwall and adjacent communities, and the expansion of adjacent roadway facilities on IH-30 and SH 66, the City of Rockwall determined that a review of its Thoroughfare Plan was required. The City of Rockwall contracted the services of Freese and Nichols, Inc. to conduct and demographic and network review, assess the ability of its roadway network to accommodate buildout demographic conditions, and provide roadway network improvement recommendations.

Data Collection

The project team received thoroughfare plan networks, boundary data, and demographic information from the City of Rockwall and used the buildout data from the Summary Land Use Plan on page 32 of the Rockwall 2018 Comprehensive Plan and NCTCOG employment data as a guide to develop buildout demographics.

Demographics Update

The project team used this data and GIS-based zones data (city districts and traffic analysis zones) to determine the buildout demographics at the TAZ level for incorporation into the NCTCOG travel demand model. All demographic development of buildout demographics was completed in coordination, consultation, review, and approval of the City of Rockwall GIS Services Division.

Stakeholder Involvement

The FNI project met both virtually and in-person throughout the study timeline. There was a total of three (3) in-person meetings with City of Rockwall staff; a project scoping meeting on November 16, 2021, the project kick-off meeting on February 8th, 2022, and a project coordination meeting on June 7, 2022.

City of Rockwall Thoroughfare Plan Update February 28, 2023

Thoroughfare Network Assessment

A revised thoroughfare plan with approved buildout demographics was submitted to NCTCOG to determine which roadways would be congested at buildout. The NCTCOG model development group used the 2045 demographics and networks from its 2022 model update as the background data for the buildout demographics and proposed roadway network improvements. All model outputs were reviewed in consultation with NCTCOG, the FNI project team, and the City of Rockwall.

Network Review / Roadway Right-Sizing

After reviewing the congested roadway network, a series of proposed improvements were proposed for the existing Thoroughfare Plan. The FNI project team worked in collaboration with the City of Rockwall to determine which roadway improvements were feasible and identified additional modifications based on ongoing development activity and available ROW. Additional updates were put forward by the City of Rockwall as part of an iterative editing process resulting in the final Thoroughfare Plan. Network updates were compared with the Rockwall County Thoroughfare Plan to ensure consistency and continuity with external roadways. The proposed 2023 City of Rockwall Thoroughfare Plan is shown in Figure 2 on the last page of the memorandum. Figure 1 shows the changes from the previous Thoroughfare Plan.

Roadway Cross-Section Review

Thoroughfare roadway cross sections were reviewed from the 2018 Comprehensive Plan and current thoroughfare plan. While all cross sections provide adequate lane-widths and parking, several recommendations are suggested for consideration. It was noted by both Freese Nichols and NCTCOG staff that the functional classification is heavily weighted towards collectors, although several sections operate as arterials. Some of these collector classes are not compatible with the NCTCOG travel demand model roadway classifications and had to be modified in order for the network to be run through the regional model. It is recommended that the city consider reclassifying major 4-lane divided collectors (M4D) as minor 4-lane arterials (A4D) and modified major undivided collector (M4U-M) as 5-lane undivided arterials (A5U). It was also noted that designs standards show sidewalk widths at five feet wide with a three-foot buffer from the roadway. It is recommended, where feasible, that the sidewalk and buffer widths be increased on arterials to support the growth of the bicycle-pedestrian network, accommodate future micro-mobility technologies, and improve user safety.

Recommendations

It is recommended that the City of Rockwall adopt the Thoroughfare Plan as shown in Figure 2 and revise its roadway functional classification to replace the M4D collector class with an A4D arterial class and the M4U-M class with an A5U arterial class.

It is also recommended that the City of Rockwall consider increasing the size of its sidewalks and sidewalk buffers, where ROW permits, to improve bicycle and pedestrian safety, support safe routes to school, and accommodate emerging micro-mobility technologies.



Figure 1: Changes from Previous Thoroughfare Plan

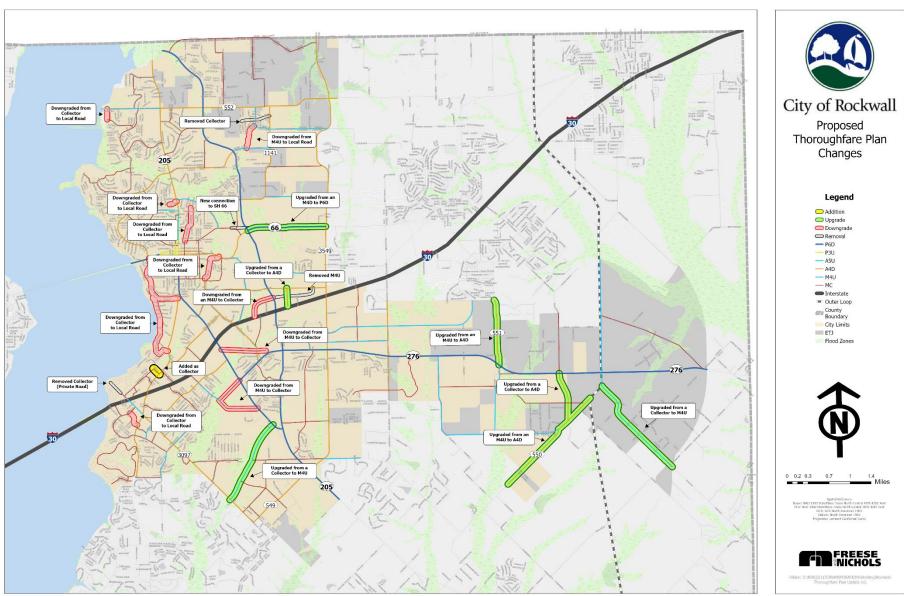
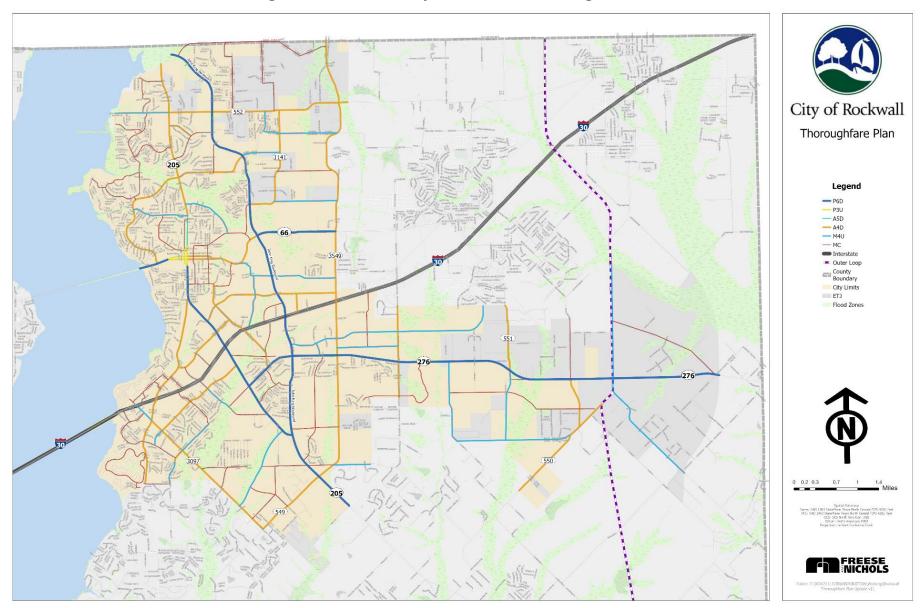




Figure 2: The 2022 City of Rockwall Thoroughfare Plan



CITY OF ROCKWALL

ORDINANCE NO. <u>23-XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

WHEREAS, Section 213.003, Adoption or Amendment of Comprehensive Plan, of Chapter 213, Municipal Comprehensive Plans, of the Texas Local Government Code states that the adoption of, or amendment to, a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the Home Rule Charter of the City of Rockwall a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- in the exercise of its legislative discretion -- has concluded that the Comprehensive Plan should be amended as follows:

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

SECTION 1. The Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

SECTION 2. The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

SECTION 3. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF APRIL, 2023.

	Kevin Fowler, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A'Master Thoroughfare Plan Amendment



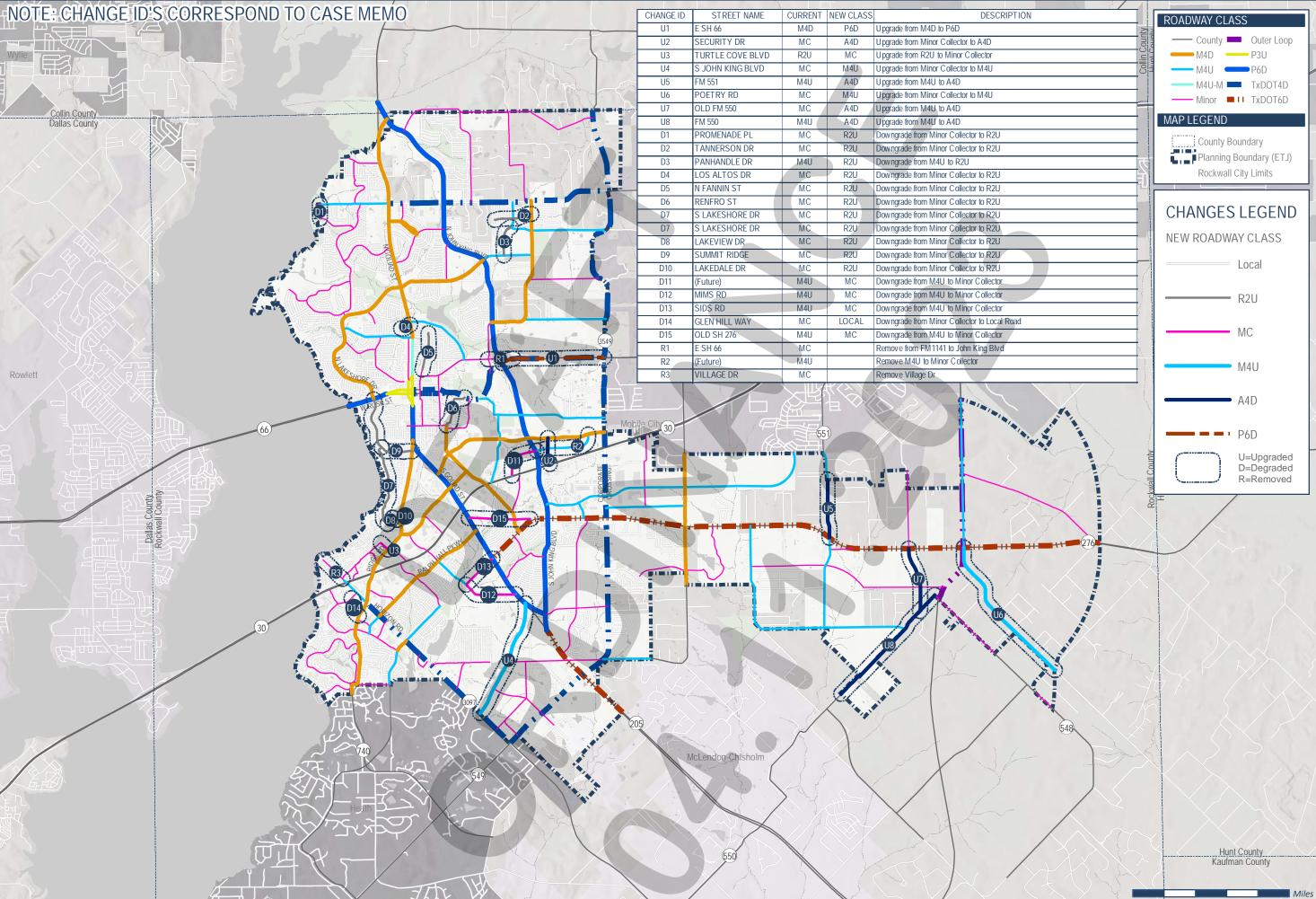
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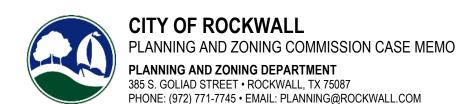
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TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Paul Cragun; Cumulus Design

CASE NUMBER: SP2023-011; Site Plan for Rockwall Retail

SUMMARY

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a <u>Site Plan</u> for a Carwash and Commercial/Retail Shopping Center on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive.

BACKGROUND

On November 7, 1960 the subject property was annexed by *Ordinance 60-03* [Case No. A1960-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between November 7, 1960 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2015-039] for a Residence Hotel; however, this Specific Use Permit (SUP) has since expired. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- Paul Cragun of Cumulus Design-- is requesting the approval of a <u>Site Plan</u> for a Carwash and Commercial/Retail Shopping Center.

ADJACENT LAND USES AND ACCESS

The subject property is situated along the east side of White Hills Drive south of Suncrest Drive. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is a 25.9263-acre parcel of land identified as Lot 6, Block A, Wal-Mart Super Center Addition, zoned Commercial (C) District, and developed with a 202,607 SF *General Retail Store*. Beyond this is a 1.67-acre parcel of land identified as Lot 1, Block A, The Woods of Rockwall that is zoned Commercial (C) District and is currently vacant. Beyond this is Ridge Road which is classified 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.

South:

Directly south of the subject property is White Hills Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3294-acre parcel of land, zoned Commercial (C) District, and developed with a 5,445 SF *Office Complex (i.e. Controlled Fitness, Jackson Hewitt, and Armstrong McCall Beauty Supply*). Beyond this is a 0.7536-acre parcel of land identified as Lot 2A, Block A, Panex LTD Addition that is zoned Commercial (C) District, and developed with an 8,871 SF *Office Building*. Beyond this is the westbound frontage road for IH-30.

East:

Directly east of the subject property is a 0.74-acre parcel of land identified as Lot 3A, Block A, Wal-Mart Super Center Addition that is zoned Commercial (C) District, and developed with a 2,828 SF Restaurant with Drive-Through (i.e. Taco Bueno). Beyond this is a 25.9263-acre parcel of land (i.e. Lot 6, Block A, Wal-Mart Super Center

Addition) that is zoned Commercial (C) District and developed with a 202,607 SF General Retail Store. Beyond that is the westbound frontage road for IH-30.

West:

Directly west of the subject property is White Hills Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.67-acre parcel of land identified as Lot 1, Morris Addition that is zoned Commercial (C) District, and developed with a 6,150 SF *Daycare Facility (i.e. White Hills Child Development Center)*. Beyond that is a 0.987-acre tract of land identified as Tract 20-01, of the E.P.G. Chisum Survey, Abstract No. 64 that is owned by the City of Rockwall, zoned Commercial (C) District, and is developed with a *Water Tower (i.e. Southside Water Tower)*. Beyond this is a 7.68-acre parcel of land identified as Lot 9, Block A of the Rockwall Towne Center, Phase 4 Addition zoned Commercial (C) District and developed with a *Shopping Center (i.e. Ridge Road Towne Center)*. Beyond that is Vigor Way, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Carwash, and Commercial/Retail Center is permitted by-right in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the variances outlined in the Variances by the Applicant section below. The applicant has also provided staff with the Shared Access Agreement with Walmart and a noise study, which is provided in the attached packet. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	43,560 SF	X=87,319 SF; In Conformance
Minimum Lot Frontage	25-Feet	X~116-Feet; In Conformance
Minimum Lot Depth	100-Feet	X~261-Feet; In Conformance
Minimum Front Yard Setback	25-Feet	X≥25-Feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-Feet; In Conformance
Minimum Side Yard Setback	10-Feet	X≥10-Feet; In Conformance
Maximum Building Height	60-Feet	X≤22-feet; In Conformance
Max Building/Lot Coverage	60%	X=10%; In Conformance
Minimum Number of Parking Spaces	Retail (1/250): 11 Car Wash (1/250):15 Total:26 spaces	X=35; In Conformance
Minimum Landscaping Percentage	15%	X=33.14%; In Conformance
Maximum Impervious Coverage	85-90%	C=50.4%; In Conformance

TREESCAPE PLAN

The applicant has indicated that all existing trees onsite will be protected during the development of the subject property.

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, Land Use Standards, of Article 13, Definitions, of the Unified Development Code (UDC), the applicant is requesting the approval of a Self-Service Car Wash and a General Retail Store, which both conform to the land uses listed in Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District. According to Subsection 02.03(H)4, Conditional Land Use Standards, of Article 13, Definitions, of the Unified Development Code (UDC), a Self-Service Car Wash shall adhere to the following two (2) conditional land use standards; [1] "(e)ntrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning." and [2] "(t)he carwash shall be set back a minimum of 50-feet from any street frontage." The provided site plan is in compliance with both of these conditional land use standards. The applicant has also indicated that a Restaurant with Less than 2,000 SF with a Drive-Through is proposed in building B. According to Section 01, Land Use

Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Restaurant with Less than 2,000 SF with a Drive-Through requires a Specific Use Permit (SUP) for a property situated in a Commercial (C) District which will need to be approved prior to issuance of a Certificate of Occupancy (CO). The proposed site plan generally conforms to the General Overlay District Standards and the General Commercial (C) District Standards as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), with the exception of the variance being requested in the Variance Requested by the Applicant section of this case memo.

VARIANCE BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance:

Variances:

(1) Roof Design Standards. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a)II structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, all three (3) of the proposed buildings do not meet this standard; however, this is not atypical for buildings situated within the IH-30 corridor.

According to Subsection 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances 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 addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] providing an additional 5-inch caliper canopy tree and [2] providing extra shrub screening around the vacuum bays. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. According to the plan, the *Special Commercial Corridor* "....is intended to provide an area for commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses in the *Special Commercial Corridor* include Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreational Land Uses. In this case, the applicant is requesting approval of a site plan for a *Carwash, Restaurant, and Commercial/Retail Shopping Center*. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 28, 2023, the Architecture Review Board reviewed the building elevations provided by the applicant on March 17, 2023. The Board requested that the applicant provide updated building elevations that take the brick all the way up the building and remove the stone wainscot. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the <u>April 11, 2023</u> Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the construction of a Self-Service Car Wash and a General Retail Store 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) Any construction resulting from the approval of this <u>Site Plan</u> 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.



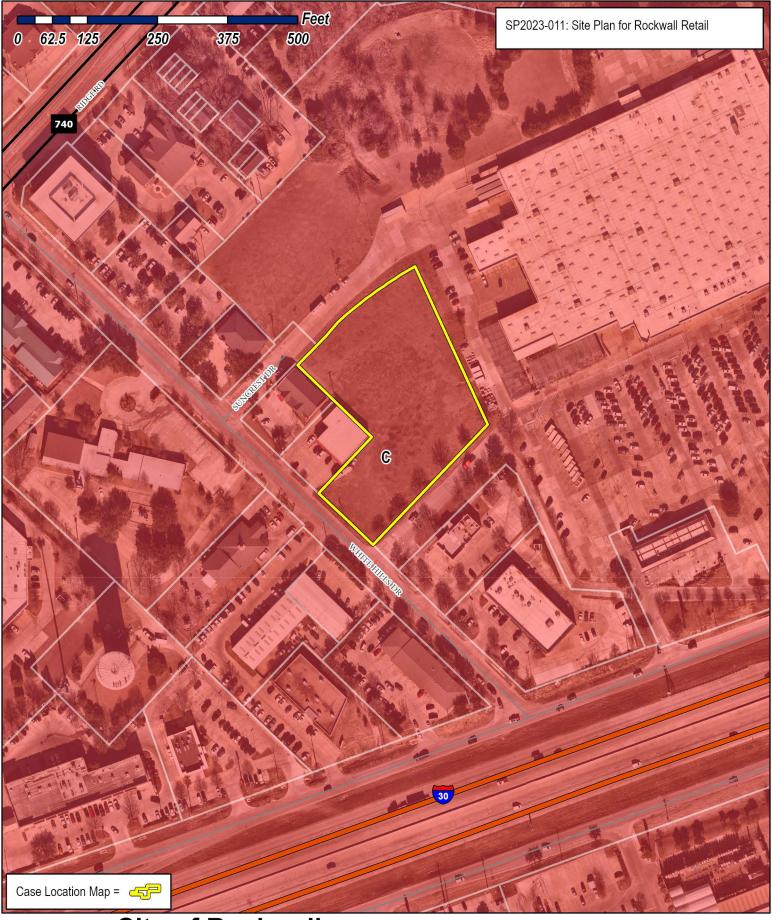
DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE N	NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	

	Rockwall, Texas 75087	CITY	ENGINEER:			
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYP	E OF DEVELOPMENT RE	QUEST (SELECT	ONLY ONE BOX	7]:	
☐ PRELIMINARY ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300. ☐ AMENDING OF ☐ PLAT REINSTA SITE PLAN APPLI ☑ SITE PLAN (\$2	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) RTEMENT REQUEST (\$100.00)	☐ SPECIFIC U ☐ PD DEVELO OTHER APPLIC ☐ TREE REMO ☐ VARIANCE F NOTES: 1: IN DETERMINING PER ACRE AMOUNT. 2: A \$1,000.00 FEE	ANGE (\$200.00 + SE PERMIT (\$200 PMENT PLANS (CATION FEES:	D.00 + \$15.00 ÁCI \$200.00 + \$15.00 AL EXCEPTIONS THE EXACT ACREAG LESS THAN ONE ACRE THE APPLICATION F	ACRE) 1 6 (\$100.00) 2 6 WHEN MULTIP, ROUND UP TO GEE FOR ANY RE	ONE (1) ACRE. EQUEST THAT
PROPERTY INF	ORMATION [PLEASE PRINT]		,	¥		
ADDRES	607 White Hills Drive					rusts i
SUBDIVISIO	WAL-MART SUPER CENTER		LOT	4	BLOCK	Α
GENERAL LOCATIO	N To the East of the intersection of	of Suncrest and V	Vhite Hills [Orives		
ZONING. SITE P	PLAN AND PLATTING INFORMATION (PL	EASE PRINTI				e de la companya del companya de la companya del companya de la co
CURRENT ZONIN		CURRENT USE	Vacant			
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ACREAG	SE 2.0 LOTS [CURRI	ENT) 1	LOT	S [PROPOSED]	NA	
REGARD TO ITS RESULT IN THE	ND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDG S APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY DENIAL OF YOUR CASE.	OF STAFF'S COMMENTS BY	Y THE DATE PROV	IDED ON THE DEV	/ELOPMENT (EXIBILITY WITH CALENDAR WILL
	CANT/AGENT INFORMATION [PLEASE PRINT Campfire Shops LLC	warmed and the state of the sta	destruction of the second	***************************************	REQUIRED]	
			Cumulus I			
	Sammy Jibrin	CONTACT PERSON	PO Box 21			
ADDRESS	1625 Ferris Road	ADDRESS	FO BOX 21	19		
CITY, STATE & ZIP	Garland, Texas 75044	CITY, STATE & ZIP	Euless, Te	xas 76039		
PHONE	214-215-1186	PHONE	214-235-0	367		
E-MAIL	SJibrin@gmail.com	E-MAIL	Paul@Cur	nulusdesig	n.net	
BEFORE ME, THE UNDE	ICATION [REQUIRED] ERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEITION ON THIS APPLICATION TO BE TRUE AND CERTIFIED		YJIBR	OWNERI	THE UNDER	RSIGNED, WHO
THEREBY CERTIFY THA 290.00	T I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION 20, BY SIGNING THIS APPLICATION, I A	I HAS REEN PAID TO THE CIT	TY OF ROCKWALL O	N THIS THE		DAY UF
NFORMATION CONTAIN SUBMITTED IN CONJUNC	ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CIT CTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS A	Y IS ALSO AUTHORIZED AN	ID PERMITTED _10	TEPRODUCE ANY	COPYRIGHTE	D INFORMATION
	D AND SEAL OF OFFICE ON THIS THE 16DAY OF 1	12.5 S.		Notary I Comm.	Public, State Expires 04- ry ID 12824	19-2026
	OWNER'S SIGNATURE	12				

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

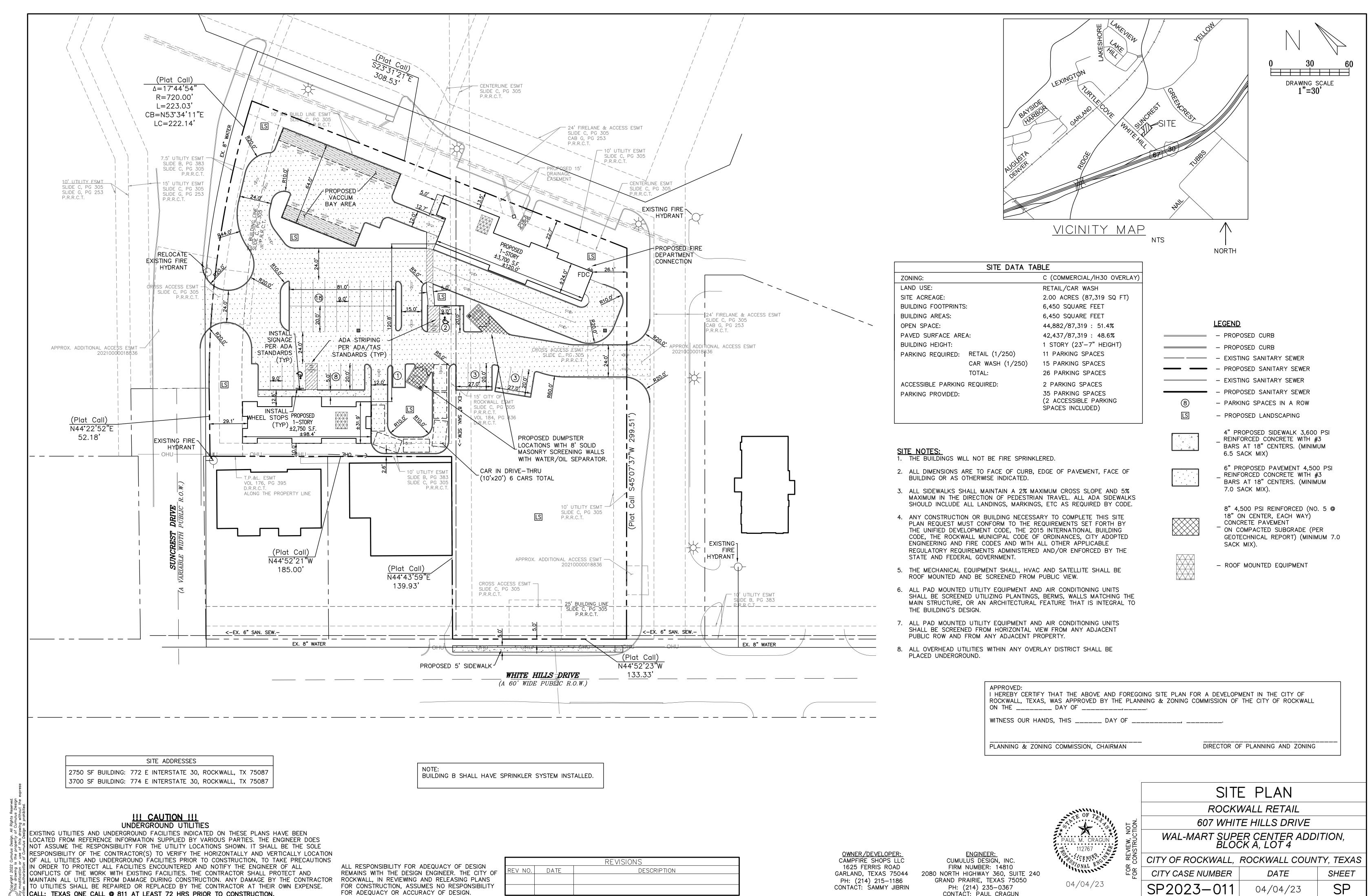




City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

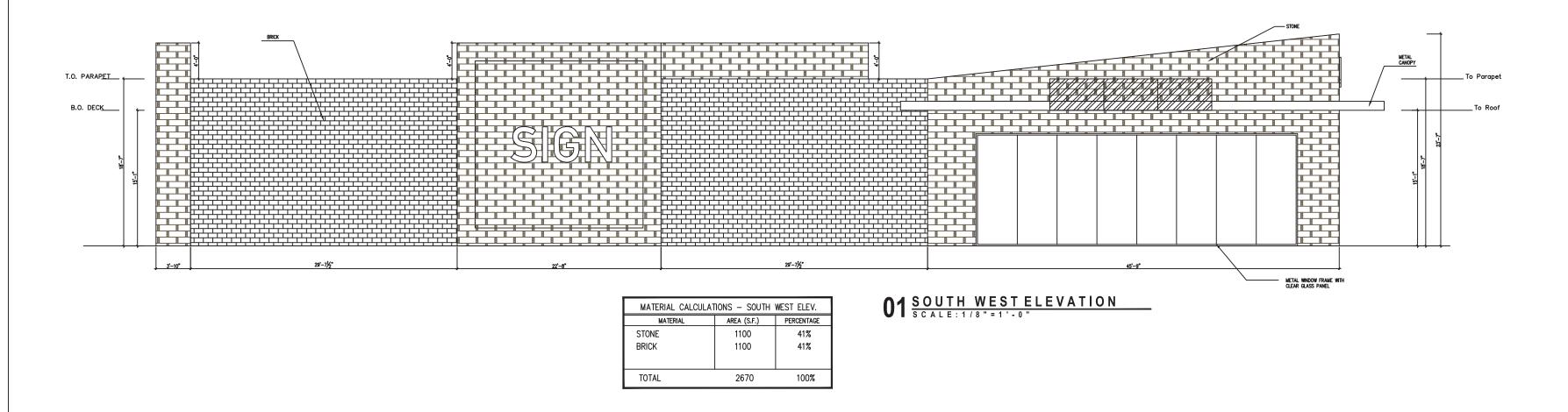


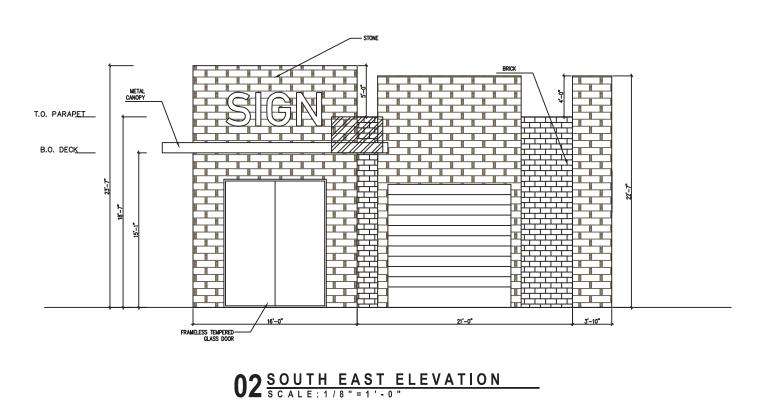


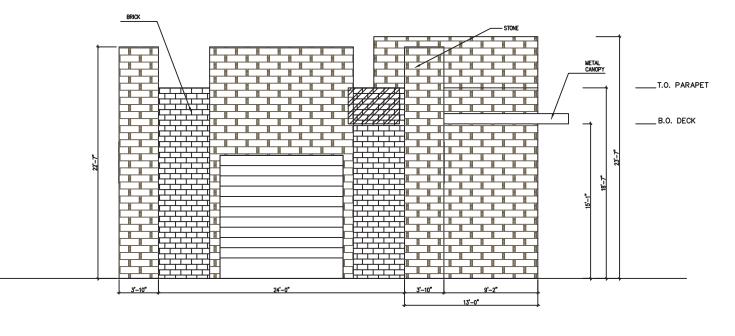
CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

\\SERVER-PC\SERVER\2022 PROJECTS\CD22007 - ROCKWALL RETAIL\PLANS\SITE PLAN CD22007.DWG

BUILDING A





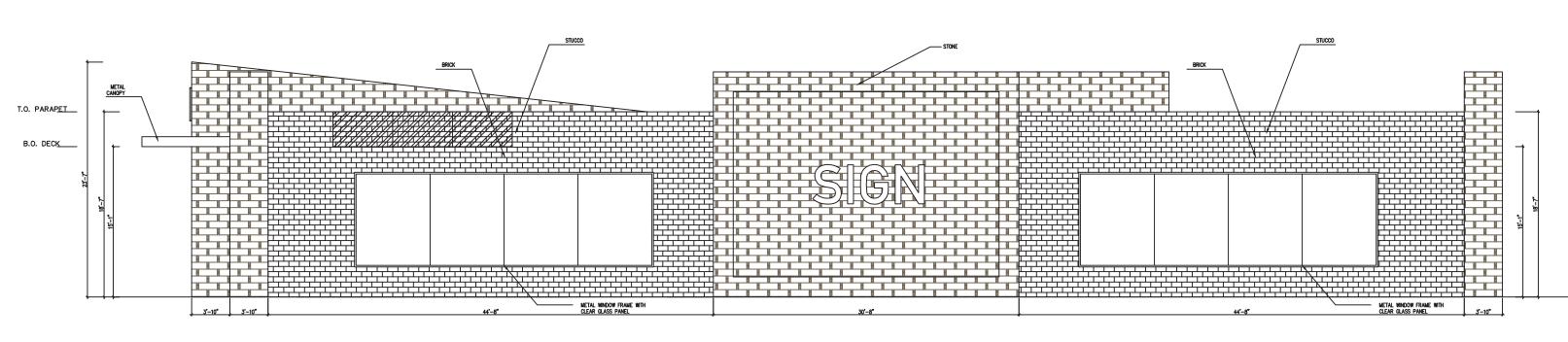


MATERIAL CALCULATIONS — SOUTH EAST ELEV. MATERIAL AREA (S.F.) PERCENTAGE STONE 420 47% BRICK 130 15%

900 100%



MATERIAL CALCULAT	10NS - NORTH	WEST ELEV.
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	360	40%
BRICK	180	20%
TOTAL	900	100%



MATERIAL CALCULAT	TIONS - NORTH	EAST ELEV.			
MATERIAL AREA (S.F.) PERCENTAGE					
STONE	880	34%			
BRICK	1100	43%			
TOTAL	2525	100%			

04 NORTH EAST ELEVATION
SCALE: 1 / 8 " = 1 ' - 0 "

Approx. 260' adjacent to White Hills Drive

Note: Roof shall be white TPO or approved color

PLANS PREPARED BY:
ARKITEAM ARCHITECTURE
EMAIL: ENES.CICEKCI@ARKITEAM.COM
CONTACT: ENES CICEKCI

REVISIONS

REV NO. DATE DESCRIPTION

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 _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

BUILDING ELEVATIONS "A"

ROCKWALL RETAIL

607 WHITE HILLS DRIVE

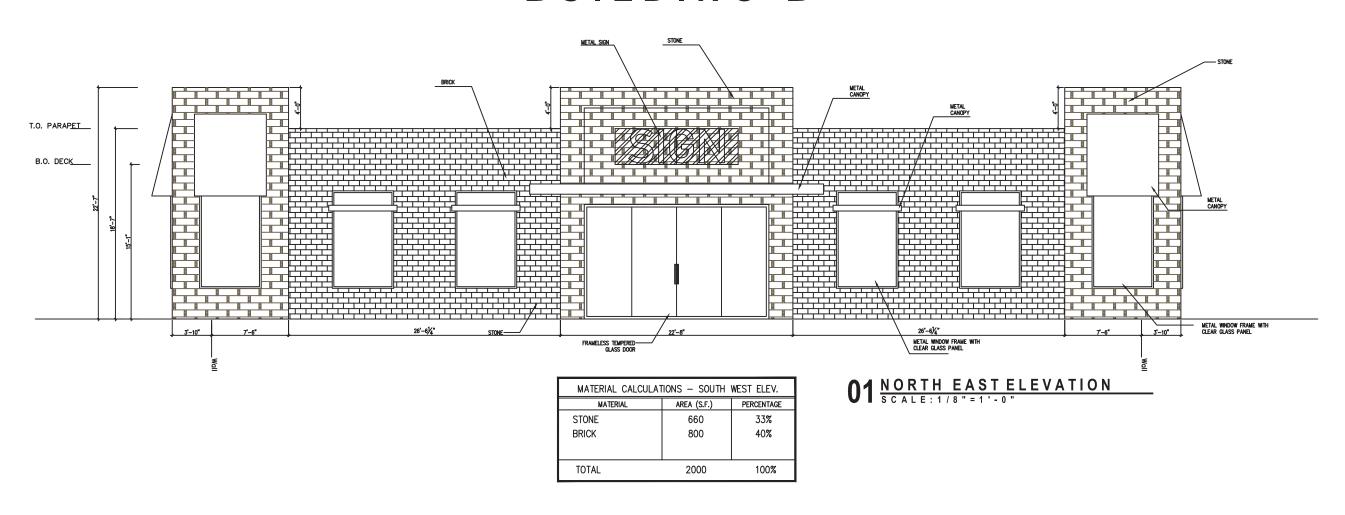
WAL-MART SUPER CENTER ADDITION,
BLOCK A, LOT 4

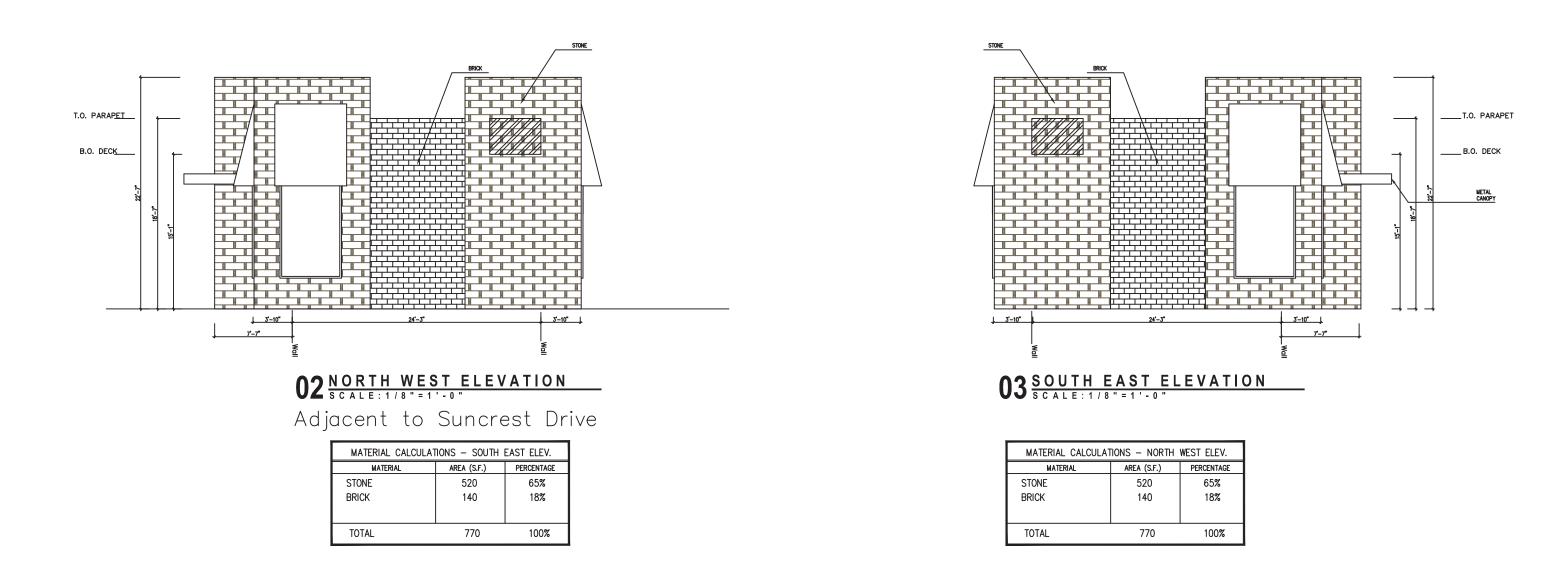
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

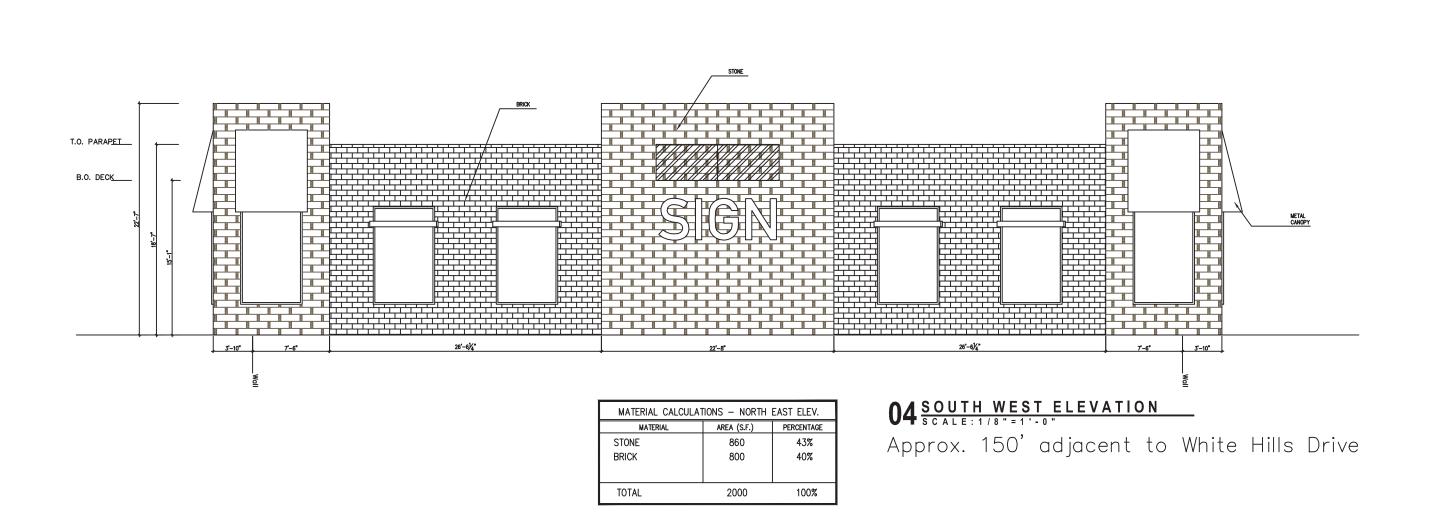
CITY CASE NUMBER DATE SHEET

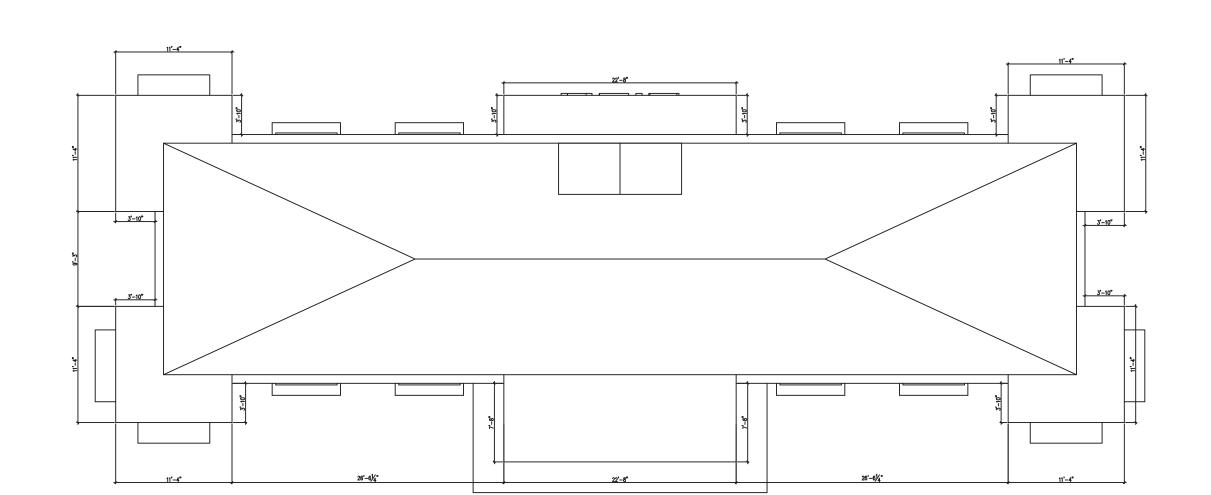
SP2023-011 04/03/23 A1.01

BUILDING B









Note: Roof shall be white TPO or approved color

PLANS PREPARED BY:
ARKITEAM ARCHITECTURE
EMAIL: ENES.CICEKCI@ARKITEAM.COM
CONTACT: ENES CICEKCI

REVISIONS

REV NO. DATE DESCRIPTION

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 _____,___.

WITNESS OUR HANDS, THIS _____ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

BUILDING ELEVATIONS "B"

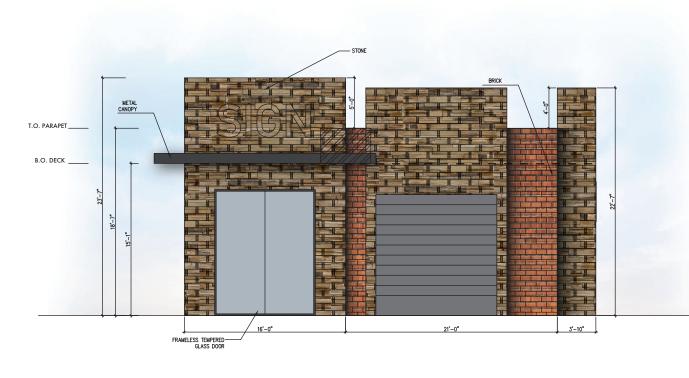
	ROCKWALL RETAIL
OT ON.	607 WHITE HILLS DRIVE
VIEW, NO	WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4
1.1	

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER DATE SHEET

SP2023-011 04/03/23 A1.02





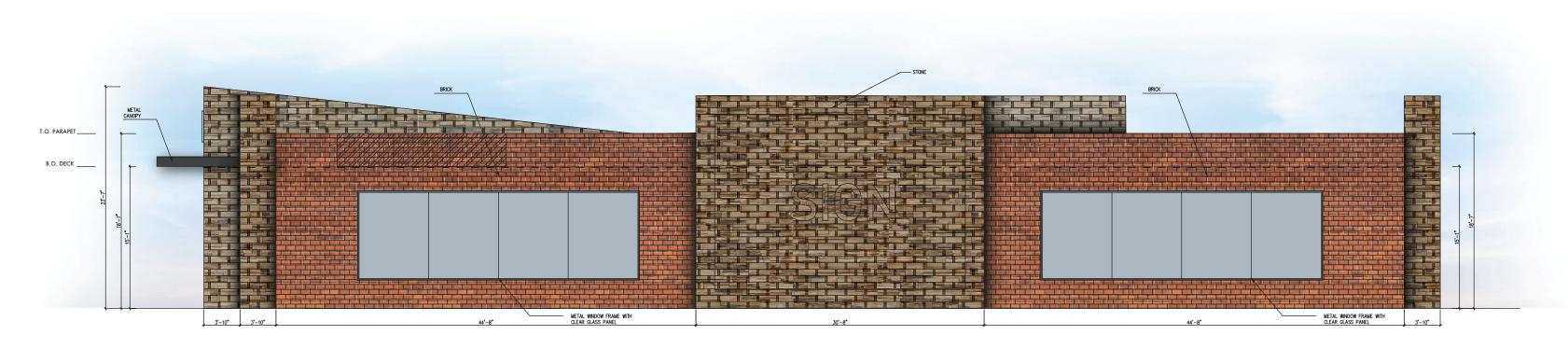


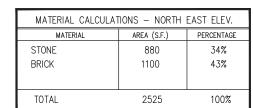
02 SOUTH EAST ELEVATION

MATERIAL CALCULAT	TIONS - SOUTH	EAST ELEV.
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	420	47%
BRICK	130	15%
TOTAL	900	100%

NORTH	WEST	ELEVATION 1 ' - 0 "
SCALE:	1 / 8 " =	1 ' - 0 "
Adjacent t	o Access	Easement PG 305

MATERIAL CALCULATIONS — NORTH WEST ELEV.						
MATERIAL AREA (S.F.) PERCENTAGE						
STONE	360	40%				
BRICK	180	20%				
TOTAL	900	100%				

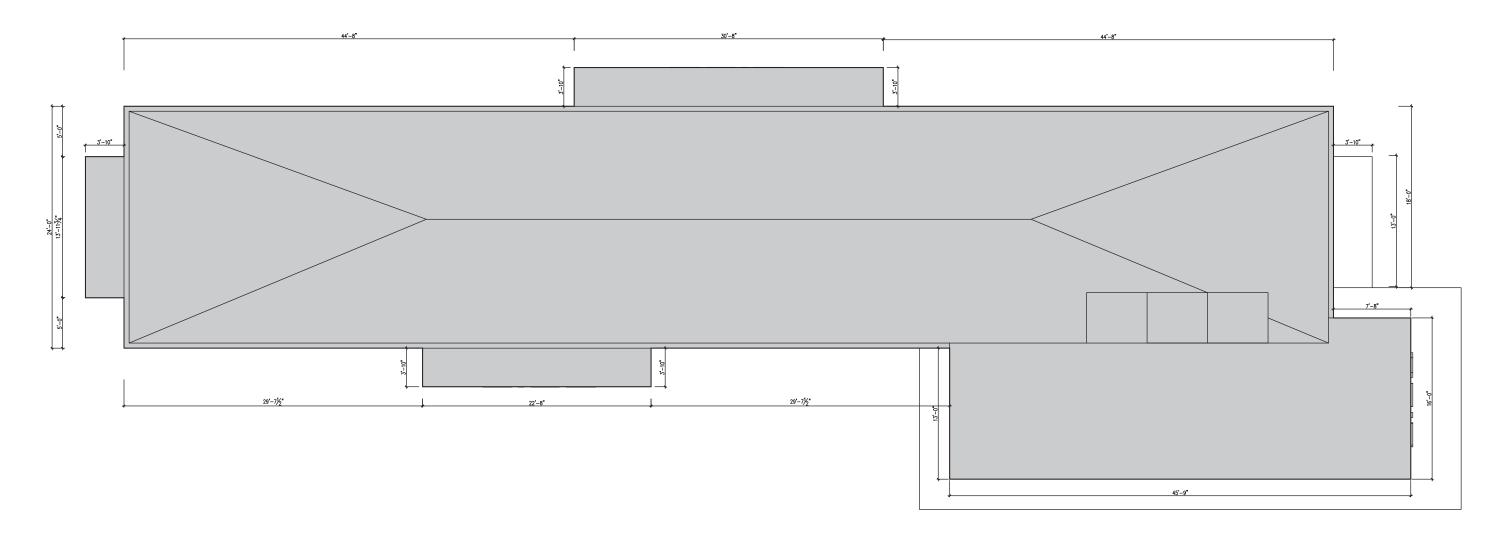




04 NORTH EAST ELEVATION

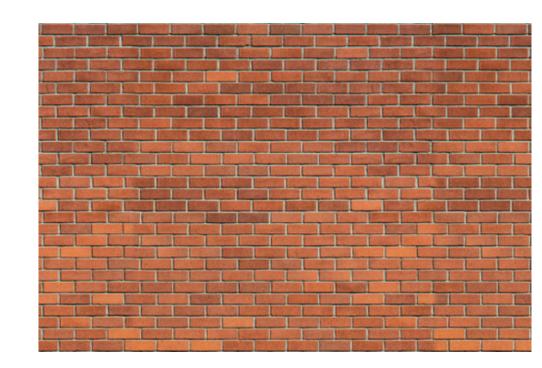
S C A L E: 1 / 8 " = 1 · · 0 "

Approx. 260' adjacent to White Hills Drive





ANTRASITE METAL



BRICK



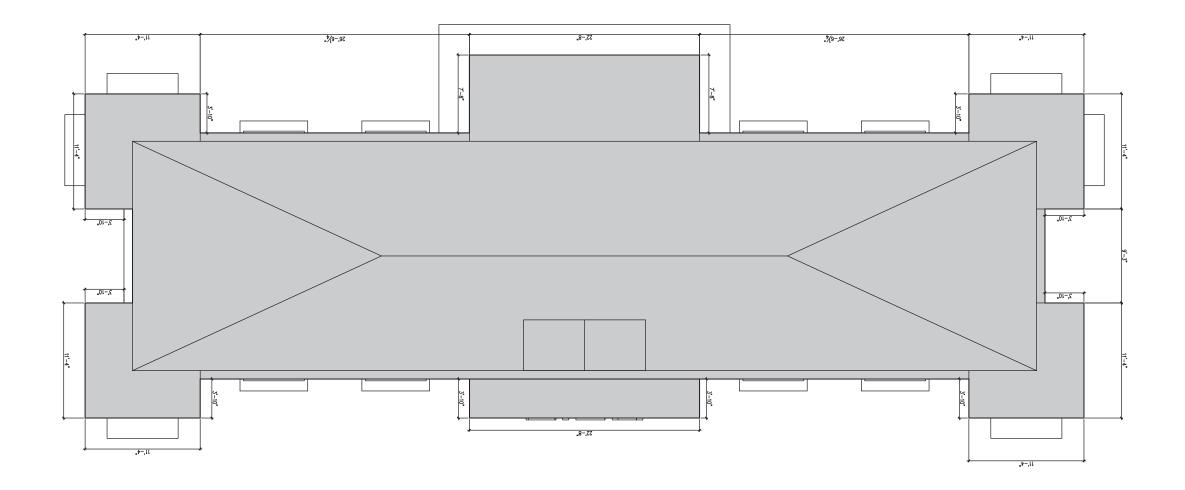
STONE

SP2023-011



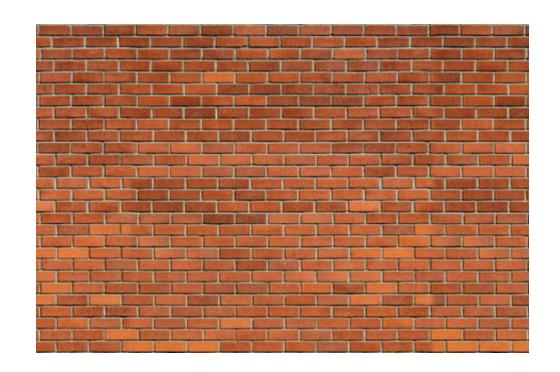








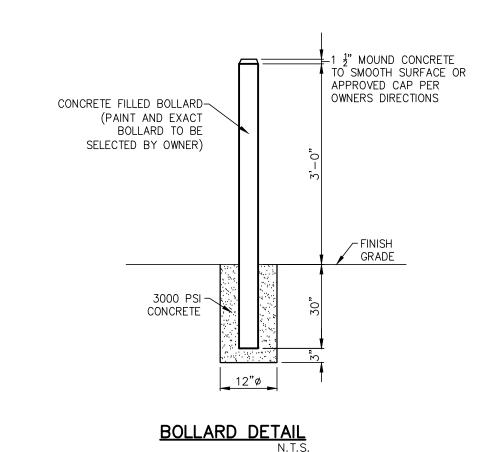
ANTRASITE METAL

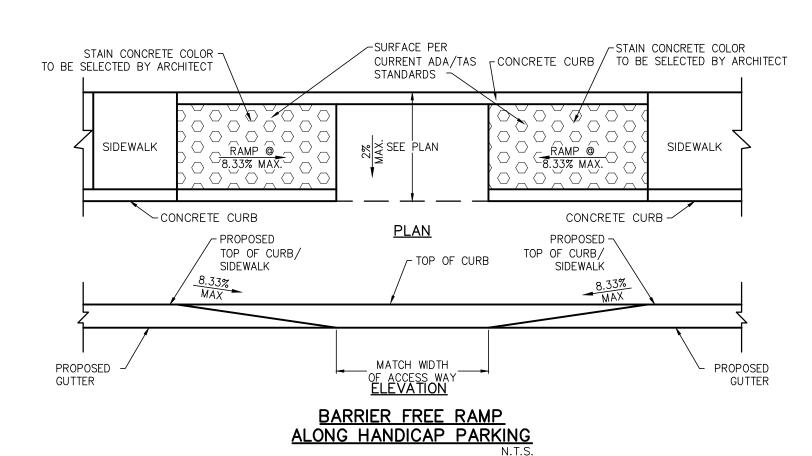


BRICK

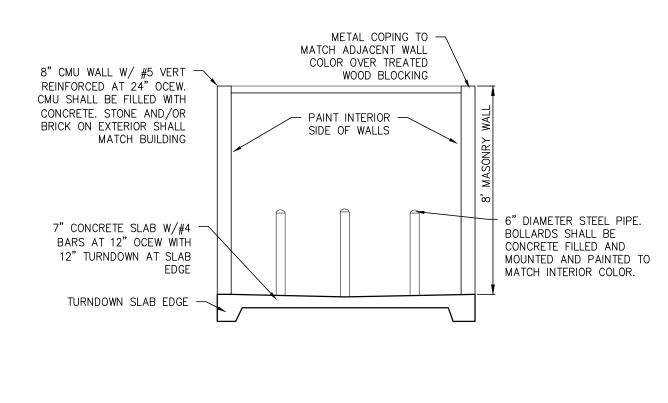


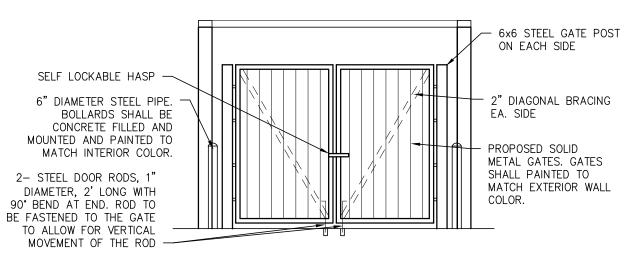
STONE

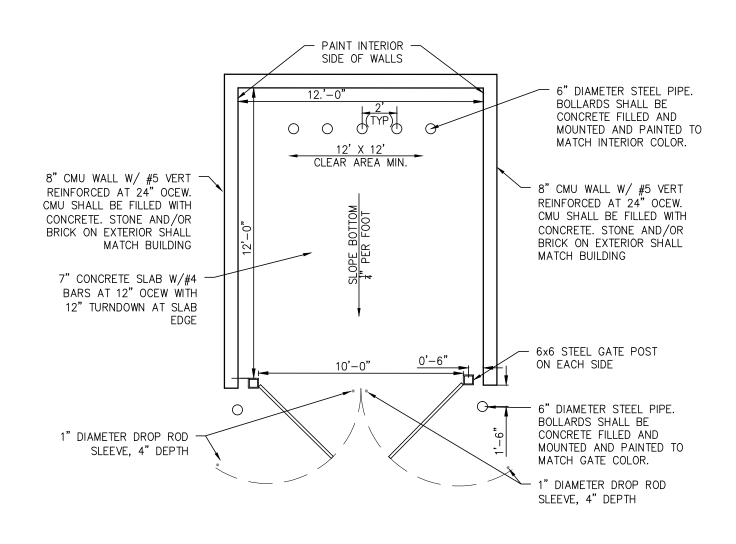




1. ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER. 2. ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS. 3. CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%. 4. GROOVES ON RAMP SHALL BE HAND TOOLED, NOT SAWCUT.







DUMPSTER DETAILS

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 _____,___. WITNESS OUR HANDS, THIS _____ DAY OF _____, ____. PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

!!! CAUTION !!! UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR ROCKWALL, IN REVIEWING AND RELEASING PLANS TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS				
EV NO. DATE DESCRIPTION				

WHITE HILLS DRIVE

(A 60' WIDE PUBLIC R.O.W.)

EX. 8" WATER

AII DRIVE Δ TEXA ROCKWALL HILLS ROCKWALL, TEXA

file name: c:\Rockwall-Retail\ ldg-base_RockwallRetail.dwg sheet

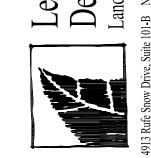
revisions

drawn by:

date:

appr.

Leeming Design Group Landscape Architecture



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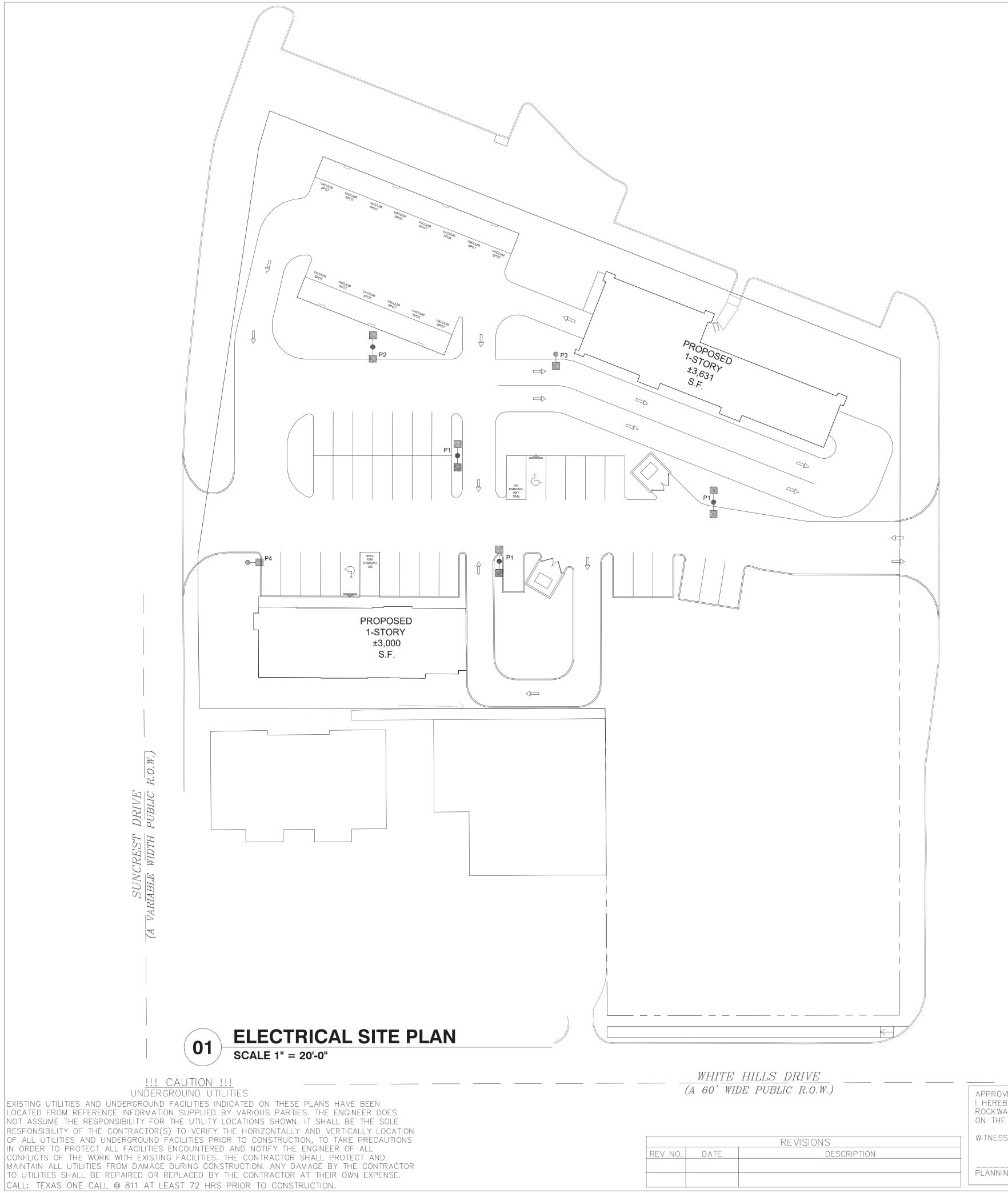
LANDSCAPE

STEEL EDGING AS PER

STEEL EDGING

SPECIFICATIONS

— OHU-----



ELECTRICAL SITE NOTES

1. COORDINATE WITH SIGN CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF ROCKWALL, TEXAS SIGN REGULATIONS.

2. EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2020 NEC.

3. FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT ILLUMINATION FOR BUILDING SIGNAGE.

4. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.

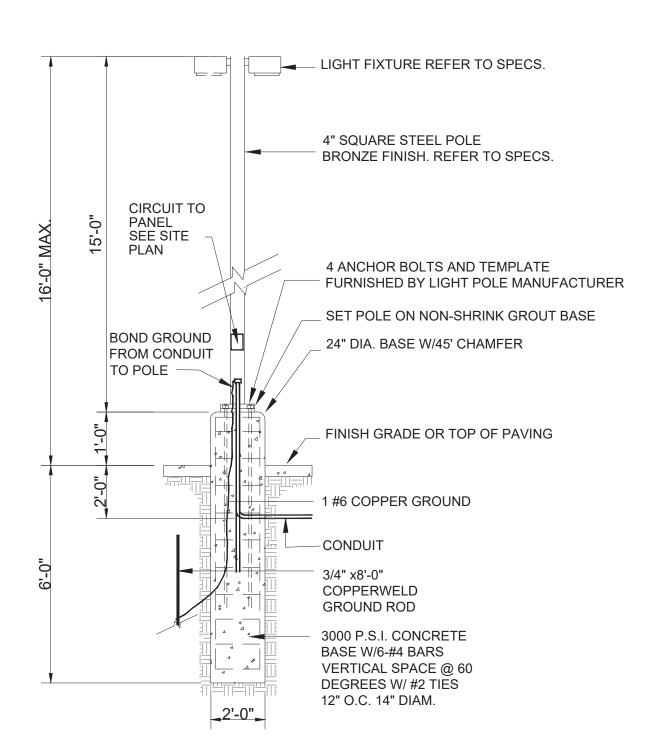
5. ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.

6. CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.

7. ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BELOW GRADE AS REQUIRED.

8. AREA PARKING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK CONTROL.MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL, FACING NORTHERN SKY.HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
	3	P1	BACK-BACK	DSX1 LED P5 50K 70CRI T3M	138.16	17972	Lithonia Lighting
	1	P2	BACK-BACK	DSX1 LED P5 50K T5M MVOLT	138	16640	Lithonia Lighting
	1	P3	SINGLE	DSX1 LED P5 50K T5M MVOLT	138	16640	Lithonia Lighting
	1	P4	SINGLE	DSX1 LED P5 50K BLC MVOLT	138	13142	Lithonia Lighting



02 TYPICAL SITE LIGHT POLE SCALE: NONE



PROVED:	
HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF	
CKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWAL	_L
I THE DAY OF,	

WITNESS OUR HANDS, THIS _____ DAY OF ____, ____,

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

ELECT. SITE PLAN

ROCKWALL RETAIL

607 WHITE HILLS DRIVE

WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4

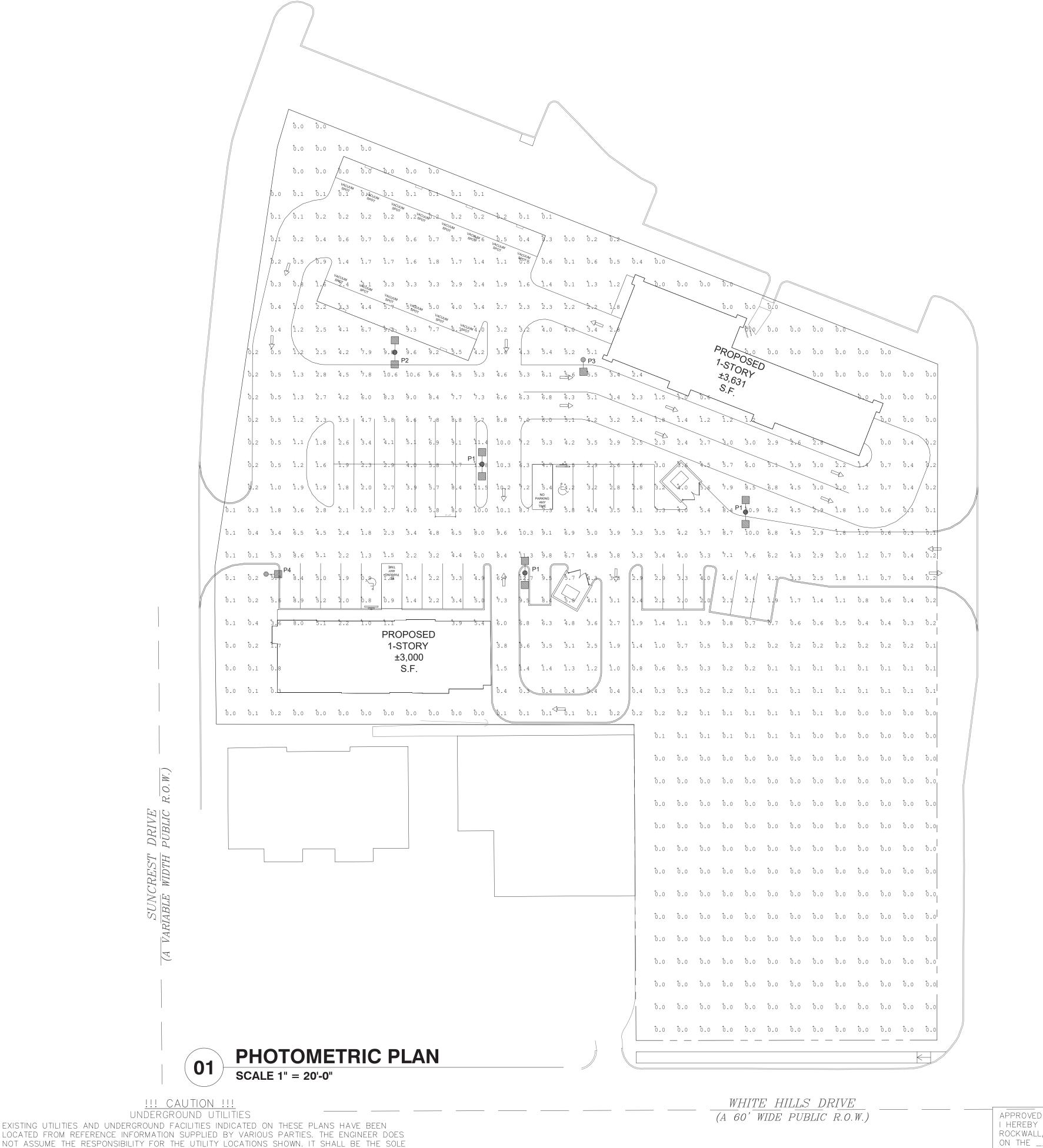
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER DATE SHEET

SP2023-011

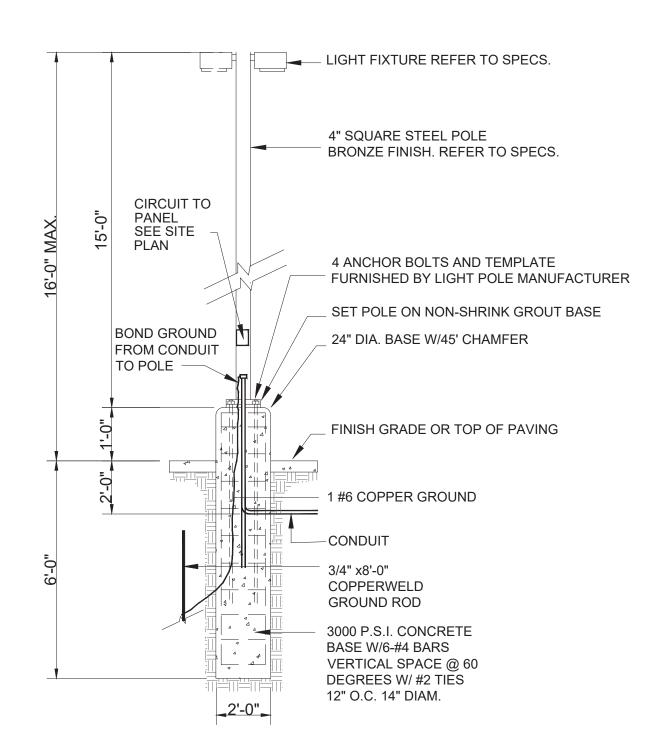
03/25/2023

3 **ESP-1**

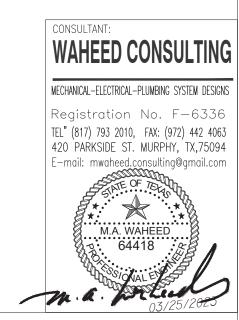


Luminaire Schedule Lum. Lumens [MANUFAC] Arrangement Description Lum. Watts BACK-BACK DSX1 LED P5 50K 70CRI T3M 17972 Lithonia Lighting BACK-BACK DSX1 LED P5 50K T5M MVOLT Lithonia Lighting **\\-\!** DSX1 LED P5 50K T5M MVOLT 16640 Lithonia Lighting SINGLE DSX1 LED P5 50K BLC MVOLT 13142 Lithonia Lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FREE GRID	Illuminance	Fc	2.04	13.8	0.0	N.A.	N.A.



02 TYPICAL SITE LIGHT POLE



			-
PHOTOMETRIC	PL	.AN	
ROCKWALL	RE1	AIL	

607 WHITE HILLS DRIVE WAL-MART SUPER CENTER ADDI

WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER DATE SHEET

SP2023-011

03/25/2023 **ESP-2**

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 ______.

WITNESS OUR HANDS, THIS _____ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

REVISIONS

REV NO. DATE DESCRIPTION

AZ Office 4960 S. Gilbert Road

4960 S. Gilbert Road, Ste 1-461 Chandler, AZ 85249 p. (602) 774-1950 CA Office

1197 Los Angeles Avenue, Ste C-256 Simi Valley, CA 93065 p. (805) 426-4477

www.mdacoustics.com
March 21, 2023

Mr. Sammy Jibrin Majestic Entreprises LLC 1625 Ferris Rd. Garland, TX 75044

Subject: White Hills Drive Express Car Wash – Noise Impact Study – Rockwall, TX

Dear Mr. Jibrin:

MD Acoustics, LLC (MD) has completed a noise assessment for the proposed car wash located on White Hills Drive in the City of Rockwall, TX. This assessment reviews the projected car wash operational noise levels and compares them to the City's noise ordinance. The project proposes a 100' covered car wash tunnel with 14 vacuum stations.

1.0 Assessment Overview

This assessment evaluates the projections of operational noise and compares them to the relevant noise ordinance for informational purposes. The project location map is located in Exhibit A. The site plan utilized for the project is indicated in Exhibit B.

2.0 Local Acoustical Requirements

The Code of Ordinances of Rockwall, Texas, Chapter 16 Section 16-183 states the following:

It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level (L_1) greater than 15 dBA above the ambient sound pressure level (L_{90}) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level (L_{10}) or a 90th percentile sound level (L_{90}) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary. For the purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes.

Table 1: Rockwall Noise Limits

Land Use District	Tenth Percentile (L ₁₀)	Ambient, or 90 th Percentile (L ₉₀)
Residential:		
7:00 a.m.—10:00 p.m.	65 dBA	55 dBA
10:00 p.m.—7:00 a.m.	60 dBA	50 dBA
Commercial/Agriculture:		
7:00 a.m.—10:00 p.m.	72 dBA	62 dBA
10:00 p.m.—7:00 a.m.	67 dBA	57 dBA
Industrial:		
7:00 a.m.—10:00 p.m.	85 dBA	75 dBA
10:00 p.m.—7:00 a.m.	85 dBA	75 dBA

1

Exhibit A

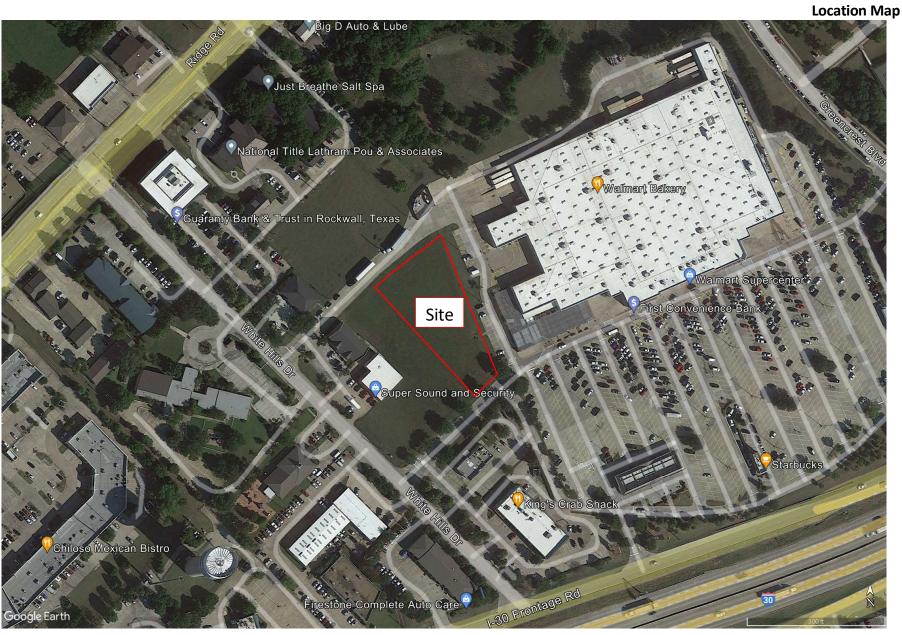
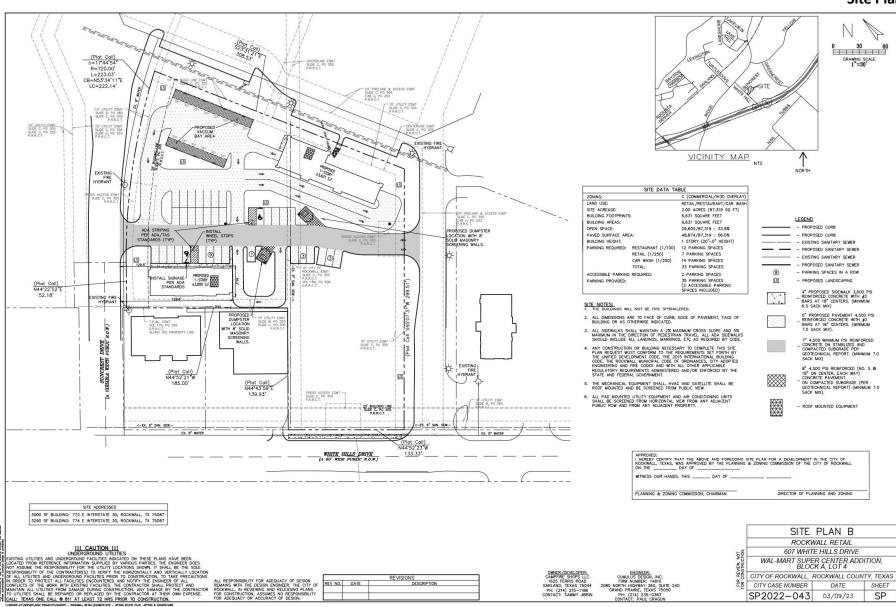


Exhibit B Site Plan



3.0 **Study Method and Procedure**

SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP's software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The model assumes that the car wash tunnel has 10.3-foot-tall by 11.3-foot-wide openings and is covered by a solid roof. The blowers (120 HP IDC Stealth system or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 feet inside the exit of the tunnel. The reference equipment sound level data is provided in Appendix B. Equivalent systems include axial fan systems such as the IDC Predator, Aerodry Advantage Drying System, and the Proto-Vest Windshear with silencers. To meet L₉₀ codes, the system must include technology that allows the drying system to idle between cars, such as a variable frequency drive, or blowers must be off between cars. These idling periods for at least 10% of operational time will reduce the overall operational hours by at least 5 dB.

The SP model assumes a total of 14 vacuums and the dryer system are operating simultaneously (worstcase scenario) when in actuality, the noise will be intermittent and lower in noise level. The project proposes to house all other equipment (e.g., compressors, pumps, vacuum turbine motors) inside equipment rooms. Vacuum producers must be at least 25 feet away from any property line or shielded from adjacent properties within 25 feet to meet the commercial L₉₀ code, as vacuum producers may operate without idling for a significant amount of time. The reference vacuum equipment sound level data is provided in Appendix B. Appendix C contains the model's inputs and outputs.

4.0 **Existing Ambient Noise Levels**

Three short-term (15-min) ambient noise measurements were performed on March 10, 2023, to determine the existing ambient noise levels at the project site. Appendix A contains the locations of each measurement and the recorded data. The results of the short-term noise measurements are presented in Table 2.

Table 2: Short-Term Measurement Ambient Noise Data (dBA	۱)٠
---	-----

Date	Start Time	L _{eq}	L _{max}	L _{min}	L ₁	L ₁₀	L ₂₅	L ₅₀	L ₉₀
3/10/2023	11:24 AM	64.0	84.4	58.2	69.7	64.4	63.1	61.9	60.1
3/10/2023	11:40 AM	61.1	72.6	57.4	66.7	62.4	61.4	60.4	59.0
3/10/2023	11:57 AM	57.8	70.5	54.3	64.8	58.6	57.5	56.7	55.5
	3/10/2023 3/10/2023 3/10/2023	3/10/2023 11:24 AM 3/10/2023 11:40 AM 3/10/2023 11:57 AM	3/10/2023 11:24 AM 64.0 3/10/2023 11:40 AM 61.1 3/10/2023 11:57 AM 57.8	3/10/2023 11:24 AM 64.0 84.4 3/10/2023 11:40 AM 61.1 72.6 3/10/2023 11:57 AM 57.8 70.5	3/10/2023 11:24 AM 64.0 84.4 58.2 3/10/2023 11:40 AM 61.1 72.6 57.4 3/10/2023 11:57 AM 57.8 70.5 54.3	3/10/2023 11:24 AM 64.0 84.4 58.2 69.7 3/10/2023 11:40 AM 61.1 72.6 57.4 66.7	3/10/2023 11:24 AM 64.0 84.4 58.2 69.7 64.4 3/10/2023 11:40 AM 61.1 72.6 57.4 66.7 62.4 3/10/2023 11:57 AM 57.8 70.5 54.3 64.8 58.6	3/10/2023 11:24 AM 64.0 84.4 58.2 69.7 64.4 63.1 3/10/2023 11:40 AM 61.1 72.6 57.4 66.7 62.4 61.4 3/10/2023 11:57 AM 57.8 70.5 54.3 64.8 58.6 57.5	3/10/2023 11:24 AM 64.0 84.4 58.2 69.7 64.4 63.1 61.9 3/10/2023 11:40 AM 61.1 72.6 57.4 66.7 62.4 61.4 60.4 3/10/2023 11:57 AM 57.8 70.5 54.3 64.8 58.6 57.5 56.7

These locations represent the levels at the adjacent properties. ST1 represents the commercial properties to the south. ST2 represents the commercial properties to the east. ST3 represents the commercial properties to the north. The data indicate the ambient noise levels at nearby land uses range between 58 to 64 dBA Lea during operational hours. The measured noise levels and field notes indicate that traffic noise along I-30 is the main source of noise impacting the project site.

5.0 Findings and Recommendations

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels near the project site. In Exhibit C, a yellow dot denotes a receptor. Receptors 1 through 4 must meet the commercial noise standards. All yellow dots represent the property line of the project site.

Table 4 presents the project's predicted noise levels and the project plus ambient noise levels. Table 4 compares both sets of noise levels to the maximum permitted L_{10} noise level. The model assumes that the car wash blowers and vacuums operate with 10% idling time. Likely, the idling will be greater even during peak operations.

Receptor ¹	Existing L ₁₀ Noise Level ²	Project Noise Level ³	Rockwell Texas L ₁₀ Limit 7 AM to 10 PM	Total Combined Noise Level	Change in L ₁₀ Noise Level as Result of Project
1	59	54	72	60	1
2	64	50	72	64	0
3	62	61	72	65	3
Λ	62	67	72	68	6

Table 4: Worst-Case Predicted Operational Noise Levels (dBA, L₁₀)¹

Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise level at the residential properties is 50S-67 dBA and meets the commercial standard of 72 dBA L_{10} . The blowers will idle or be shut down between cars which takes up more than 10% of operational time. Idling reduces the blower noise levels by 5 dB or more, and therefore the project will also meet the 62 dBA L_{90} commercial code with project noise levels of 45-62 dBA.

6.0 Conclusions

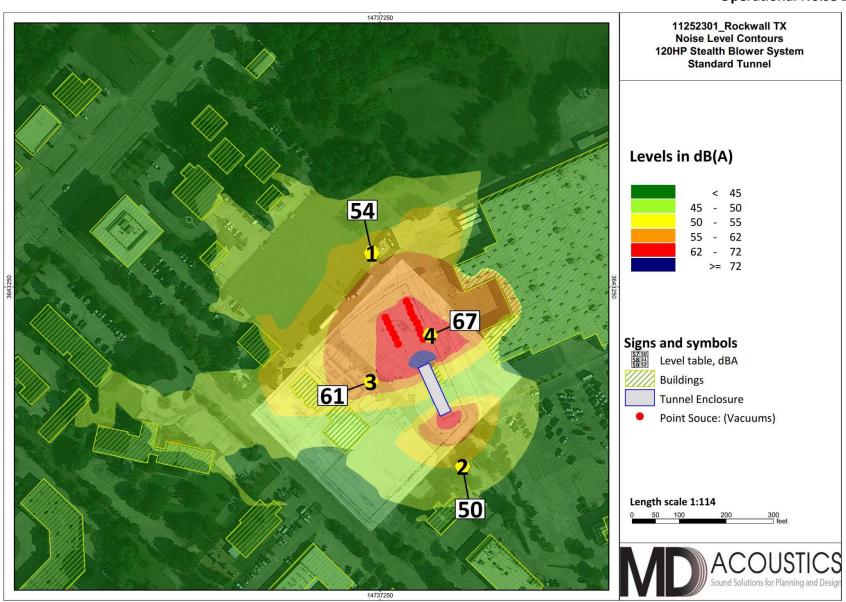
MD has reviewed the applicable noise ordinances and modeled the noise levels for the proposed car wash. The proposed car wash does not exceed the maximum permitted noise levels and does not perceptibly increase the overall ambient noise level.

MD is pleased to provide this noise review for the car wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely, MD Acoustics, LLC

Claire Pincock, INCE-USA Acoustical Consultant

Exhibit C Operational Noise Levels



Appendix A

Noise Measurement Field Sheets

15-Minute Continuous Noise Measurement Datasheet

Project Name: White Hills Drive Site Observations:

Project: #/Name: 1125-2023-001 Clear, 60 degrees, wind 10mph, flat terrain

Site Address/Location:White HillDate:03/10/2023

Field Tech/Engineer: Matthew Gyles

Sound Meter: XL2, NTI SN: A2A-16164-E0
Settings: A-weighted, slow, 1-sec, 15-minute interval

Site Id: NM1, NM2, NM3





Project Name: White Hills Drive

Site Address/Location: White Hill

Site Id: NM1, NM2, NM3

Figure 1: NM1



Figure 2: NM2



Figure 3: NM3



Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
NM1	11:24 AM	11:39 AM	64	84.4	58.2	67.6	64.8	63.1	61.8	60
NM2	11:40 AM	11:55 AM	61.1	72.6	57.4	65.1	62.7	61.4	60.4	58.8
NM3	11:57 AM	12:12 PM	57.8	70.5	54.3	63.2	59	57.6	56.8	55.5

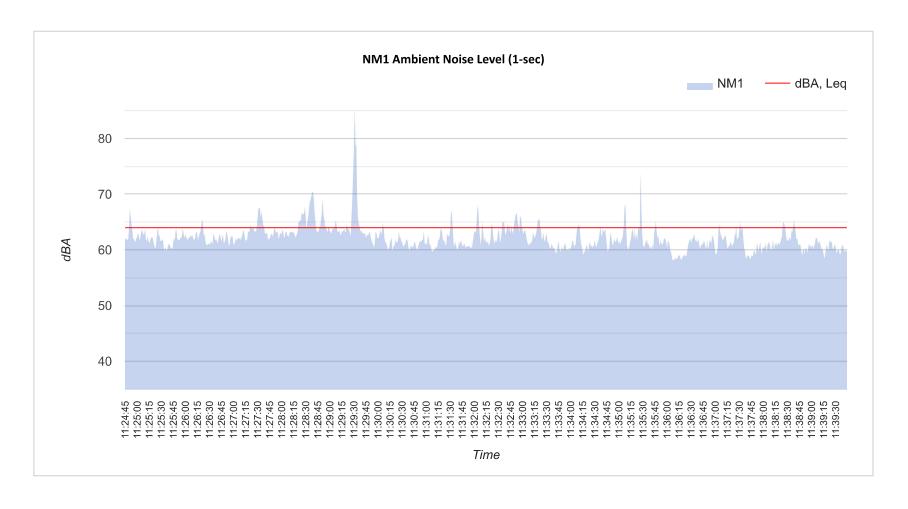


15-Minute Continuous Noise Measurement Datasheet - Cont.

Project Name: White Hills Drive Site Topo: Flat Noise Source(s) w/ Distance:

Site Address/Location: White Hill Meteorological Cond.: 60 degrees, clear, 10mph wind Traffic moderate, car horn a few minutes in

Site Id: NM1 Ground Type: Soft Side





15-Minute Continuous Noise Measurement Datasheet - Cont.

Project Name: White Hills Drive

Site Topo: Flat

Noise Source(s) w/ Distance:

Site Address/Location:

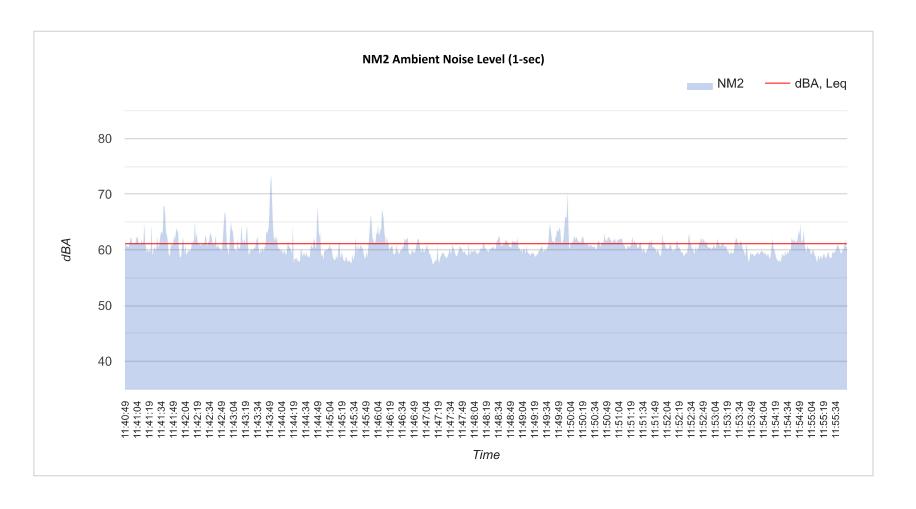
White Hill

Meteorological Cond.: 60 degrees, clear, 10mph wind

Traffic moderate

Site Id: NM2

Ground Type: Soft Side



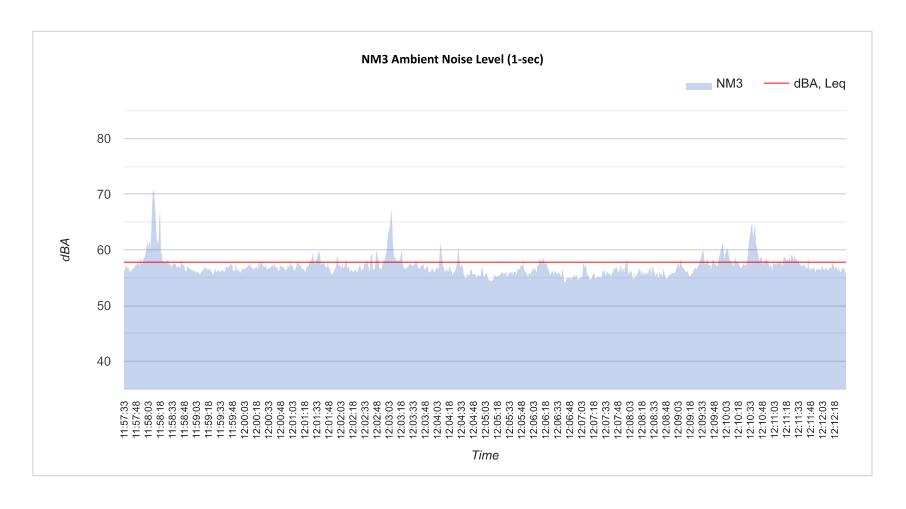


15-Minute Continuous Noise Measurement Datasheet - Cont.

Project Name: White Hills Drive Site Topo: Flat Noise Source(s) w/ Distance:

Site Address/Location: White Hill Meteorological Cond.: 60 degrees, clear, 10mph wind Traffic moderate

Site Id: NM3 Ground Type: Soft Side





Appendix BSound Reference Data

TABLE 1:	Sound Measurement Summary (in dB)													/2.0-4-	D																	
Lacation	Condition	25.0	31.5	40.0	50.0	63.0	80.0	100	125	160	200	250		'3 Octa 400	ve вапо 500	630	•	1000	1250 1	600	2000	2500	3150	4000	5000	6300	0000 1	0000 1	2500 1		2000	AD A
		25.0	31.3 75	76						76			315 75							66						57						dBA
A	Condition 1	75			79	79	78	73	72		73	67		83	81	66	65	66	65		65	65	62	60	59		56	55	52	47	39	82
В	Condition 1	63	67	69	70	74	67	66	61	64	62	60	64	76	71	55	57	55	56	54	56	54	51	51	50	48	46	45	42	36	29	74
C -	Condition 1	60	61	60	64	68	65	62	61	59	57	54	59	68	64	50	50	48	50	49	49	48	45	44	43	40	37	34	30	24	16	67
D	Condition 1	57	55	57	61	62	63	64	56	53	52	49	55	64	58	45	46	45	45	45	44	43	40	39	37	34	30	27	22	16	10	62
Α	Condition 2	69	73	74	76	79	80	80	74	74	77	73	68	73	81	81	74	66	69	67	67	66	66	63	62	61	59	58	56	53	49	81
В	Condition 2	65	65	68	70	74	70	66	64	65	63	58	66	73	71	60	57	57	57	57	56	57	53	52	51	49	47	46	43	38	30	73
С	Condition 2	60	60	62	64	69	66	61	61	59	58	53	60	67	65	59	52	51	52	51	50	50	47	45	44	41	39	36	32	26	17	67
D	Condition 2	61	57	59	64	64	62	59	58	54	54	49	55	62	59	46	48	47	47	47	46	46	41	41	39	36	32	29	23	16	9	62
Α	Condition 3	76	76	77	78	80	82	74	76	78	73	71	75	84	80	68	67	69	68	69	67	68	64	63	63	60	59	57	54	51	44	83
В	Condition 3	65	67	68	70	74	73	66	64	66	63	59	67	77	72	59	58	57	56	57	56	56	54	53	52	49	47	46	42	37	29	75
С	Condition 3	61	62	63	64	69	68	61	60	61	59	55	62	70	65	51	52	51	52	51	50	50	47	46	45	42	39	36	32	26	17	68
D	Condition 3	59	58	58	60	63	65	58	58	55	53	51	56	65	60	45	47	46	46	47	45	45	43	41	39	35	32	28	23	16	9	63
Α	Condition 4	74	75	76	80	81	80	75	76	78	75	69	72	80	84	73	67	71	69	69	68	68	65	64	62	61	59	57	55	50	42	84
В	Condition 4	65	65	68	72	75	73	68	66	66	65	59	63	72	74	63	59	58	59	59	59	58	56	54	53	51	49	48	45	39	31	74
Č	Condition 4	61	62	62	66	70	67	63	61	61	60	55	59	65	67	58	52	51	53	53	52	51	49	47	46	43	41	38	34	28	19	68
D	Condition 4	58	57	59	63	64	64	60	58	56	55	52	54	60	62	58	49	47	48	49	48	46	44	42	41	37	34	30	25	18	11	63
Ь	Condition 4	36				04		00))	32	34	00	02		43	47	40	43	40	40	44	42	41	37	34	30	23	10	11	
Α	Condition 5	77	77	79	80	84	84	77	79	81	76	73	74	81	83	73	69	73	71	72	71	71	67	66	66	63	62	60	58	54	46	85
В	Condition 5	68	69	71	72	77	75	69	67	68	65	61	67	75	75	64	61	60	60	61	61	60	57	56	56	53	51	50	47	42	34	76
С	Condition 5	63	63	63	66	72	70	63	62	63	61	57	61	67	68	60	54	54	55	54	54	53	50	49	48	45	42	40	36	30	21	69
D	Condition 5	59	59	60	62	64	66	61	61	58	56	51	56	62	63	54	49	49	49	50	49	48	45	44	42	38	35	32	26	19	11	64
Α	Condition 6	76	76	78	79	82	82	75	77	79	74	72	76	83	81	75	68	70	69	69	68	69	65	64	63	61	59	58	55	51	43	84
В	Condition 6	66	68	69	71	76	74	67	65	67	64	60	68	76	72	63	59	57	58	59	58	58	55	54	53	50	49	47	44	39	31	75
Č	Condition 6	62	62	62	64	71	69	62	60	61	59	56	61	68	64	55	53	52	52	52	51	51	48	47	46	42	39	37	33	27	18	68
D	Condition 6	58	58	58	62	63	65	60	59	58	55	51	55	63	60	50	48	46	47	48	47	46	44	41	40	36	32	29	24	17	10	63
,	Condition o	30	30	30	02	03	05	00	33	30	33	31	33	03	00	50	40	40	٠,	40	٠,	40		71	40	30	32	23	2-7		10	03
							L	ocation ocation	B: 20 C: 50	neter fr feet fro feet fro feet fro	om exte	rior do rior do	or ope or ope	ning ning				0	Conditio Conditio Conditio Conditio	n 2: M n 3: M n 4: M	odel Ai odel Ai odel As	50 50+ 90		-d	ВА	odel code bou	at p	oroje				

Results are exclusive to the Advantage Drying System manufactured by Aerodry Systems, LLC. Use and interpretation for other equipment models or brands is expressly prohibited. Aerodry Systems, LLC is an independent, certified WBE.

Condition 6: Model A75



Thank you for considering our vacuum systems. Here at Auto Vac we excel at manufacturing an extremely smooth, high performance machine that is also very quiet.

The decibel levels on our vacuum producers are as follows:

10 HP,	3-Stage	59	decibels
15 HP,	4-Stage	62	decibels
20 HP,	5-Stage	66	decibels
25 HP,	6-Stage	68	decibels
30 HP,	7-Stage	70	decibels

These ratings are taken at 10 feet from the machine with no background noise or outside interference. We hope that these Ratings are satisfactory. If you have any further questions, please contact me at our toll free number 888-628-8682.

Thank you,

AVI / Sales

Silencer Package

Reduce Blower Motor Noise



General Description

The Proto-Vest "Silencer Package" was developed to enable our dryers to meet OSHA, federal, state and local noise reduction standards. The OSHA permissible noise exposure is 85 dB for an 8-hour shift. By reducing noise levels into the 70 dB to 80 dB range, you can be assured of a pleasant environment for both your employees and customers. The Silencer Package reduces decibel levels on Proto-Vest dryers on an average of 10 decibels making them approximately 10 times quieter than the un-silenced models!

The Silencing Package is an optional product for any Proto-Vest dryer.

Must use silencer package to meet code. Any model listed below will suffice.

Decibel Level Readings

Put motors on north side of tunnel as feasible to block as much line-of-site to adjacent PL as possible

With Silencer (WS)

Without Silencer (WOS)

Windshear InBay - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=94 dBa
WS: 20 ft=82 dBa;	WOS: 20 ft=88 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=84.5 dBa
WS: 40 ft=76 dBa;	WOS: 40 ft=82 dBa
WS: 50 ft=74 dBa;	WOS: 50 ft=80 dBa
WS: 60 ft=72.4 dBa;	WOS: 60 ft=78.4 dBa

Windshear - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa:	WOS: 50 ft=77 dBa

Windshear II - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=99 dBa
WS: 20 ft=81.9 dBa;	WOS: 20 ft=92.9 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=89.4 dBa
WS: 40 ft=75.4 dBa;	WOS: 40 ft=86.9 dBa
WS: 50 ft=74 dBa:	WOS: 50 ft=85 dBa

S130 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

SideShot - 15hp Dryer:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa

SideShot II - 30hp Dryer:

WS: 10 ft=76.9 dBa:	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa:	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa:	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa:	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa:	WOS: 50 ft=77 dBa

IP Stripper - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=81.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

IP330 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

IP345 - 45hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

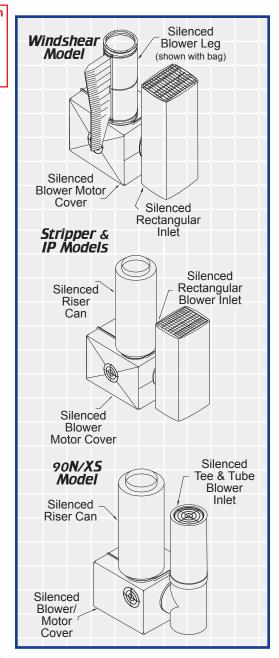
TailWind - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=83.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

90N/90XS - 15hp Dryers:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa
(Proto-Vest's Silencing Page	kage is standard on all of the
Untouchable series.)	•

*Specifications subject to change without notice. NOTE: Proto-Vest dryer's dimensions will vary with the Silencer Package.





7400 N. Glen Harbor Blvd., Glendale, AZ 85307 800-521-8218 • 623-872-8300 • Fax 623-872-6150 www.protovest.com

modeled (1.8 dB louder than 80 HP Stealth High Power Co g System Specifications **Total Sound** dBA at Q=1, 5 feet dBA at Q=1, 10 feet dBA at Q=1, 10 feet dBA at Q=1, 15 feet dBA at Q=1, 15 feet dBA at Q=1, 20 feet dBA at Q=1, 20 feet dBA at Q=1, 25 feet dBA at Q=1, 25 feet dBA at Q=1, 30 feet dBA at Q=1, 30 feet dBA at Q=1, 55 feet

120 HP system is

Appendix C
SoundPLAN Inputs/Outputs

Rockwall TX Octave spectra of the sources in dB(A) - 004 - 120HP Stealth - Standard: Outdoor SP

Name	Source type	I or A	Li	R'w	L'w	Lw	DO-Wall	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz	
		2	ID(A)	15	 	 ID(A)	ID.		ID(A)									
		m,m²	dB(A)	dB	dB(A)		dB		dB(A)									
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	10.80	79.7	0.0	79.7	90.0	3	598_Transmissive area 01	63.2	67.8	82.4	88.5	80.0	67.3	53.5	39.5		
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	10.80	89.3	0.0	89.3	99.7	3	601_Transmissive area 01	71.5	76.6	87.4	96.1	94.1	91.7	86.7	77.9		
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	24.83	79.9	57.0	30.4	44.4	3	597_Facade 01	37.0	27.6	40.3	40.3	23.0	6.7	-10.0			
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	160.20	86.5	57.0	35.1	57.2	3	599_Facade 02	50.9	42.0	51.4	53.5	41.6	34.7	26.4	18.4		
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	24.83	89.0	57.0	37.0	51.0	3	600_Facade 03	44.9	36.0	44.7	47.4	36.3	29.9	21.9	14.7		
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	160.20	86.5	57.0	35.1	57.2	3	602_Facade 04	50.9	42.0	51.4	53.5	41.6	34.7	26.4	18.4		
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	264.03	86.2	57.0	34.8	59.0	0	590_Roof 01_	52.7	43.8	53.2	55.4	43.4	36.5	28.3	20.5		

Name	Source type	L'w	Lw	KI	KT	LwMax	DO-Wall	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	
		dB(A)	dB(A)	dB	dB	dB(A)	dB		dB(A)								
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		1 0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1	
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		1 0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1	
80 HP Hoggers	Point	101.9	101.9	0.0	0.0			80HP Stealth IDC Blowers - 120HP 105.8HP	73.0	78.1	89.6	98.0	96.2	94.4	90.2	83.1	

Rockwall TX Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP

Source	Source ty	Leq,d	
		dB(A)	
Receiver R1 FI G Lr,lim dB(A) Leq,d 54.0 dB(A)	Sigma(Led		3(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	53.1	
	Point	37.4	
	Point	36.5	
	Point	36.3	
	Point	35.7	
	Point	35.5	
	Point	35.0	
	Point	34.7	
	Point Point	34.3	
	Point	34.3 33.9	
	Point	33.9	
	Point	33.4	
	Point	33.2	
	Point	32.6	
001 - 120 HP Stealth - Standard Tunnel-Entrance	1	20.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	5.2	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	5.1	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	4.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-14.8	
Receiver R2 FI G Lr,lim dB(A) Leq,d 49.6 dB(A)	Sigma(Led	q,d) 0.0 dE	3(A)
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	49.2	
001 - 120 HP Stealth - Standard Tunnel-Exit		34.8	
	Point	28.5	
	Point	28.4	
	Point	28.2	
	Point	27.8	
	Point Point	27.6 27.2	
	Point	22.4	
	Point	22.4	
	Point	22.2	
	Point	22.1	
	Point	21.6	
	Point	21.5	
	Point	19.8	
	Point	19.1	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	13.5	
001 - 120 HP Stealth - Standard Tunnel-Roof 01		10.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02		9.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 01		3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	-2.7	

Rockwall TX Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP

Source	Source ty	Leq,d	
		dB(A)	
Receiver R3 FI G Lr,lim dB(A) Leq,d 60.6 dB(A)	Sigma(Lec		3(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	60.4	
	Point	39.9	
	Point	39.1	
	Point	38.5	
	Point	37.8	
	Point	37.0	
	Point	36.4	
	Point	36.1	
	Point Point	35.9 35.5	
	Point	35.0	
	Point	34.8	
	Point	34.4	
	Point	33.9	
	Point	33.4	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	31.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	17.7	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	12.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	12.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02		5.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-6.1	
Receiver R4 FI G Lr,lim dB(A) Leq,d 67.1 dB(A)	Sigma(Led	q,d) 0.0 dE	3(A)
001 - 120 HP Stealth - Standard Tunnel-Exit		65.8	
	Point	56.9	
	Point	55.1	
	Point	52.4	
	Point Point	49.1 46.4	
	Point	44.3	
	Point	43.7	
	Point	43.2	
	Point	42.6	
	Point	42.1	
	Point	41.6	
	Point	41.1	
	Point	40.7	
	Point	40.0	
001 - 120 HP Stealth - Standard Tunnel-Entrance		27.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 03		17.7	
001 - 120 HP Stealth - Standard Tunnel-Facade 02		14.2	
001 - 120 HP Stealth - Standard Tunnel-Roof 01		12.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	1	9.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-9.1	

Pg: 1/7

AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESETS
COUNTY OF ROCKWALL	§	

THIS AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS (this "Amendment") is executed to be effective as of May 13, 2021, by WALMART REAL ESTATE BUSINESS TRUST ("Wal-Mart"), CAMPFIRE SHOPS, LLC, a Texas limited liability company ("CSL"), JLIU ASSET MANAGEMENT LTD., a Texas limited partnership ("JAM"), 609 WHITE HILLS LTD., a Texas limited partnership ("609") and SAYED PROPERTY MANAGEMENT, LLC, a Texas limited liability company ("SPM" and, together with CSL, JAM, and 609, collectively, the "Outlot Owners").

RECITALS

WHEREAS, Wal-Mart Stores, Inc. executed and caused to be recorded that certain Declaration of Easements and Restrictions dated July 29, 1996, recorded in Volume 1143, Page 236 in the Deed Records of Rockwall County, Texas (the "Declaration") pertaining to approximately 34.419 acres of land located in Rockwall, Rockwall County, Texas, as more particularly described in the Declaration (the "Project").

WHEREAS, Wal-Mart is the owner of Tract 1, as described in Exhibit A to the Declaration, JAM is the owner of Lot 1, as described in Exhibit B to the Declaration ("Exhibit B"), 609 and SPM are the owners of Lot 3, as described in Exhibit B, and CSL is the owner of Lot 4, as described in Exhibit B.

WHEREAS, Wal-Mart and the Outlot Owners collectively own all of the Project and desire to amend certain terms of the Declaration as set forth below.

AGREEMENT:

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wal-Mart and the Outlot Owners agree as follows:

- 1. Access Easement 1. In addition to the easement areas described in Section 1 of the Declaration, the term "Access Area" as used in the Declaration shall also include the property described on Exhibit A attached hereto (the "Additional Access Area"). Wal-Mart hereby grants to the Outlot Owners, their successors and assigns, and their respective customers, employees, tenants and invitees a perpetual, nonexclusive easement for vehicular (passenger cars and light trucks) ingress and egress over and across the Additional Access Area. Use of the Additional Access Area shall be subject to Section 1 of the Declaration.
- 2. <u>Miscellaneous</u>. All capitalized but undefined terms in this Amendment are defined as in the Declaration. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Declaration, the terms and provisions of this Amendment shall supersede and control. This Amendment shall be part of the original Declaration.

This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one agreement.

Executed to be effective as of the date first above written.

WAL-MART:

WAL-MART REAL	ESTATE	BUSINESS
TRUST		

	By:	
	Name: Nick Goodner	
	Title: Senior Director II	
THE STATE OF Arkansas §		
C C		

COUNTY OF <u>Benton</u> §

This instrument was acknowledged before me on <u>May 13, 2021</u>, by <u>Nick Goodner</u>, <u>SR</u>.

Director II of Wal-Mart Real Estate Business Trust, on behalf of said entity.

NOTARY PUBLIC IN AND FOR THE STATE OF Arkansas

My commission Expires:

Linda Stelljes
Printed Name of Notary Public

LINDA STELLJES
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/01/2027
COMMISSION NO. 12703323

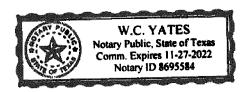
OUTLOT OWNERS:

CAMPFIRE SHORS, LLC, a Texas limited

	By: Sammy Jibrin, President
THE STATE OF TEXAS §	
COUNTY OF Dallas §	- -
This instrument was acknowledged President of Campfire Shops, LLC, a Texas liability company.	before me on May, 2021, by Sammy Jibrin, limited liability company, on behalf of said limited NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission Expires: 4-19-2022	WAEL SAYMEH Printed Name of Notary Public
	WAEL SAYMEH My Notary ID # 128244121 Expires April 19, 2022

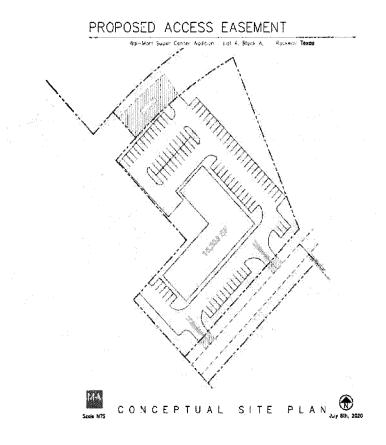
	JLIU ASSET MANAGEMENT LTD., a Texas limited partnership
	By: Name: Title: Name: Nam
THE STATE OF TEXAS COUNTY OF DAllas	§ § §
This instrument was acknown of JLIU Asset Managementity.	notary Public in and for the State of Texas
My commission Expires:	DANIELLE LEDAT
11.16.2023	Printed Name of Notary Public NAMELLE LEOAN NARY PUBLISHMENT
	OTARY PUBLISHED TO THE PORT OF

	609 WHITE HILLS LTD., a Texas limited partnership By:
	Name: R.H. RICHMOND, JR
	Title: PRESIDENT
THE STATE OF TEXAS § COUNTY OF Dallas §	REMINGTON PARTNERS, INC GENERAL PARTNER
- Available and a second a second and a second a second and a second a second and a second and a second and a	June .
This instrument was acknowledg	ged before me on May 17, 2021, by R.H.R.chmond Jexas limited partnership, on behalf of said entity.
	Majutes
	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission Expires:	W.C. Yetes
11.27.22	Printed Name of Notary Public



	SAYED PROPERTY MANAGEMENT, LLC., a Texas limited liability company By: Name: Sayes R Pol Title:
THE STATE OF TEXAS § COUNTY OF TOWAS §	
This instrument was acknowledge	nent, LLC, a Texas limited liability company, on behalf
	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission Expires:	Sandra Langhaur
12-17-23	Printed Name of Notary Public
	SANDRA JEAN LANGHAM Notary Public, State of Texas Comm. Expires 12-17-2023 Notary ID 1292611

EXHIBIT "A"



Electronically Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 07/14/2021 09:31:41 AM Fee: \$50.00 20210000018836

