

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

<u>NOTES</u>: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT <u>HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES</u>, AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE <u>CLICK HERE</u> 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) P2023-038 (ANGELICA GUEVARA)

Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a *Final Plat* for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

(V) 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.

(3) SP2023-033 (ANGELICA GUEVARA)

Discuss and consider a request by Dillon Stokes of Stoked Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an <u>Amended Site Plan</u> for the remodel of an existing amenity center for the Eastbank Apartments (*i.e. Pebblebrook Apartments*) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

(4) SP2023-041 (ANGELICA GUEVARA)

Discuss and consider a request by Alejandro Orfanos of POP Restaurants, LLC for the approval of an <u>Amended Site Plan</u> for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2535 Ridge Road, and take any action necessary.

(5) SP2023-043 (ANGELICA GUEVARA)

Discuss and consider a request by Brent Northington of MJDII Architects, Inc. on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an <u>Amended Site Plan</u> for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

(6) SP2023-045 (ANGELICA GUEVARA)

Discuss and consider a request by Steven Huffman of Huffman Communications Sales, Inc. on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval of an <u>Amended Site Plan</u> for an Industrial Campus 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.

(7) MIS2023-018 (HENRY LEE)

Discuss and consider a request by Jean-Paul Aube III for the approval of a <u>Miscellaneous Case</u> for the approval of artificial or synthetic plant materials on a 0.207-acre parcel of land identified as Lot 12 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic (OTR) District, addressed as 509 Munson Street, and take any action necessary.

(VI) 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 <u>December 12, 2023</u>.

(8) Z2023-052 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of a <u>Specific Use</u> <u>Permit (SUP)</u> for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [*FM*-740], and take any action necessary.

(9) Z2023-053 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of a <u>Zoning Change</u> amending Planned Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM*-740], and take any action necessary.

(10) SP2023-042 (ANGELICA GUEVARA)

Discuss and consider a request by Kamran Khan for the approval of an <u>Amended Site Plan</u> for an existing general retail building on a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road, and take any action necessary.

(11) SP2023-044 (HENRY LEE)

Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a <u>Site Plan</u> for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

(12) SP2023-046 (HENRY LEE)

Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a <u>Site Plan</u> for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(13) <u>Director's Report</u> of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2023-034: Replat for Lots 2 & 3, Block A, Gamez Addition (APPROVED)
- Z2023-049: Specific Use Permit (SUP) for Heavy Manufacturing (1st READING; APPROVED)
- Z2023-050: Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit for 605 E. Washington Street (1st READING; APPROVED)
- Z2023-051: Zoning Change from AG to LI for 1775 Airport Road (1st READING; APPROVED)

(VII) 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>November 21, 2023</u> at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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 |
|--------------|--|
| DATE: | November 28, 2023 |
| APPLICANT: | Erick Nolasco; Eagle Surveying, LLC. |
| CASE NUMBER: | P2023-038; Final Plat for Lot 1, Block A, Tri-Tex Addition |

SUMMARY

Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a *Final Plat* for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

PLAT INFORMATION

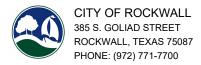
- Purpose. The applicant is requesting the approval of a <u>Final Plat</u> for a 1.50-acre parcel of land (*i.e. Tract 8-3 of the J.D. McFarland Survey, Abstract No. 145*) for the purpose of establishing the fire lane and utility easements necessary for the development of an office building on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on May 19, 1986 by Ordinance No. 86-37. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 1, 2013, the City Council approved a zoning change [*i.e. Case No. Z2013-007; Ordinance No. 1307*] for the subject property, changing the zoning from an Agricultural (AG) District to a Heavy Commercial (HC) District. The subject property has remained zoned Heavy Commercial (HC) District since this change was approved. On August 15, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-024*] for a 5,600 SF office building on the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 576 SF office building and a 960 SF storage warehouse that were constructed in 1985 currently situated on the subject property.
- 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 <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 the <u>Final Plat</u> for Lot 1, Block A, Tri-Tex Addition staff would propose the following conditions of approval:

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

PROJECT COMMENTS



DATE: 11/20/2023

- PROJECT NUMBER:P2023-038PROJECT NAME:Lot 1, Block A, Tri-Tex AdditionSITE ADDRESS/LOCATIONS:955 SIDS RD
- CASE CAPTION: Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|------------------|----------------|----------------------|--|
| PLANNING | Angelica Guevara | 11/17/2023 | Approved w/ Comments | |

11/17/2023: P2023-038: Final Plat for Lot 1, Block A, Tri-Tex Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, and addressed as 955 Sids Road.

1.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2023-038) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat Lot 1, Block A Tri-Tex Addition Being one (1) lot 1.504-Acres Or 65,382 SF Situated within the J.D. McFarland Survey, Abstract No. 145 City of Rockwall, Rockwall County, Texas

M.5 Please remove all building lines with the exception of the building line adjacent to Sids Road (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.6 Please label all existing and proposed easements indicating the type, purpose, and width of the easement (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.7 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

M.8 Provide the new Owner's Certificate of Dedication language contained in Chapter 38, Subdivisions, of the Municipal Code of Ordinances (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the attached standard plat wording document (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please provide the updated standard plat wording (see attached) (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Provide Surveyor seal on the final copy of the subdivision plat (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Please provide the following Signature Block on the second page (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

1.14 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

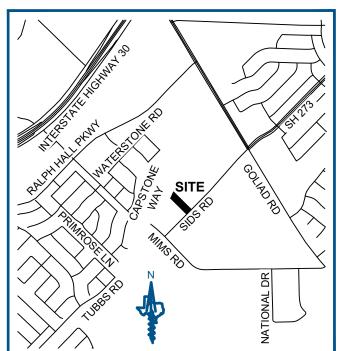
Planning and Zoning Commission Meeting: November 28, 2023

I.15 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-----------------------------------|--|---|----------------------|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved w/ Comments |
| 11/14/2023: 1. Need to label the | he cross-section with the 100 year water surface | elevation. | |
| 2. Verify this is the floodplain. | Floodplain must be within a drainage easement | with an additional 20' outside of floodplain. | |
| 3. Label min finished floor to be | e 2' above 100 year water surface. | | |
| 4. Fire lane and access only. U | Itility easement not needed. | | |
| 5. List easement filing informat | tion. | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING | Craig Foshee | 11/16/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE | Ariana Kistner | 11/17/2023 | Approved |
| No Comments | | | , pp. c. c.a |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 11/14/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Chris Cleveland | 11/20/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 11/14/2023 | Approved w/ Comments |
| No Comments | | | |

No Comments

VICINITY MAP (1" = 2,000')



| | LINE TABLE | |
|------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 45°21'15" W | 4.39' |
| L2 | N 44°19'37" E | 26.65 |
| L3 | S 45°22'22" E | 4.69 |
| L4 | N 45°21'15" W | 4.39 |
| L5 | N 44°19'37" E | 26.65 |
| L6 | S 45°22'22" E | 4.50' |
| | | |

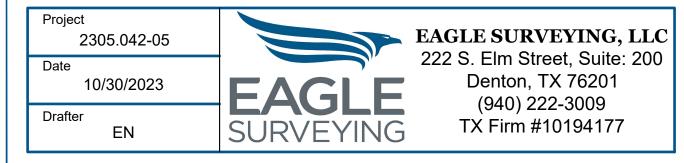
GENERAL NOTES

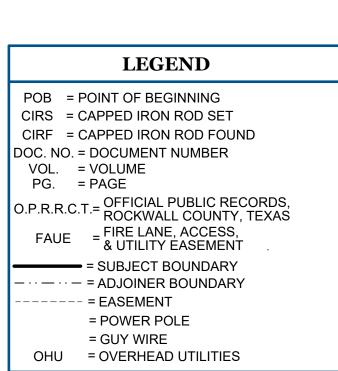
- 1. The purpose of this plat is to add easements to an existing lot of record for site development.
- 2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra 3. RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State 4. Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 6. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 7. 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.
- 8. The subject property is Zoned HC Heavy Commercial District.

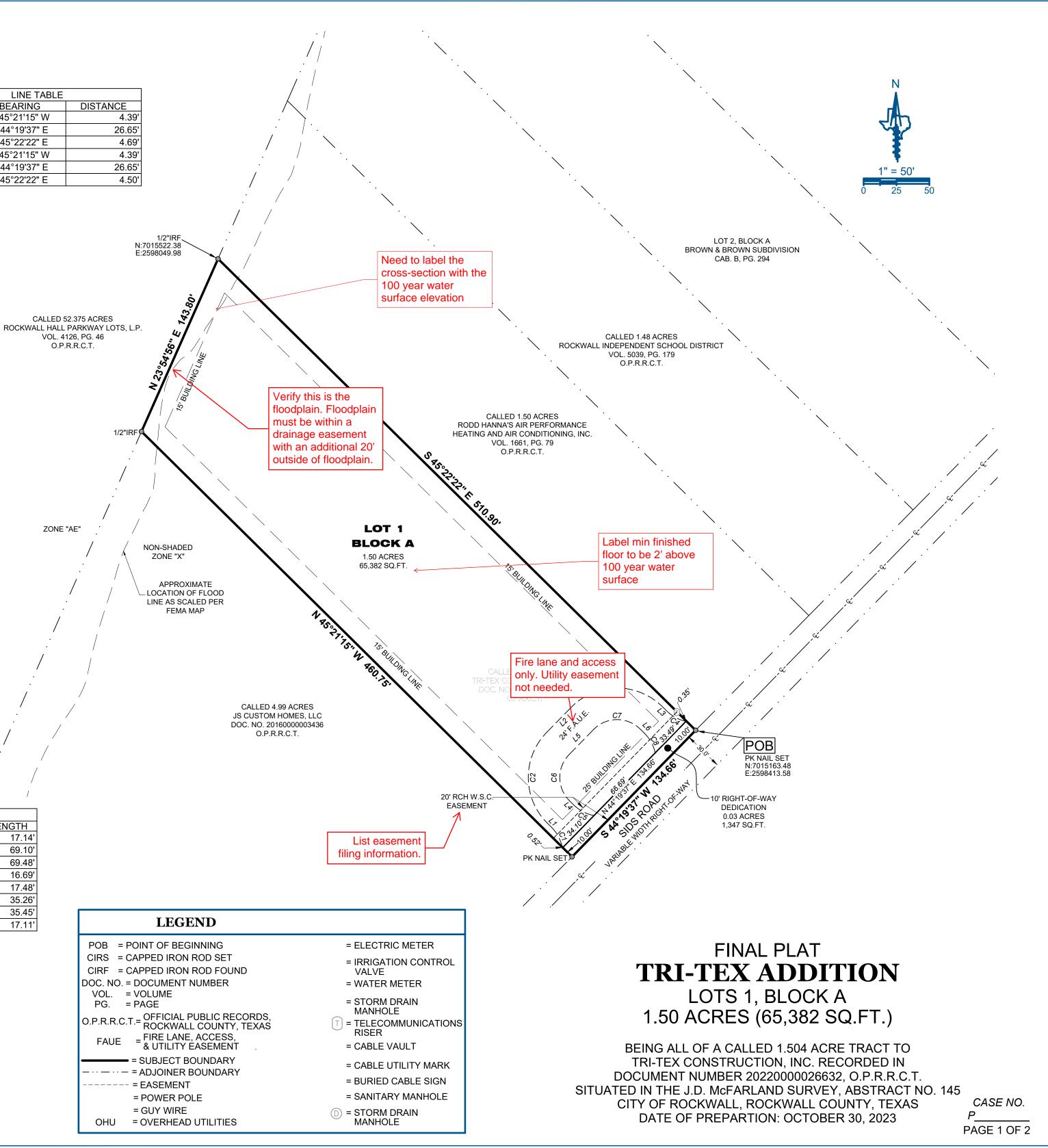
| | | | CURVE TABLE | | |
|-------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 17.38' | 30.03' | 33°09'24" | N 28°23'33" W | 17.14' |
| C2 | 76.70' | 49.00' | 89°40'52" | N 00°30'49" W | 69.10' |
| C3 | 77.23' | 49.00' | 90°18'00" | N 89°28'37" E | 69.48' |
| C4 | 16.92' | 29.94' | 32°22'41" | S 61°33'43" E | 16.69' |
| C5 | 17.74' | 30.00' | 33°52'58" | N 62°17'44" W | 17.48' |
| C6 | 39.13' | 25.00' | 89°40'52" | N 00°30'49" W | 35.26' |
| C7 | 39.40' | 25.00' | 90°18'00" | N 89°28'37" E | 35.45' |
| C8 | 17.35' | 30.00' | 33°07'43" | S 28°48'31" E | 17.11' |

SURVEYOR Eagle Surveying, LLC Contact: Erick Nolasco 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

OWNER Tri-Tex Construction, Inc. Contact: David Lindsay 797 N. Grove Road Richardson, TX 75081 (972) 644-1410







| PLATTING APPLICA MASTER PLAT (\$ PRELIMINARY PL FINAL PLAT (\$300 REPLAT (\$300.00 | \$100.00 + \$15.00 ACRE) ¹ LAT (\$200.00 + \$15.00 ACRE) ¹ 0.00 + \$20.00 ACRE) ¹ | DF DEVELOPMEN ZONING J ZONIN SPECI D PD DE OTHER A | PLAN <u>NOTE</u> CITY I SIGNE DIREC CITY E NT REQ APPLIC IG CHA IFIC US VELOP PPLIC | F USE ONLY NING & ZONING CASE NO. THE APPLICATION IS NOT CONSIDI UNTIL THE PLANNING DIRECTOR AN ED BELOW. STOR OF PLANNING: ENGINEER: UEST [SELECT ONLY ONE BOX]: ATION FEES: NGE (\$200.00 + \$15.00 ACRE) ¹ E PERMIT (\$200.00 + \$15.00 ACRE) MENT PLANS (\$200.00 + \$15.00 A ATION FEES: (AL (\$75.00) | E) 142 |
|--|--|---|--|---|--|
| SITE PLAN APPLICA | | NOTES: T IN DETERM PER ACRE AI 2 A <u>\$1,000.0</u> | Mining Th Mount, F 10 Fee W | EQUEST/SPECIAL EXCEPTIONS (E FEE, PLEASE USE THE EXACT ACREAGE FOR REQUESTS ON LESS THAN ONE ACRE, F ILL BE ADDED TO THE APPLICATION FEE TION WITHOUT OR NOT IN COMPLIANCE | WHEN MULTIPLYING BY THE ROUND UP TO ONE (1) ACRE. E FOR ANY REQUEST THAT |
| | | | | | |
| | RMATION [PLEASE PRINT] | | | | |
| ADDRESS | 955 Sids Road | | | | |
| SUBDIVISION | Hiz Is and deale assisting | | | LOT | BLOCK |
| GENERAL LOCATION | Sids Road between Mims Rd and | d Goliad R | d | | |
| ZONING, SITE PL | AN AND PLATTING INFORMATION [PLEAS | E PRINT] | | | |
| CURRENT ZONING | HC - Heavy Commercial District | CURREN | T USE | | |
| PROPOSED ZONING | | PROPOSE | D USE | | |
| ACREAGE | 1.50 LOTS [CURRENT | 1 1 | | LOTS [PROPOSED] | 1 |
| REGARD TO ITS AF | PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TI PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF NIAL OF YOUR CASE. | HAT DUE TO THE STAFF'S COMMEN | E PASSA NTS BY | IGE OF <u>HB3167</u> THE CITY NO LONG THE DATE PROVIDED ON THE DEVE | GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILL |
| OWNER/APPLICA | NT/AGENT INFORMATION IPLEASE PRINT/CH | IECK THE PRIMAR | RY CONT | ACT/ORIGINAL SIGNATURES ARE R | EQUIRED] |
| | Tri-Tex Construction, Inc. | | | Eagle Surveying, LL | ALC: NOT THE OWNER OF THE OWNER OWNE |
| CONTACT PERSON | David Lindsay | CONTACT PER | SON | Erick Nolasco | |
| ADDRESS | 797 N. Grove Road | ADDR | RESS | 222 S. Elm Street, S | Suite 200 |
| CITY, STATE & ZIP | Richardson, TX 75081 | CITY, STATE 8 | & ZIP | Denton, TX 76201 | |
| PHONE | 972-644-1410 | PH | ONE | 940-222-3009 | |
| E-MAIL | david@tri-tex.com | E-I | MAIL | erick@eaglesurveyi | ng.com |
| NOTARY VERIFIC | | DAVID | Line | | THE UNDERSIGNED, WHO |
| S INFORMATION CONTAINED SUBMITTED IN CONJUNCTION | AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; AU , TO COVER THE COST OF THIS APPLICATION, HA , 20 By SIGNING THIS APPLICATION, I AGRE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS DN WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO IND SEAL OF OFFICE ON THIS THE DAY OF | AS BEEN PAID TO TI EE THAT THE CITY ALSO AUTHORIZI DCIATED OR IN RES | HE CITY OF ROO | OF ROCKWALL ON THIS THE XWALL (I.E. "CITY") IS AUTHORIZED A PERMIT TO A REQ. EST, FOR BUBLIC INFORME Notary F Comm. | DAY OF DAY OF DAY OF DAY OF DAY OF |
| | OWNER'S SIGNATURE | 1 | | | Try ID 129455150 1 |
| NOTARY PUBLIC IN AND F | OR THE STATE OF TEXAS | dee | | MY COMMISSION EXPIRES | (e-12-25 |

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



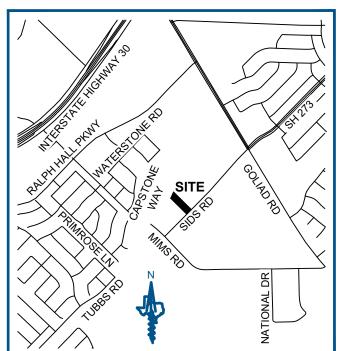


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.



VICINITY MAP (1" = 2,000')



| | LINE TABLE | |
|------|----------------------------|---|
| LINE | BEARING | DISTANCE |
| L1 | N 45°21'15" W | 4.39' |
| L2 | N 44°19'37" E | 26.65' |
| L3 | S 45°22'22" E | 4.69' |
| L4 | N 45°21'15" W | 4.39' |
| L5 | N 44°19'37" E | 26.65' |
| L6 | S 45°22'22" E | 4.50' |
| | L1 L2 L3 L4 L5 | LINE BEARING L1 N 45°21'15" W L2 N 44°19'37" E L3 S 45°22'22" E L4 N 45°21'15" W L5 N 44°19'37" E |

GENERAL NOTES

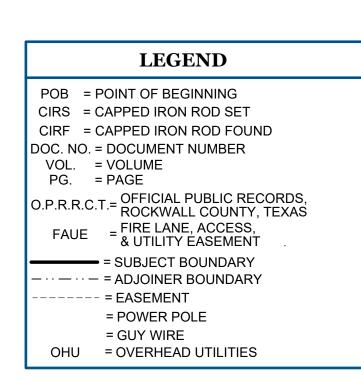
- 1. The purpose of this plat is to add easements to an existing lot of record for site development.
- 2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- 3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone 4202).
- 4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- 6. Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 7. 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.
- 8. The subject property is Zoned HC Heavy Commercial District.

| | | | CURVE TABLE | | |
|-------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 17.38' | 30.03' | 33°09'24" | N 28°23'33" W | 17.14' |
| C2 | 76.70' | 49.00' | 89°40'52" | N 00°30'49" W | 69.10' |
| C3 | 77.23' | 49.00' | 90°18'00" | N 89°28'37" E | 69.48' |
| C4 | 16.92' | 29.94' | 32°22'41" | S 61°33'43" E | 16.69' |
| C5 | 17.74' | 30.00' | 33°52'58" | N 62°17'44" W | 17.48' |
| C6 | 39.13' | 25.00' | 89°40'52" | N 00°30'49" W | 35.26' |
| C7 | 39.40' | 25.00' | 90°18'00" | N 89°28'37" E | 35.45' |
| C8 | 17.35' | 30.00' | 33°07'43" | S 28°48'31" E | 17.11' |

<u>SURVEYOR</u> Eagle Surveying, LLC Contact: Erick Nolasco 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009

OWNER Tri-Tex Construction, Inc. Contact: David Lindsay 797 N. Grove Road Richardson, TX 75081 (972) 644-1410

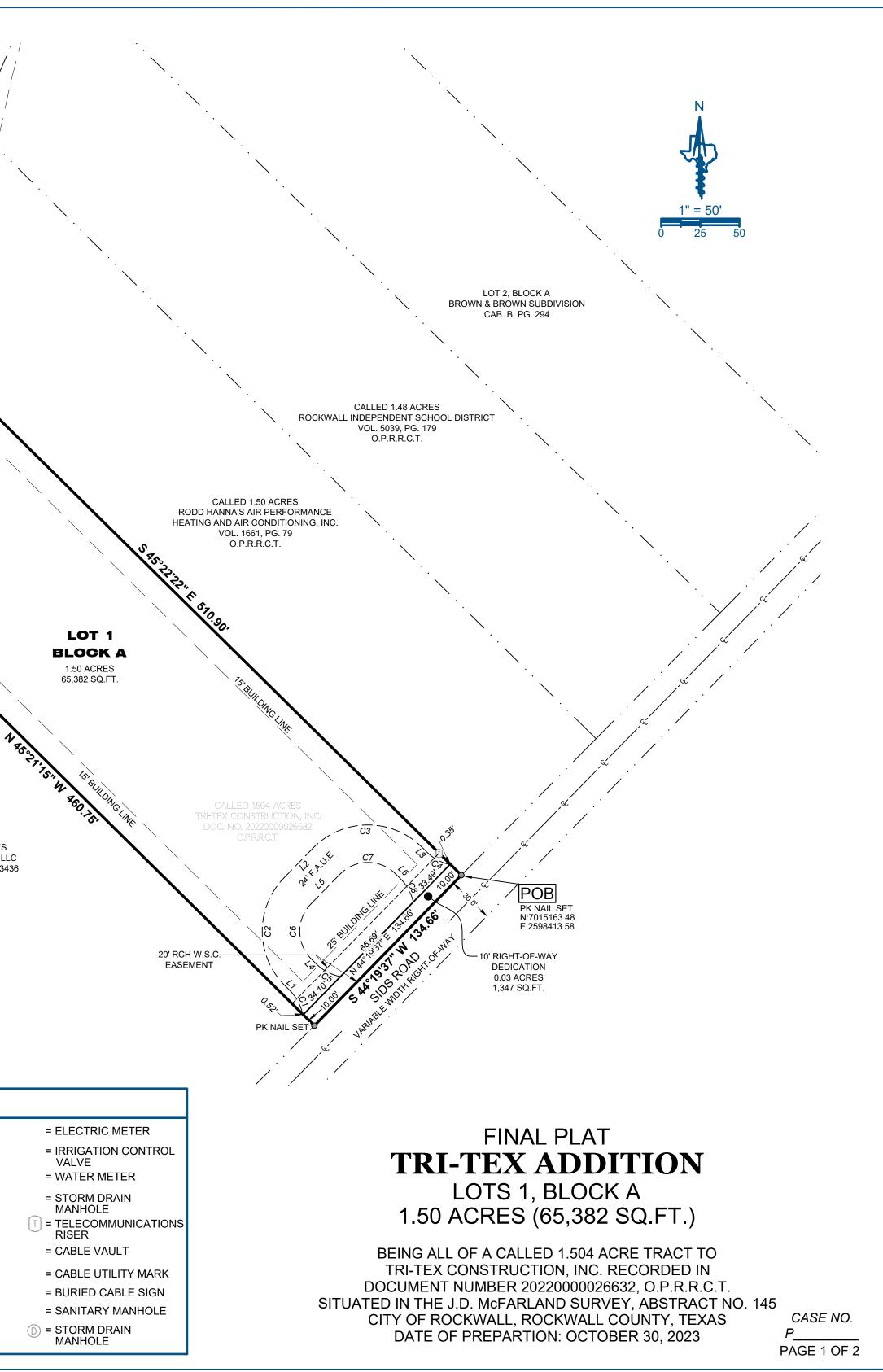




CALLED 4.99 ACRES ZONE "AE" NON-SHADED ZONE "AE" NON-SHADED ZONE "X" APPROXIMATE LOCATION OF FLOOD LINE AS SCALED PER FEMA MAP CALLED 4.99 ACRES JS CUSTOM HOMES, LLC DOC. NO. 2016000003336 0.P.R.C.T.

1/2"IRF. N:7015522.38

E:2598049.98



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS TRI-TEX CONSTRUCTION, INC. is the sole owner of a an 1.50 acre tract or parcel of land situated in the J.D. McFarland Survey, Abstract Number 145 in the City of Rockwall, Rockwall County, Texas, being a called 1.504 acre tract of land conveyed to Tri-Tex Construction, Inc. by Warranty Deed with Vendor's Lien of record in Document Number 20220000026632 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail set in the Northwest right-of-way line of Sids Road (variable width right-of-way) being the South corner of a called 1.50 acre tract of land conveyed to Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. by Warranty Deed with Vendor's Lien of record in Volume 1661, Page 79 of the Official Public Records of Rockwall County, Texas and the East corner of said 1.504 acre tract;

THENCE, S44°19'37"W, along the Northwest right-of-way line of said Sids Road, being the common Southeast line of said 1.504 acre tract, a distance of 134.66 feet to a PK nail set, being the East corner of a called 4.99 acre tract of land conveyed to JS Custom Homes, LLC by Warranty Deed with Vendor's Lien of record in Document Number 20160000003436 of the Official Public Records of Rockwall County, Texas and the South corner of said 1.504 acre tract;

THENCE, N45°21'15"W, along the Northeast line of said 4.99 acre tract, being the common Southwest line of said 1.504 acre tract, a distance of 460.75 feet to a 1/2" iron rod found in the Southeast line of a called 52.375 acre tract of land conveyed to Rockwall Hall Parkway Lots, L.P. by Special Warranty Deed of record in Volume 4126, Page 46 of the Official Public Records of Rockwall County, Texas, being the North corner of said 4.99 acre tract and the West corner of said 1.504 acre tract;

THENCE, N23°54'56"E, along the Southeast line of said 52.375 acre tract, being the common Northwest line of said 1.504 acre tract, a distance of 143.80 feet to a 1/2" iron rod found, being the West corner of said 1.50 acre tract and the North corner of said 1.504 acre tract;

THENCE, S45°22'22"E, along the Southwest line of said 1.50 acre tract, being the common Northeast line of said 1.504 acre tract, a distance of 510.90 feet to the **POINT OF BEGINNING**, containing 1.50 acres or 65,382 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

Project 2305.042-05

Date 11/10/2023

Drafter EN



SURVEYOR Eagle Surveying, LLC Contact: Erick Nolasco 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 OWNER Tri-Tex Construction, Inc. Contact: David Lindsay 797 N. Grove Road Richardson, TX 75081 (972) 644-1410

| OWNERS: TRI-TEX CONSTRUCTION, INC. | | |
|---|--------------------------|---|
| BY: Signature | Date | |
| BY: Printed Name & Title | | |
| STATE OF TEXAS § COUNTY OF § | | |
| BEFORE ME, the undersigned authority, on this day personally ap known to me to be the person whose name is subscribed to th considerations therein expressed and in the capacity therein stated | | , of TRI-TEX CONSTRUCTION, INC. wledged to me that she executed the same for the purposes and |
| GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this | day of | , 2023. |
| Notary Public in and for the State of Texas | My Commission Expires | - |
| CER | TIFICATE OF SURVE | YOR |

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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

Matthew Raabe

Registered Professional Land Surveyor #6402

Date

| CERTIFICATE OF APPROVAL |
|--|
| |
| Chairman Date Planning & Zoning Commission |
| APPROVED: |
| I hereby certify that the above and foregoing plat of TRI-TEX ADDITION , an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 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, Texas, within one hundred eighty (180) days from the said date of final approval. |
| WITNESS OUR HANDS, this day of, 2023. |
| Mayor, City of Rockwall City Secretary, City of Rockwall |
| City Engineer |

FINAL PLAT **TRI-TEX ADDITION** LOTS 1, BLOCK A 1.50 ACRES (65,382 SQ.FT.)

BEING ALL OF A CALLED 1.504 ACRE TRACT TO TRI-TEX CONSTRUCTION, INC. RECORDED IN DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T. SITUATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS DATE OF PREPARTION: OCTOBER 30, 2023

CASE NO. P



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 |
|--------------|---|
| DATE: | November 28, 2023 |
| APPLICANT: | Dillon Stokes; Stoked Out Services |
| CASE NUMBER: | SP2023-033; Amended Site Plan for 1410 S. Goliad Street |

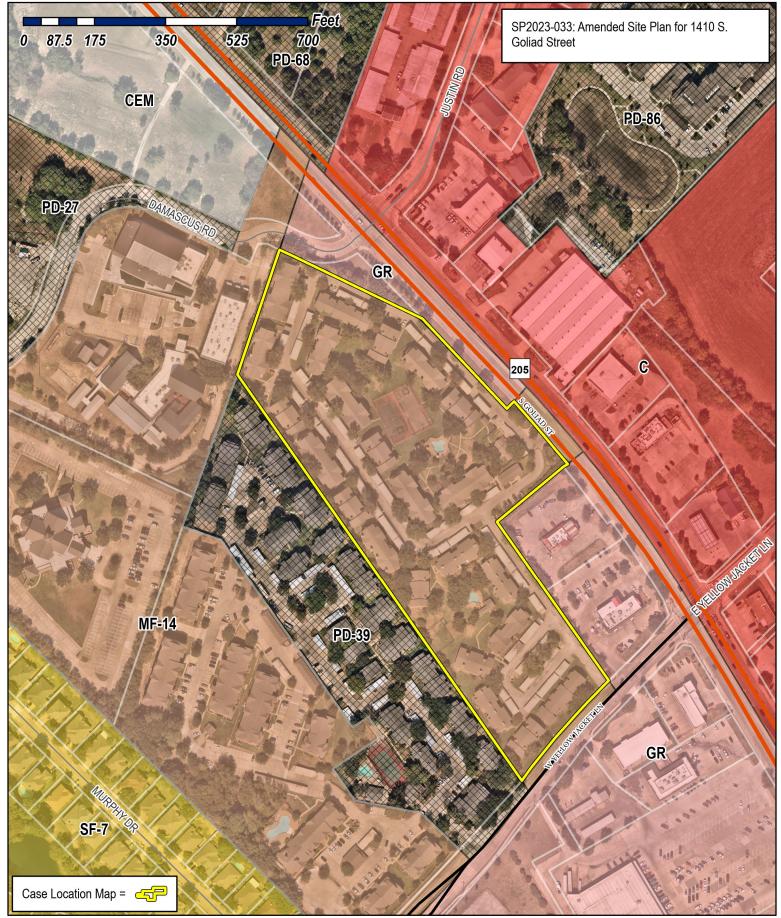
On August 11, 2020, the Planning and Zoning Commission approved an Amended Site Plan [i.e. Case No. SP2020-013] to allow the expansion and remold of the exterior of the existing amenity center for the Pebblebrook Apartment Complex (i.e. Eastbank Apartment Complex). As part of the Site Plan case, the Planning and Zoning Commission approved building elevations that incorporated HardieBoard horizontal siding and Lueder limestone. The applicant also was granted a variance to the Roof Design Standards to allow a roof pitch of 3:12 on the building; however, the expansion and remodel never took place and the subject property switched ownership prior to the current application. On October 20, 2023, the applicant -- Dillon Stokes -- submitted an application for an Amended Site Plan to add metal paneling to part of the building facade of the leasing office and raise that height to approximately 18-feet. On November 1, 2023, the Architectural Review Board recommended that the applicant submit new colored building elevations and a material sample board to better illustrate the proposed changes. On November 7, 2023, the owner -- Michael Hendricks -- submitted a letter for an extension of up to 30 days in order to allow more time to resubmit new building elevations and a material sample board requested by the ARB. On November 14, 2023, both the applicant and owner submitted new building elevations for the leasing center and material sample boards with two (2) exterior options: [1] HardieBoard siding and [2] metal paneling. A material sample board and elevations were also submitted for new shade structures on the subject property, which would consist of metal columns with cedar elements. Based on the new building elevations for the leasing office, the proposed building does not meet the following architectural standards:

- (1) <u>90% Masonry Requirement</u>. According to Subsection 05.01 (C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% *Primary* materials …" In this case, the proposed building is utilizing less than 90% *Primary* materials, which will require a *variance* from the Planning and Zoning Commission.
- (2) <u>Cementitious Materials</u>. According to Subsection 05.01 (C)(2) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(t)he use of cementitious materials shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is proposing to utilize stucco within the first four (4) feet of the buildings' façade, which will require a variance from the Planning and Zoning Commission.
- (3) <u>Roof Design Standards</u>. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)II structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being remodeled with a flat roof without a parapet, which will require a <u>variance</u> from the Planning and Zoning Commission.

Based on the provided building elevations and site plan, the requested changes to the leasing center and shade structures will require variances to the [1] 90% masonry materials, [2] the use/amount of cementitious materials, and [3] the roof design standards. Although, the applicant has failed to provide compensatory measures in lieu of variances, staff should note that the proposed changes to the leasing center and the shade structures near the basketball courts are a reinvestment in an older, non-conforming property, and based on this the request warrant consideration without compensatory measures. In this case, the applicant appears to want to update the existing building and surroundings with a more modernized and upgraded architecture. With this being said, approval of all variances are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning

Commission have any questions concerning the applicant's request, staff and the applicant will be available at the <u>November</u> <u>28, 2023</u> Planning and Zoning Commission meeting.

| ROPRIATE BOX BELOW TO INDICATE THE TYPE OF ION FEES: 0.00 + \$15.00 ACRE) 1 1 (\$200.00 + \$15.00 ACRE) 1 10 + \$20.00 ACRE) 1 10 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) 10 + \$20.00 ACRE) 1 NOR FEES: 0 + \$20.00 ACRE) 1 AN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) MATION [PLEASE PRINT] I 410 S. Goulas St. Rouws N AND PLATTING INFORMATION [PLEASE | ZONING APPLIN ZONING CHA SPECIFIC US PD DEVELOI OTHER APPLIC TREE REMO VARIANCE F NOTES: TIN DETERMINING T PER ACRE AMOUNT. A \$1,000.00 FEE INVOLVES CONSTRU PERMIT. | CATION FEES: INGE (\$200.00 + \$15.00 ACRE) ¹ SE PERMIT (\$200.00 + \$15.00 ACRE) ¹ PMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ATION FEES: VAL (\$75.00) EQUEST/SPECIAL EXCEPTIONS (\$100.00) ² HE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. MILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING |
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| 1410 S. GOLIAD ST. ROLKWA | | |
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| | PROPOSED USE | |
| LOTS (CURRENT | | LOTS [PROPOSED] |
| LATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T ROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF IAL OF YOUR CASE. | HAT DUE TO THE PAS STAFF'S COMMENTS B | GAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH (THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL |
| TAGENT INFORMATION [PLEASE PRINT/CH | ECK THE PRIMARY CO | TACT/ORIGINAL SIGNATURES ARE REQUIRED] |
| HAPARAAL PARTNERS | APPLICANT | STOKED OUT SERVICES |
| NULLAEL HENDRICUS | | DILLON STOKES |
| 1925 CILEENVILLE AVE SOUTE 860 | ADDRESS | 4455 CR. 260B |
| DALLAS, T.L. 75206 | CITY, STATE & ZIP | Gaboo mius, TX, 75135 |
| 14-912-6097 | PHONE | 972-922-2644 |
| HEN DRICKS CCHAPARRAL PARTNERS.00 | E-MAIL | DILLON @ STOKEDOUTSERVICES.COM |
| I ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE | E FOLLOWING: LL INFORMATION SUBMI | Hendricks [OWNER] THE UNDERSIGNED, WHO |
| 20 BY SIGNING THIS APPLICATION, I AGR. | EE THAT THE CITY OF R S ALSO AUTHORIZED AI | OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDI ID PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATIOI |
| ND SEAL OF OFFICE ON THIS THE O DAY OF | 20 2 , 20 2 | ADRIENNE T. STOKES |
| | LOTS [CURRENT] ATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TH ROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF AL OF YOUR CASE. T/AGENT INFORMATION [PLEASE PRINT/CH HAP ALAAL PARTNERS MULAS ALAAL PARTNERS MULAS, TYL. PARTNERS MULAS, TYL. PARTNERS MULAS, TYL. PSZOB MALOS, TYL | CURRENT USE PROPOSED USE LOTS [CURRENT] ATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASS ROUAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY AL OF YOUR CASE. T/AGENT INFORMATION [PLEASE PRINTICHECK THE PRIMARY CON HAP ALLAL PARTNERS MUTHEL HENOLUCES ALLAS, T.L. PARTNERS MUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAN NUMBER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMIT TO COVER THE COST OF THIS APPLICATION, I AGREE THAT THE CITY OF R WITHIN THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONS D SEAL OF OFFICE ON THIS THE D DAY OF 19 202 OWNER'S SIGNATURE |

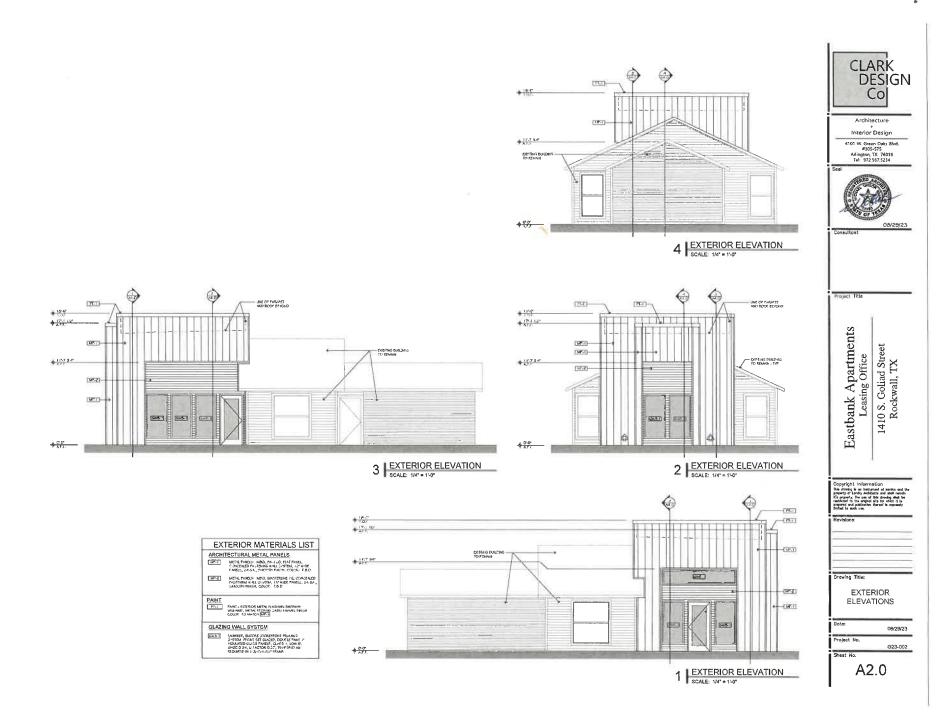




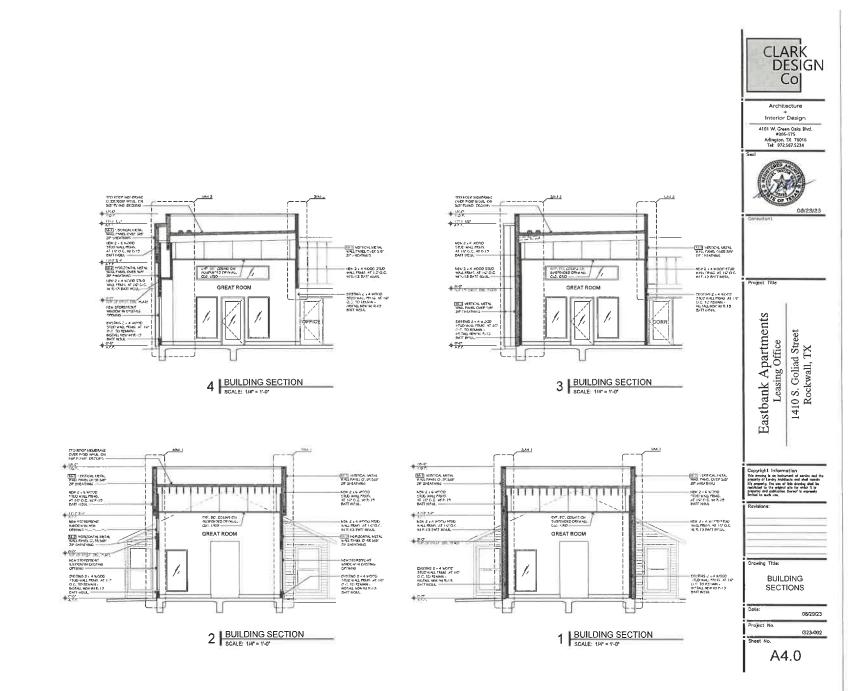
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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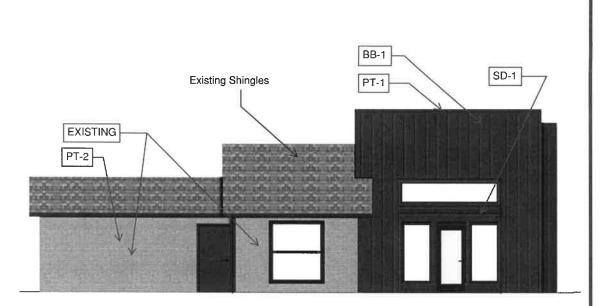


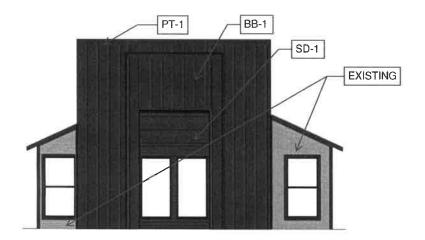


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<u>BB-1</u>

<u>PT-1</u>

PT-2

BOARD AND BATTEN PAINTED PT-1 2" WIDE BATTEN AT AT 16" O.C. BY JAMES HARDE



PAINT EXTERIOR METAL FLASHING SHERWIN WILLIAMS, METAL ETCHING SATIN ENAMEL SHERWIN SW Classic French Grey 0077

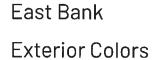


PAINT EXISTING BRICK TO BE PAINTED SHERWIN WILLIAMS UNCERTAIN GREY SW6234

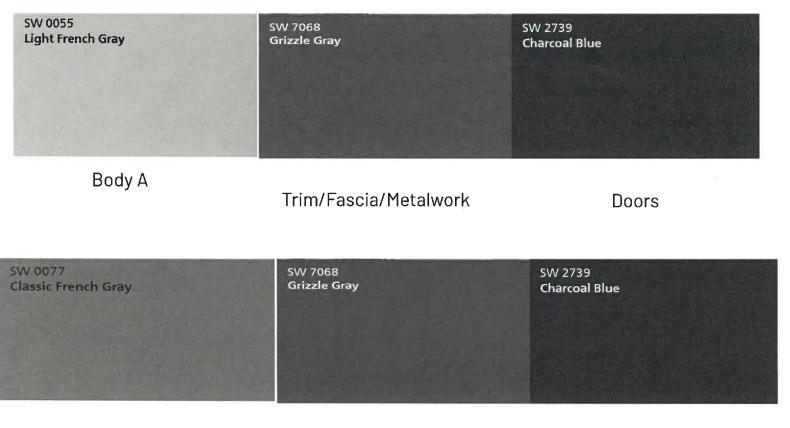


<u>SD-1</u>

HARDE PLANK JAMES HARDE 6" PLANK CEDARMILL HORIZONTAL SIDING, SW Classic French Grey 0077



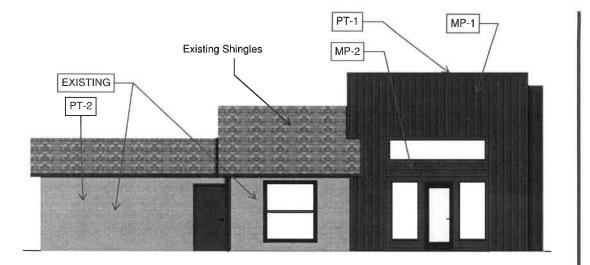
Body B

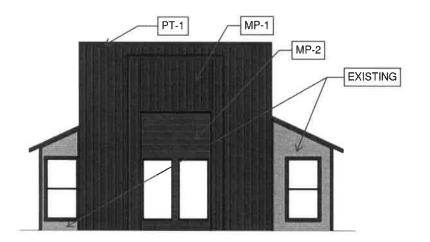


Trim/Fascia/Metalwork

Doors

LEASING







<u>MP-1</u>

<u>MP-2</u>

<u>PT-1</u>

METAL PANELS Mueller Inc. U Panel SW 0077 Classic French Gray



METAL PANELS Mueller Inc. U Panel SW 0077 Classic French Gray



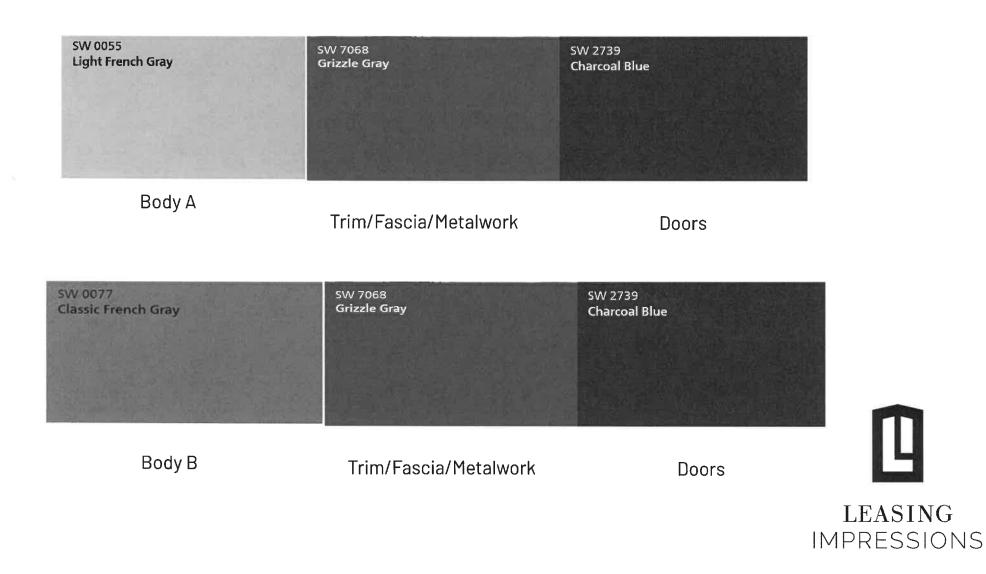
PAINT EXTERIOR METAL FLASHING SHERWIN WILLIAMS, METAL ETCHING SATIN ENAMEL FINISH COLOR: TO MATCH MP-1



<u>PT-2</u>

PAINT EXISTING BRICK TO BE PAINTED SHERWIN WILLIAMS UNCERTAIN GREY SW6234

East Bank Exterior Colors



Actual Example Photos Below





Eastbank Shade Structures 1410 S. Goliad St. Rockwall, TX 75087



Materials

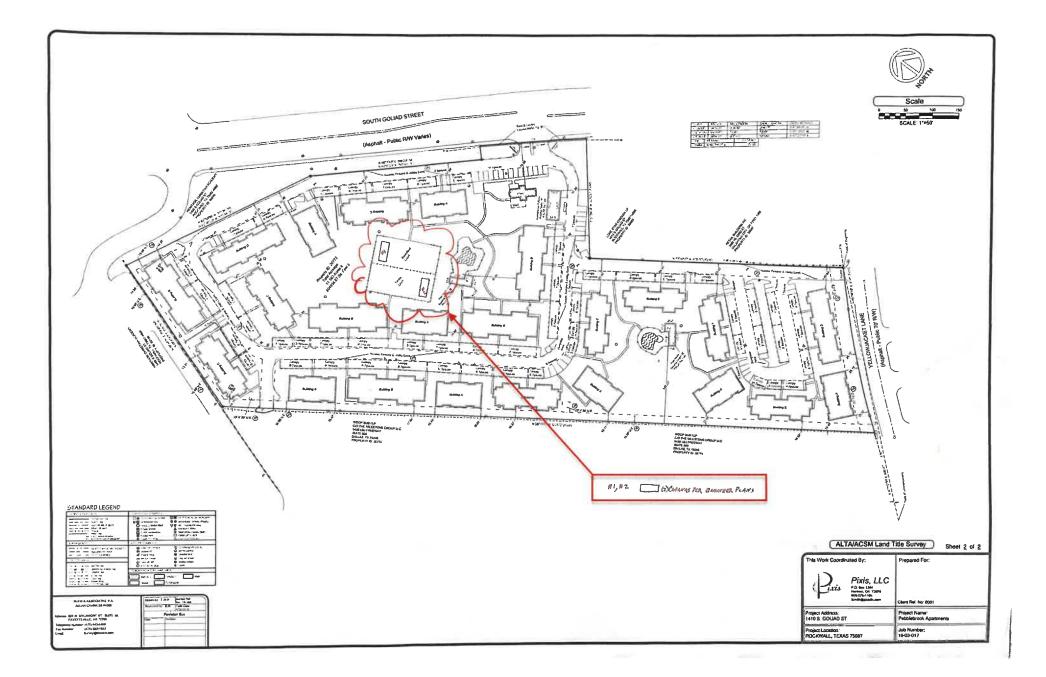
1"x6" Cedar

Stain Specification-Master Halco: Oxford Brown

Metal- 6"x6" x3/16"

Paint Specification-SW 7048 Urbane Bronze. (Color Depicted As Well)







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

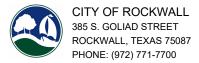
| TO: | Planning and Zoning Commission |
|------------|---|
| DATE: | November 28, 2023 |
| APPLICANT: | Alejandro Orfanos; POP Restaurants, LLC. |
| SUBJECT: | SP2023-041; Amended Site Plan for an Existing Restaurant with Drive-Through (Popeyes's) |

The applicant, Alejandro Orfanos of POP Restaurants, LLC., is requesting approval of an *Amended Site Plan* to change the building elevations for an existing *Restaurant with Drive-Through (i.e. Popeye's)*. The subject property is a 0.64-acre parcel of land (*i.e. Lot 1, Block A, Popeye's Addition*), zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and addressed as 2535 Ridge Road. On April 15, 2002, the Planning and Zoning Commission approved a site plan (*i.e. Case No. PZ2002-13*) allowing the construction of a *Restaurant with Drive-Through or Drive-In* on the subject property. According to Rockwall Central Appraisal District (RCAD), the existing building is 2,043 SF that was constructed in 2002. Staff was notified by the Building Inspections Department that work had commenced for a remodel on the subject property. The applicants were given a verbal '*Stop Work*' order until the appropriate permits were reviewed and approved by staff which then prompted the applicant to submit an application for an *Amended Site Plan*. The finished work on the building consisted of painting the entire existing building white and removing the canopies and shutters. On November 13, 2023, the applicant submitted new building elevations indicating the following changes: [1] adding a mural, and [2] adding metal, flat canopies to the building. Based on the *General Overlay District Standards*, the proposed mural on the building will require a variance for the following:

(1) <u>Corporate Identity.</u> According to Subsection 06.02(C)(8), General Overlay District Standards, of the Unified Development Code (UDC), "(a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures."

The submitted Amended Site Plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District, and the IH-30 Overlay (IH-30 OV) District and Scenic Overlay (SOV) District. With this being said, the applicant is requesting a variance to the requirements of Subsection 06.02(C)(2), General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), to allow corporate branding on the subject property. Staff should point out that this variance -- for murals associated with branding elements -- has been approved for other restaurants in the IH-30 Corridor in the past (e.g. Raising Canes, Velvet Taco, Saltgrass, etc.); however, the approval of the requested variance is a discretionary decision for the Planning and Zoning Commission, and will require a supermajority vote (*i.e. three-quarter majority vote*) of the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the <u>November 28, 2023</u> Planning and Zoning Commission meeting.

PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | SP2023-041 |
|-------------------------|-------------------------------|
| PROJECT NAME: | Amended Site Plan for Popeyes |
| SITE ADDRESS/LOCATIONS: | 2535 RIDGE RD |

CASE CAPTION: Discuss and consider a request by Alejandro Orfanos of POP Restaurants, LLC for the approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2535 Ridge Road, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|------------------|----------------|----------------------|--|
| PLANNING | Angelica Guevara | 11/20/2023 | Approved w/ Comments | |

11/20/2023: SP2023-041; Amended Site Plan for An Existing Restaurant with Drive-Through

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and addressed as 2535 Ridge Road.

1.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-041) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide the City standard Site Plan Signature Block on all pages of the plans (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan). Please remove the bracketed wording and leave a blank space for the date. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

| I hereby certify that the above and foregoing site plan for a dev | velopment in the City of Rockwall, Texas, was approved by the |
|---|---|
| Planning & Zoning Commission of the City of Rockwall on the | day of, |

Planning & Zoning Commission Chairman Director of Planning and Zoning

M.6 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Corporate Branding. According to Subsection 06.02.C8, General Overlay District Standards, of the Unified Development Code (UDC), (a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, Variances

to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures.

M.7 Please provide a picture of the proposed shutters that will be used on Elevation C. The building elevations are not clear as to how this design element will look.

M.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting will be held on November 28, 2023

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|-------------------------------|---|----------------|-------------------|--|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| BUILDING | Craig Foshee | 11/16/2023 | Approved | |
| 11/16/2023: * Separate permit | ts required for Remodel and Signs | | | |
| * Mural must be approved with | Amended Site Plan, Not allowed by sign ordina | ance | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| FIRE | Ariana Kistner | 11/17/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| GIS | Lance Singleton | 11/14/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| POLICE | Chris Cleveland | 11/20/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| PARKS | Travis Sales | 11/14/2023 | Approved | |
| | | | | |

No Comments

| | | | | 21 POPEYE'S FINISH SCHEDULE ALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (184 | 5) | | |
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| CODE | MATERIAL | LOCATION | JOONEL | WALL FINISHES AND PAINT | | | |
| | | | NICHIHA FIBER CEMENT | VINTAGE BRICK | ALEXANDRIA BUFF | 7 3/8" x 2 1/2" x 3/4" | 770 |
| EB-1 | FACE BRICK | ACCENT TOWER BRICK | ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION | ALTERNATE OPTION: THIN BRICK | FLAGSTAFF | 8-1/8" x 2-1/16" x 5/8" | рор |
| EF-1 | EXTERIOR WOOD SIDING | FRONT FAÇADE EXTERIOR WALLS | NICHIHA FIBER VINTAGE WOOD AWP 3030 CEDAR CEMENT CEDAR | | 17-7/8" H x 119- 5/16" L | C 77 | |
| | | | BENJAMIN MOORE | ULTRA SPEC EXT LOW LUSTRE (N455) | WHITE OC-125 MOONLIGHT WHITE | | roc |
| EP-1 | EXTERIOR PAINT | MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM | SHERWIN WILLIAMS | A-100 EXTERIOR LATEX SATIN | SW 7551 GREEK VILLA | | |
| | | | BENJAMIN MOORE | ULTRA SPEC EXT LOW LUSTRE (N455) | ROOT BEER CANDY 2105-20 | | roc |
| EP-2 | EXTERIOR PAINT | BRICK TOWER METAL COPING | SHERWIN WILLIAMS | A-100 EXTERIOR LATEX SATIN | SW 6062 RUGGED BROWN | | |
| | | | BENJAMIN MOORE | ULTRA SPEC EXT LOW LUSTRE (N455) | "GRAY" HC-170 STONINGTON GREY | | ro |
| EP-3 | EXTERIOR PAINT | EXTERIOR WAINSCOT, SLL PAINT, AND DUMSPTER WALLS | SHERWIN WILLIAMS | A-100 EXTERIOR LATEX SATIN | SW 7657 TINSMITH | | |
| | | | | COROTECH HIGH SOLIDS RAPID DRY ENAMEL | | | 1 |
| EP-4 | EXTERIOR PAINT | BOLLARDS AND DIRECTIONAL SIGN POLES | BENJAMIN MOORE | INDUSTRIAL ENAMEL HS | SAFETY YELLOW | | ro |
| EP-5 | METAL/PAINT | DRIVE THRU WINDOW CANOPY | PROVIDED BY MANUFACTURER | PROVIDED BY MANUFACTURER | TERNATE OPTION: THIN BRICK FLAGSTAFF VINTAGE WOOD AWP 3030 CEDAR VINTAGE WOOD AWP 3030 CEDAR A SPEC EXT LOW LUSTRE (N455) WHITE OC-125 MOONLIGHT WHITE V-100 EXTERIOR LATEX SATIN SW 7551 GREEK VILLA IA SPEC EXT LOW LUSTRE (N455) ROOT BEER CANDY 2105-20 A-100 EXTERIOR LATEX SATIN SW 6062 RUGGED BROWN IA SPEC EXT LOW LUSTRE (N455) "GRAY" HC-170 STONINGTON GREY A-100 EXTERIOR LATEX SATIN SW 7657 TINSMITH INDUSTRIAL ENAMEL HS SAFETY YELLOW INDUSTRIAL ENAMEL HS ORANGE, PANTONE #3564 C. PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER ORANGE, PANTONE #3564 C. PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER ORANGE, PANTONE #3564 C. PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER ORANGE, PANTONE #3564 C. PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER ORANGE, PANTONE #3564 C. PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER TEAL. PANTONE #3564 C. PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER SW 6991 BLACK MAGIC INDUSTRIAL ENAMEL HS SW 6991 BLACK MAGIC | | |
| EP-6 | METAL/PAINT | BUILDING CANOPIES | PROVIDED BY MANUFACTURER | PROVIDED BY MANUFACTURER | | | |
| | | | BENJAMIN MOORE | COROTECH HIGH SOLIDS RAPID DRY ENAMEL | FACTORY FINISH BLACK | | rc |
| EP-7 | EXTERIOR PAINT | DUMSPTER GATES AND PYLON POLE | SHERWIN WILLIAMS | INDUSTRIAL ENAMEL H5 | | | |
| | | | BENJAMIN MOORE | ALIPHATIC ACRYLICC URETHANE - GLOSS | ANTI-GRAFFITTI COAT V500-00 CLEAR | | |
| EP-8 | EXTERIOR PAINT | ALL EXTERIOR WALLS | SHERWIN WILLIAMS | 2K WATERBASED URETHANE - GLOSS | Anti-Graffiti Coating B65-190/B65V190 | | |
| DP-1 | DOOR | EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE | PROVIDED BY MANUFACTURER | TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH | ORANGE. PANTONE #3564 C. PROVIDED BY MANUFACTURER | | |
| ES-1 | SHUTTERS | EXTERIOR WALLS | PROVIDED BY MANUFACTURER | TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH | TEAL. PANTONE #326 C. PROVIDED BY MANUFACTURER | | |

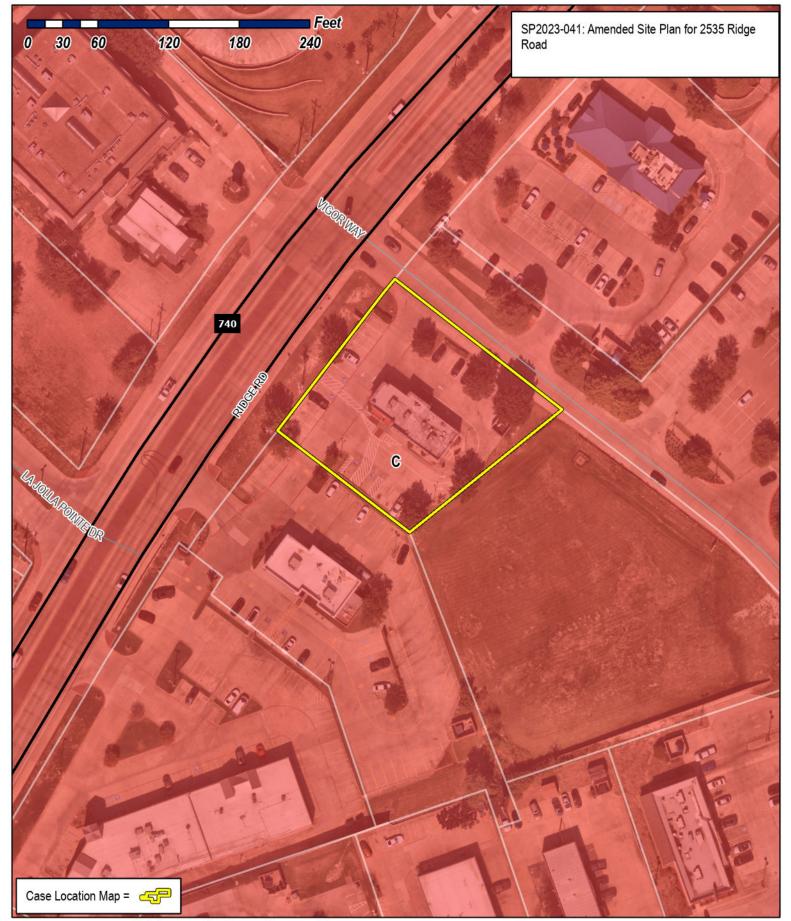




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|---|---|---|--|--|--------------------|
| | DEVELOPMENT APPLIC | ATION | | FF USE Y | a nat |
| $O^{(1)}$ | City of Rockwall Planning and Zoning Department | | | E: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER H. | |
| | 385 S. Goliad Street | | | IED BELOW. CTOR OF PLANNING: | |
| | Rockwall, Texas 75087 | | 1 | ENGINEER: | |
| | | | | | |
| | APPROPRIATE BOX BELOW TO INDICATE THE TYPE O | | | | |
| PRELIMINARY F FINAL PLAT (\$3 REPLAT (\$300.0 AMENDING OR | (\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 00.00 + \$20.00 ACRE) ¹ | D ZONII | NG CHA CIFIC US EVELOI A PPLIC REMO | CATION FEES: ANGE (\$200.00 + \$15.00 ACRE) ¹ SE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} PMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ EATION FEES: VAL (\$75.00) REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² | |
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| ADDRESS | and the second | | | | |
| SUBDIVISION | | | | LOT BLOCK | |
| | | | | LOT BLOCK | |
| GENERAL LOCATION | 2535 Ridge Rd, Rockwall TX 75087 | | | | |
| ZONING, SITE PL | AN AND PLATTING INFORMATION [PLEAS | E PRINT] | | | |
| CURRENT ZONING | | CURREN | IT USE | | |
| PROPOSED ZONING | | PROPOSE | D USE | | |
| ACREAGE | LOTS [CURRENT | | | LOTS [PROPOSED] | |
| REGARD TO ITS . | <u>D PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE. | HAT DUE TO TH STAFF'S COMME | IE PASS ENTS BY | AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILIT / THE DATE PROVIDED ON THE DEVELOPMENT CALEND/ | 'Y WITH AR WILL |
| OWNER/APPLIC | ANT/AGENT INFORMATION [PLEASE PRINT/CH | ECK THE PRIMA | RY CON | ITACT/ORIGINAL SIGNATURES ARE REQUIRED] | |
| | POP Restaurants LLC | | CANT | POP Restaurants LLC | |
| CONTACT PERSON | Alejandro Orfanos | CONTACT PEI | RSON | Alejandro Orfanos | |
| ADDRESS | 4515 LBJ Fwy | ADD | RESS | 4515 LBJ FWY | |
| CITY, STATE & ZIP | Farmers Branch, TX 75244 | CITY, STATE | & ZIP | Farmers Branch, TX | |
| PHONE | 972-620-2287 | PI | HONE | 972-620-2287 | - 11- |
| E-MAIL | development@sunholdings.net | E | -MAIL | aorfanos@sunholdings.net | |
| | CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE ION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE | | <u>ro Or</u> | fanos [OWNER] THE UNDERSIGNED |), WHO |
| \$ 100 October INFORMATION CONTAINE | I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, HA 2023. BY SIGNING THIS APPLICATION, I AGRI WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS FION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO | IS BEEN PAID TO EE THAT THE CIT I ALSO AUTHORI. | THE CIT Y OF RC ZED ANI | Y OF ROCKWALL ON THIS THE <u>30</u> DCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO F D PERMITTED TO REPRODUCE ANY COPYRIGHTED INFOR | DAY OF PROVIDE |

| GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE <u>30</u> DAY $\frac{1}{20}$ Cotober 20 23 | MARIA MCCOY |
|---|--------------------------|
| OWNER'S SIGNATURE | Comm. Expires 09-15-2026 |
| NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS | MY COMMISSION EXPIRES |

DEVELOPMENT APPLICATION • CITY OF ROPEWALL • 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

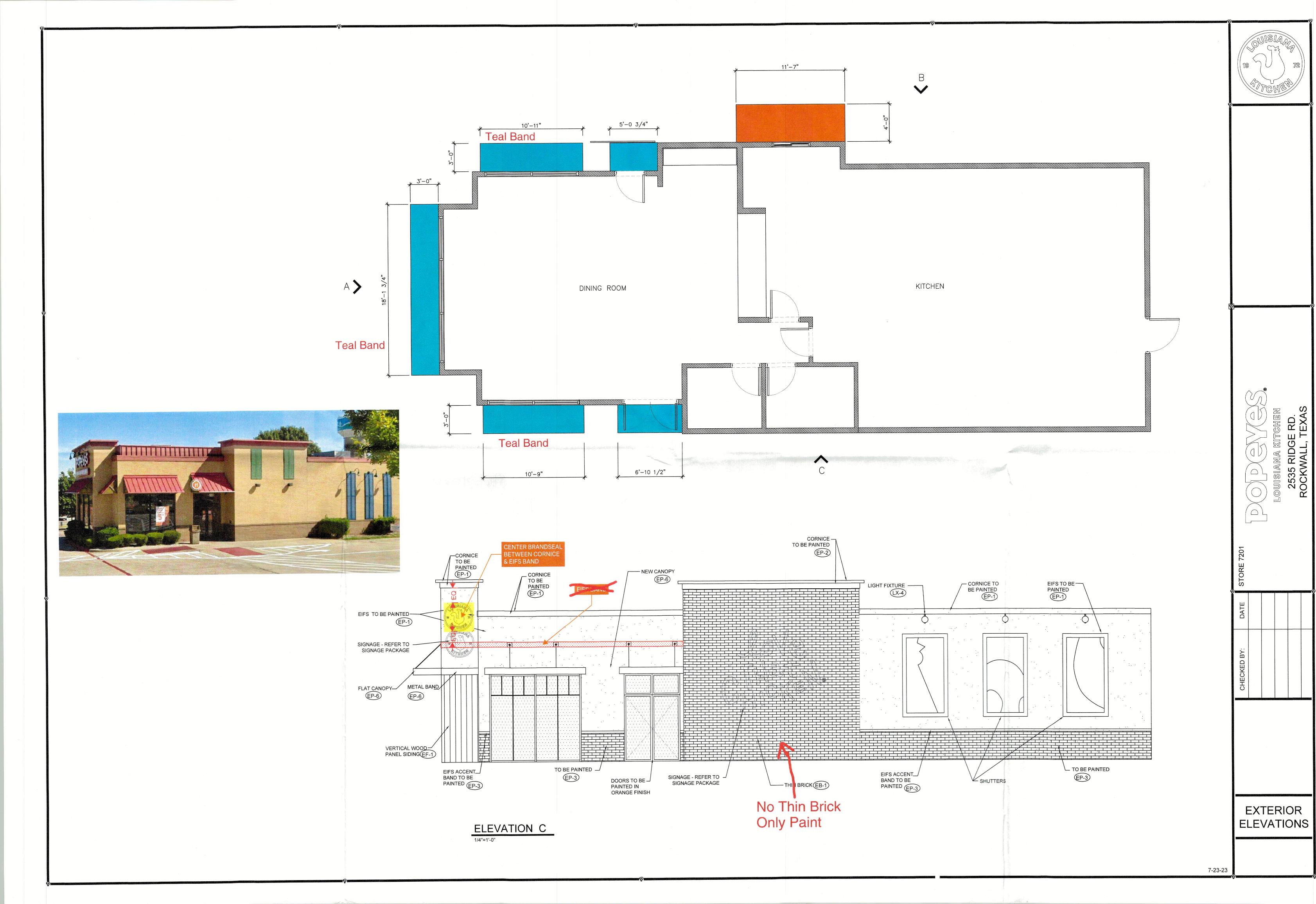
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



| |) | 1 POPEYE'S FINISH SCHEDULE LS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846 | 202 | | | |
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| 7 3/8" x 2 1/2" x 3/4" | ALEXANDRIA BUFF | VINTAGE BRICK | NICHIHA FIBER CEMENT | | | |
| 8-1/8" x 2-1/16" x 5/8" | FLAGSTAFF | ALTERNATE OPTION: THIN BRICK | ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION | ACCENT TOWER BRICK | FACE BRICK | EB-1 |
| 17-7/8″ H x 119- 5/16″ L | CEDAR | VINTAGE WOOD AWP 3030 | NICHIHA FIBER CEMENT | FRONT FAÇADE EXTERIOR WALLS | EXTERIOR WOOD SIDING | EF-1 |
| | WHITE OC-125 MOONLIGHT WHITE | ULTRA SPEC EXT LOW LUSTRE (N455) | BENJAMIN MOORE | | | |
| | SW 7551 GREEK VILLA | A-100 EXTERIOR LATEX SATIN | SHERWIN WILLIAMS | MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM | EXTERIOR PAINT | EP-1 |
| | ROOT BEER CANDY 2105-20 | ULTRA SPEC EXT LOW LUSTRE (N455) | BENJAMIN MOORE | | | |
| | SW 6062 RUGGED BROWN | A-100 EXTERIOR LATEX SATIN | SHERWIN WILLIAMS | BRICK TOWER METAL COPING | EXTERIOR PAINT | EP-2 |
| | "GRAY" HC-170 STONINGTON GREY | ULTRA SPEC EXT LOW LUSTRE (N455) | BENJAMIN MOORE | | | 1 |
| | SW 7657 TINSMITH | A-100 EXTERIOR LATEX SATIN | SHERWIN WILLIAMS | EXTERIOR WAINSCOT, SLL PAINT, AND DUMSPTER WALLS | EXTERIOR PAINT | EP-3 |
| | | COROTECH HIGH SOLIDS RAPID DRY ENAMEL | BENJAMIN MOORE | | | |
| | SAFETY YELLOW | INDUSTRIAL ENAMEL HS | SHERWIN WILLIAMS | BOLLARDS AND DIRECTIONAL SIGN POLES | EXTERIOR PAINT | EP-4 |
| | ORANGE. PANTONE #3564 C. PROVIDED BY MANUFACTURER | PROVIDED BY MANUFACTURER | PROVIDED BY MANUFACTURER | DRIVE THRU WINDOW CANOP | METAL/PAINT | EP-5 |
| | TEAL. PANTONE #326 C. PROVIDED BY MANUFACTURER | PROVIDED BY MANUFACTURER | PROVIDED BY MANUFACTURER | BUILDING CANOPIES | METAL/PAINT | EP-6 |
| | FACTORY FINISH BLACK | COROTECH HIGH SOLIDS RAPID DRY ENAMEL | BENJAMIN MOORE | | | |
| | SW 6991 BLACK MAGIC | INDUSTRIAL ENAMEL HS | SHERWIN WILLIAMS | DUMSPTER GATES AND PYLON POLE | EXTERIOR PAINT | EP-7 |
| | ANTI-GRAFFITTI COAT V500-00 CLEAR | ALIPHATIC ACRYLICC URETHANE - GLOSS | BENJAMIN MOORE | | | |
| | Anti-Graffiti Coating B65-190/B65V190 | 2K WATERBASED URETHANE - GLOSS | SHERWIN WILLIAMS | ALL EXTERIOR WALLS | EXTERIOR PAINT | EP-8 |
| | ORANGE. PANTONE #3564 C. PROVIDED BY MANUFACTURER | TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH | PROVIDED BY MANUFACTURER | EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE | DOOR | DP-1 |
| | TEAL. PANTONE #326 C. PROVIDED BY MANUFACTURER | TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH | PROVIDED BY MANUFACTURER | EXTERIOR WALLS | SHUTTERS | ES-1 |

















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

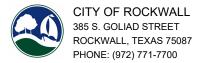
| TO: | Planning and Zoning Commission |
|--------------|--|
| DATE: | November 28, 2023 |
| APPLICANT: | Brent T. Northington; MJDII Architects, Inc. |
| CASE NUMBER: | SP2023-043; Amended Site Plan for an Existing Warehouse/Manufacturing Facility (SPR) |

On March 12, 2019, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2019-004*] to allow the construction of a *warehouse/manufacturing facility*. Since the approval of the site plan the *warehouse/manufacturing facility* has been constructed. On March 14, 2023, the Planning and Zoning Commission approved an Amended Site Plan [*i.e. Case No. SP2023-009*] to expand the existing *warehouse/manufacturing facility*. On November 13, 2023, the applicants resubmitted another application for an Amended Site Plan for the expansion of the existing *warehouse/manufacturing facility*. Specifically, the applicant is requesting to add a pump house to the subject property. Based on the building elevations provided in the Amended Site Plan, the applicant has made changes to the building materials for the proposed pump house. These went from being a fiberglass, faux brick exterior to a metal r-paneling exterior. Based on this, staff concluded that the building does not meet the architectural requirements of the *General Industrial District Standards*. Specifically, the proposed building does not meet the following:

- (1) <u>Roof Design Standards</u>. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)II structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an <u>exception</u> from the Planning and Zoning Commission.
- (2) <u>Building Articulation</u>. According to Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an <u>exception</u> from the Planning and Zoning Commission.
- (3) <u>Building Materials</u>. According to Subsection 06.02(C)(1) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials." In this case, the building will be clad in 100% metal r-paneling. This will be an <u>exception</u> to the material requirements of the General Industrial District Standards.

Based on the provided building elevations and site plan, the only change is the addition of the proposed pump house, which will require exceptions to the [1] roof design standards, [2] building articulation requirements, and [3] the building materials. Staff should note that the applicant will be providing additional landscaping (*i.e. row of trees along the private drive for screening*) as a compensatory measure. With this being said, approval of exceptions are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the <u>November 28, 2023</u> Planning and Zoning Commission meeting.

PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | SP2023-043 |
|-------------------------|---|
| PROJECT NAME: | Amended Site Plan for 1200 E. Washington Street |
| SITE ADDRESS/LOCATIONS: | 1200 E WASHINGTON ST |

CASE CAPTION: Discuss and consider a request by Brent Northington of MJDII Architects, Inc. on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an Amended Site Plan for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|------------------|----------------|----------------------|--|
| PLANNING | Angelica Guevara | 11/17/2023 | Approved w/ Comments | |

11/17/2023: SP2023-043: Amended Site Plan for an Existing Warehouse/Manufacturing Facility (SPR) Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 501 Industrial Boulevard.

1.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-043) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

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

M.5 Building Elevations:

(1) Based on the material requirements for a building within an overlay district, each exterior wall of a building shall include a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials. In this case, the building will be clad in 100% metal r-paneling. This will be an exception to the material requirements of the General

Industrial District Standards. (Subsection 06.02 (C)(1), Article 05, UDC)

1.6 Staff has identified an exception to the material requirements. With this being said, the applicants will be providing additional landscaping (i.e. row of trees along the private drive for screening) as a compensatory measure. Please provide a letter that outlines the request for this exception.

I.7 Please note that failure to address all comments provided by staff will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

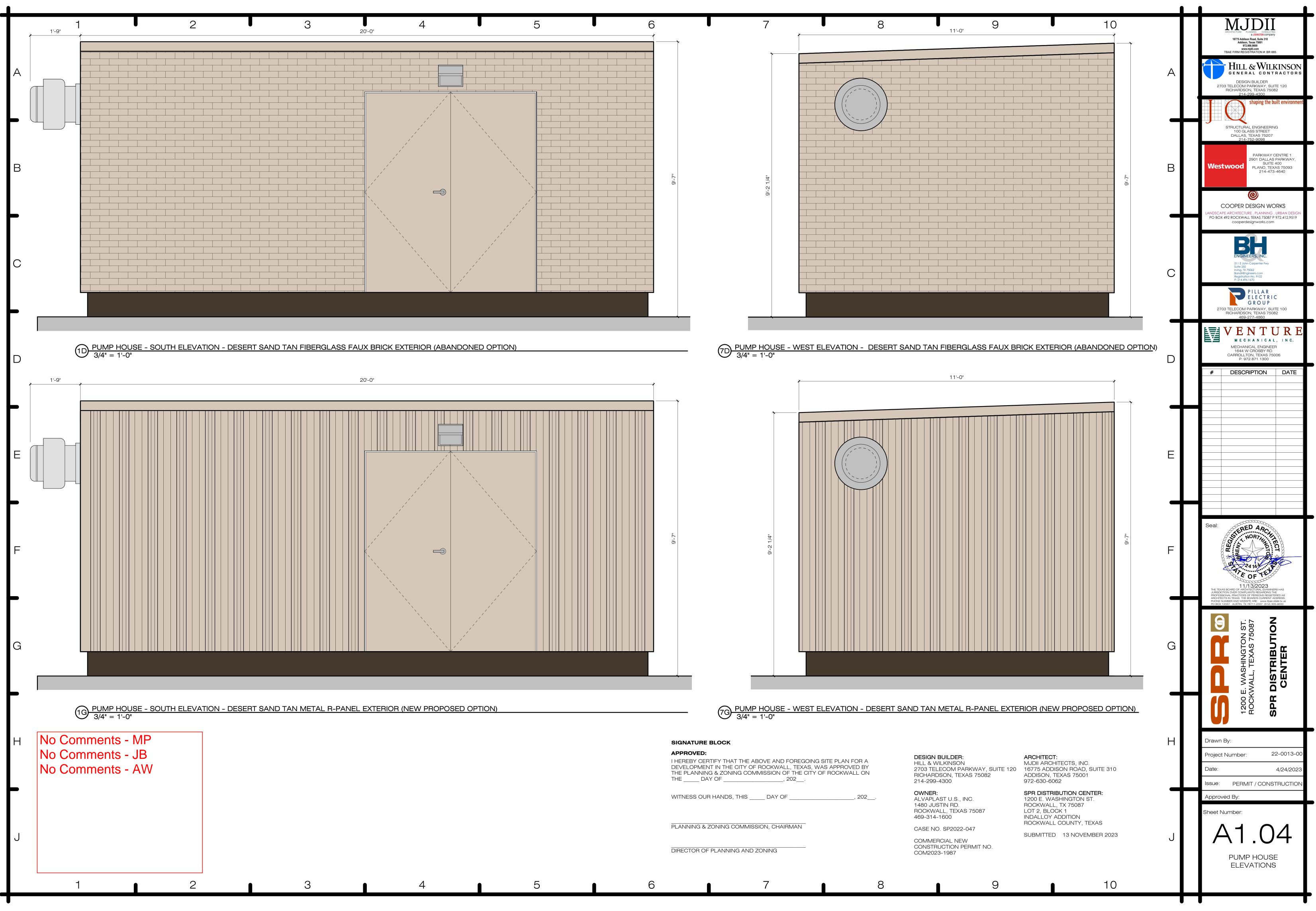
1.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Meeting/Public Hearing meeting will be held on November 28, 2023.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

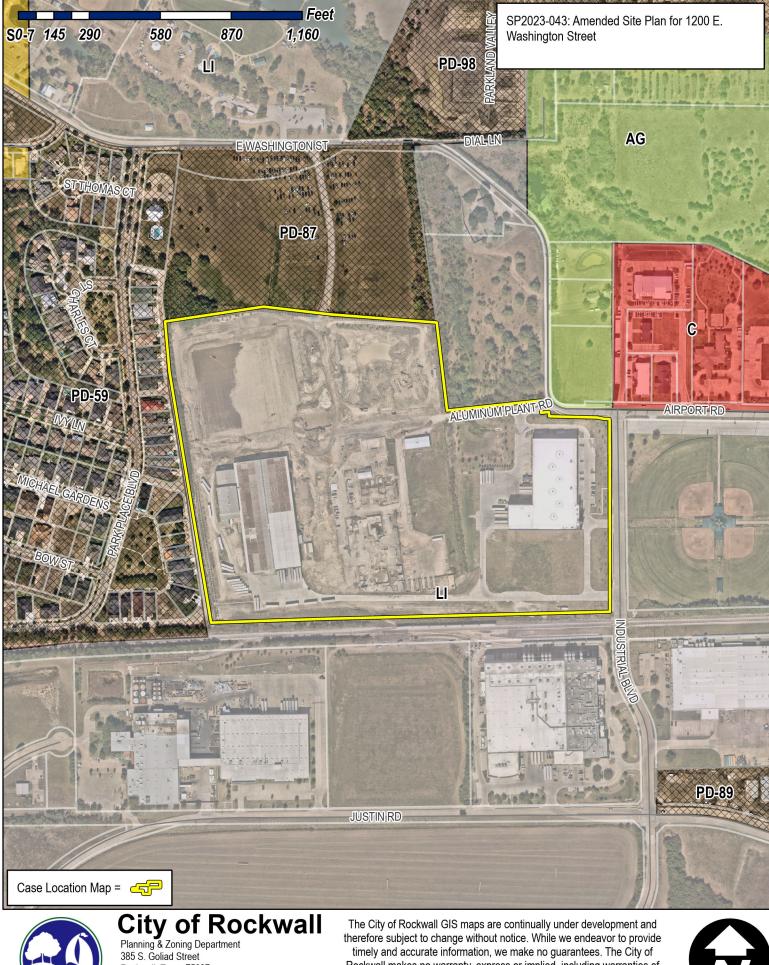
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---------------------------|---------------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING | Craig Foshee | 11/16/2023 | Approved w/ Comments |
| 11/16/2023: BUILDING PERM | IT WILL BE REQUIRED | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE | Ariana Kistner | 11/17/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 11/14/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Chris Cleveland | 11/20/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 11/14/2023 | Approved |
| No Comments | | | |



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| | DEVELOPMEN City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087 | g Department | | PLANN NOTE: CITY U SIGNE DIREC CITY E | INTIL THE PLANI D BELOW. T OR OF PLANN NGINEER: | ON IS NOT CON NING DIRECTO | ISIDERED ACCEP R AND CITY ENGIN | |
|---|---|---|---|--|--|--|---|-------------------------------|
| PLEASE CHECK THE | APPROPRIATE BOX BELOW TO II | NDICATE THE TYPE C | OF DEVELOPMEN | T REQ | UEST [SELECT | ONLY ONE B | OX]: | |
| PRELIMINARY FINAL PLAT (\$3 REPLAT (\$300.) AMENDING OR PLAT REINSTA SITE PLAN APPLIN SITE PLAN (\$25 | (\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 300.00 + \$20.00 ACRE) ¹ 00 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00) | NG PLAN (\$100.00) | CONINC CONINC SPECIF PD DEV OTHER AF TREE R VARIAN NOTES: N IN DETERMI PER ACRE AM * A \$1,000.00 | G CHAN FIC USE /ELOPI / | or requests on I LL be added to | 0.00 + \$15.00 A \$200.00 + \$15. AL EXCEPTIO THE EXACT ACRI LESS THAN ONE AC THE APPLICATION | ACRE) 1 & 2 00 ACRE) 1 | VE (1) ACRE. |
| | | | PERMIT. | | | | | |
| PROPERTY INFO | ORMATION [PLEASE PRINT] | | | | | | | |
| ADDRES | s 1200 East Washing | ton St. | | | | | | |
| SUBDIVISIO | Indalloy Addition | | | | LOT | 2 | BLOCK | 1 |
| GENERAL LOCATION | Approx. 700 feet so | uth of E. Wash | nington St., | and | 450 feet | west of A | irport Rd. | |
| ZONING, SITE P | LAN AND PLATTING INFO | ORMATION (PLEAS | E PRINT] | | | | | |
| CURRENT ZONING | | | CURRENT | USE | N/A (Gro | ound-up N | New Constr | ruction) |
| PROPOSED ZONING | No Change | | PROPOSED | USE | Industria | I Distribut | tion Center | |
| ACREAG | ± 43.0 | LOTS [CURRENT | 1 1 | | LOT | 'S [PROPOSEI | D] 1 | |
| SITE PLANS AND REGARD TO ITS | D PLATS: BY CHECKING THIS BOX Y APPROVAL PROCESS, AND FAILURE DENIAL OF YOUR CASE. | YOU ACKNOWLEDGE T | HAT DUE TO THE | PASSA TS BY 1 | GE OF <u>HB3167</u> THE DATE PROV | THE CITY NO I VIDED ON THE I | Longer has fle Development ca | XIBILITY WITH ALENDAR WILL |
| OWNER/APPLIC | ANT/AGENT INFORMATIC | ON [PLEASE PRINT/CH | ECK THE PRIMAR | CONT | ACT/ORIGINAL | SIGNATURES A | RE REQUIRED} | |
| OWNER | Alvaplast U.S., Inc. | | | NT | MJDII A | rchitects, | Inc. | |
| CONTACT PERSON | Carolina Molina | | CONTACT PERS | ON | Brent T. | Northing | ton | |
| ADDRESS | 1480 Justin Road | | ADDRE | ESS | 16775 A | ddison R | oad, Suite | 310 |
| CITY, STATE & ZIP | Rockwall, TX 75087 | | CITY, STATE & | ZIP | Addison | TX 7500 |)1 | |
| PHONE | 469-745-9331 | | PHC | NE | 972-630- | 6062 | | |
| E-MAIL | cmolina@sprpackagi | ng.com | E-M | IAIL | btn@mjd | lii.com | | |
| BEFORE ME, THE UNDER | CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY F ION ON THIS APPLICATION TO BE TR | PERSONALLY APPEARE UE AND CERTIFIED THE | | olina | Molina | [OWNE | R] THE UNDERS | GIGNED, WHO |
| s 100.00 | I AM THE OWNER FOR THE PURPOSE TO COVER THE COST O 2023 BY SIGNING TH D WITHIN THIS APPLICATION TO THE TION WITH THIS APPLICATION, IF SUCH | of This Application, ha His Application, I agre E Public. The City is | S BEEN PAID TO TH EE THAT THE CITY (ALSO AUTHORIZE) | e city (of roc. D and | of Rockwall O Kwall (I.E. "City Permitted to | n This the (*) is authoriz Reproduce ai | ED AND PERMITTE | DAY OF |
| GIVEN UNDER MY HAND | AND SEAL OF OFFICE ON THIS THE | 8th DAY OF NON | POLINE | 2023 | and the second sec | AF NO | ONDA L CLEMEN otary ID #10306 Commission Ex January 5, 202 | 723 pires |
| NOTARY PUBLIC IN AND | FOR THE STATE OF TEXAS | | | 1 | MYCON | MMISSIONT2x=1) | Tan | 100m 5, 2025 |

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

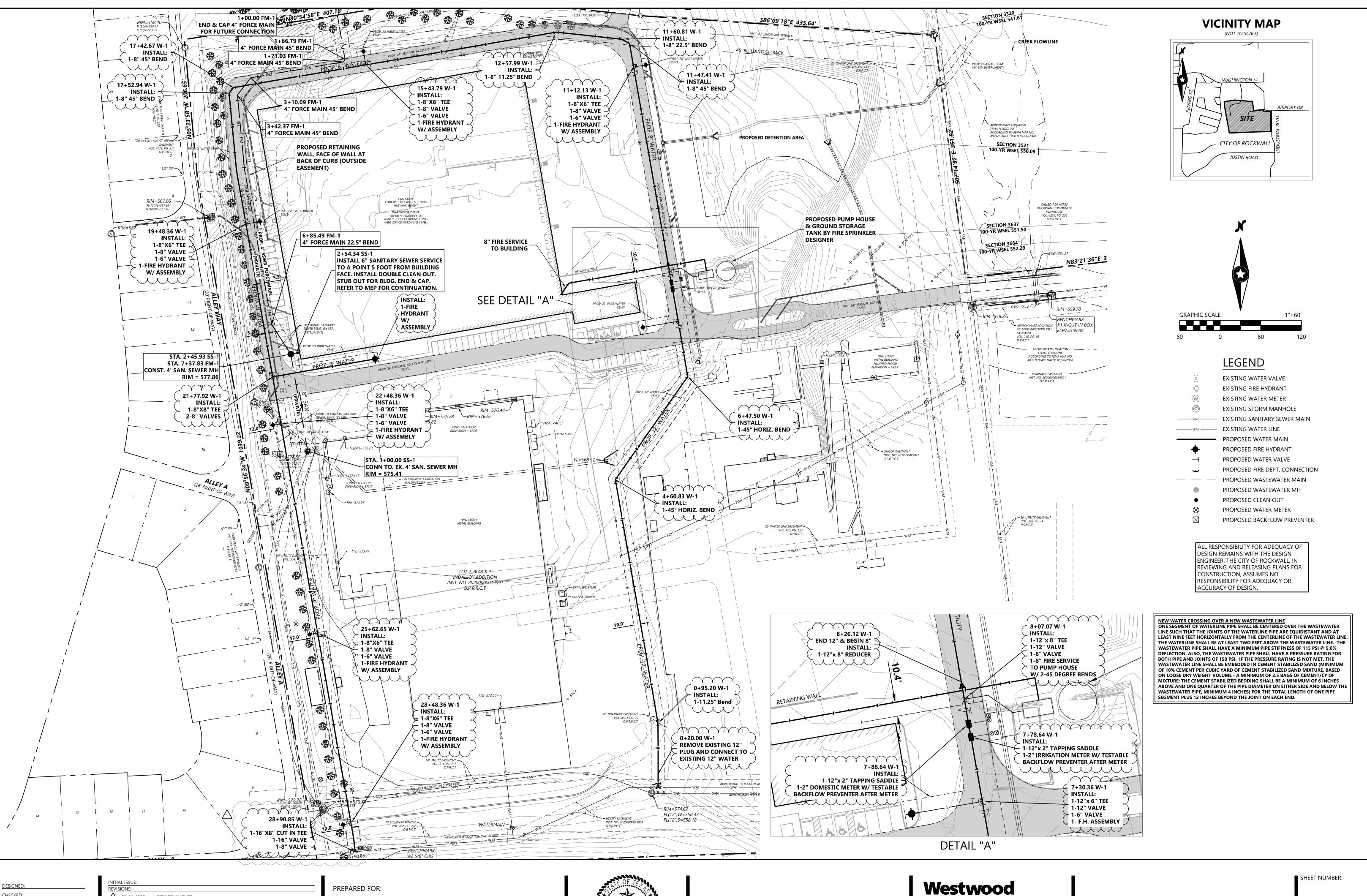


Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.





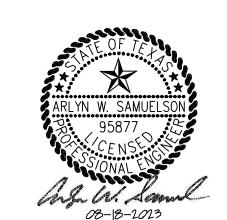


| CHECKED: |
|-------------------|
| DRAWN: |
| HORIZONTAL SCALE: |
| VERTICAL SCALE: |
| |

1 08-31-2023 CITY COMMENTS

SPR PACKAGING 1480 JUSTIN ROAD ROCKWALL, TEXAS 75087





SPR DISTRIBUTION CENTER

ROCKWALL, TEXAS

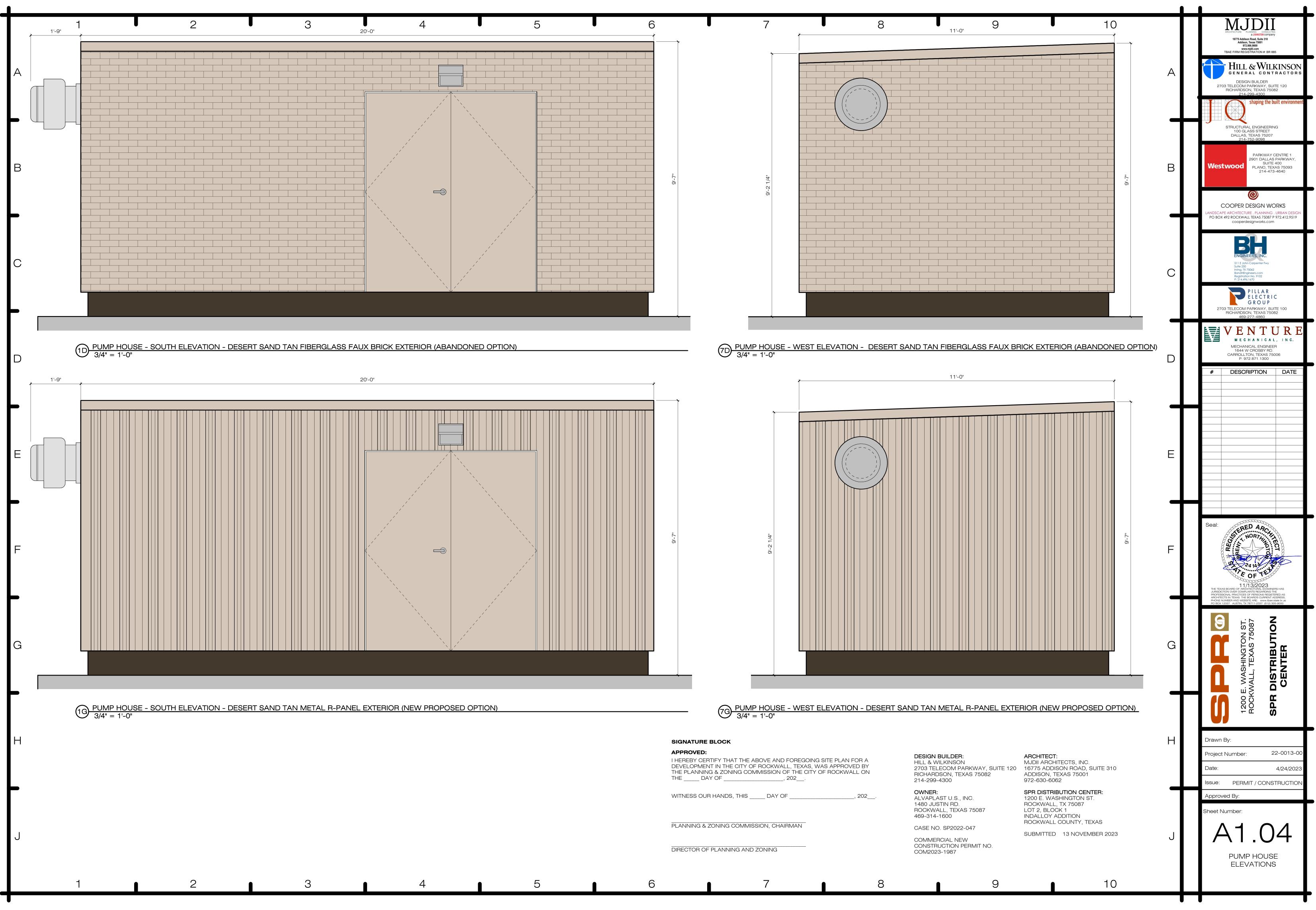


(214) 473-4640 2901 Dallas Parkway, Suite 400 westwoodps.cor

UTILITY PLAN

6.01

PROJECT NUMBER: 0036677.00 DATE: 08/19/22



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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

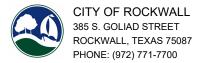
| TO: | Planning and Zoning Commission |
|--------------|--|
| DATE: | November 28, 2023 |
| APPLICANT: | Steve Huffman; Huffman Communications Sales, Inc. |
| CASE NUMBER: | SP2023-045; Amended Site Plan for Rayburn Electric Cooperative |

On November 15, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-058*] to allow for the construction of three (3) new non-residential buildings as part of Rayburn Country Electric Cooperative's expansion of their existing industrial campus. Following the approval of the Site Plan, on September 15, 2023, staff received an application for a *Commercial Building Permit* [*Permit No. COM2023-4580*] for a new *Communications Utility Building* on the subject property. Based on the building elevations provided in the building permit, the applicant had made changes to the overall site plan. More specifically, the applicant added a new communications utility building that was to be constructed out of pre-fabricated aggregate concrete panels. Based on this staff requested that the applicant submit an *Amended Site Plan* due to the building not meeting the architectural requirements of the *General Commercial District Standards*. Based on this section, the proposed building does not meet the following:

- (1) <u>Roof Design Standards</u>. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an <u>exception</u> from the Planning and Zoning Commission.
- (2) <u>Building Articulation</u>. According to Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an <u>exception</u> from the Planning and Zoning Commission.

Based on the provided building elevations and site plan, the only change is the addition of the proposed communications building which will require exceptions to the [1] roof design standards, and [2] building articulation requirements. Staff should note that the proposed building will be internal to the site and will not be visible from the right-of-way. With this being said, approval of exceptions are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the <u>November 28, 2023</u> Planning and Zoning Commission meeting.

PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | SP2023-045 |
|-------------------------|--|
| PROJECT NAME: | Amended Site Plan for Rayburn Electric |
| SITE ADDRESS/LOCATIONS: | 950 SIDS RD |

CASE CAPTION: Discuss and consider a request by Steven Huffman of Huffman Communications Sales, Inc. on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval of an Amended Site Plan for an Industrial Campus 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.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|------------------|----------------|----------------------|--|
| PLANNING | Angelica Guevara | 11/17/2023 | Approved w/ Comments | |

11/17/2023: SP2023-045: Amended Site Plan for Rayburn Electric

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an Industrial Campus 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.

1.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-045) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

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

M.5 Building Elevations:

(1) Roof Design Standards. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "All structures shall have

the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an exception from the Planning and Zoning Commission.

(2) Building Articulation. According to Subsection 04.01(C) of Article 05, District Development Standards, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an exception from the Planning and Zoning Commission.

1.6 Staff has identified exceptions to the [1] roof design standards, and [2] to the building articulation requirements. That being said, the proposed building is internal to the site and will not be visible from the right-of-way.

I.7 Please note that failure to address all comments provided by staff will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

1.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

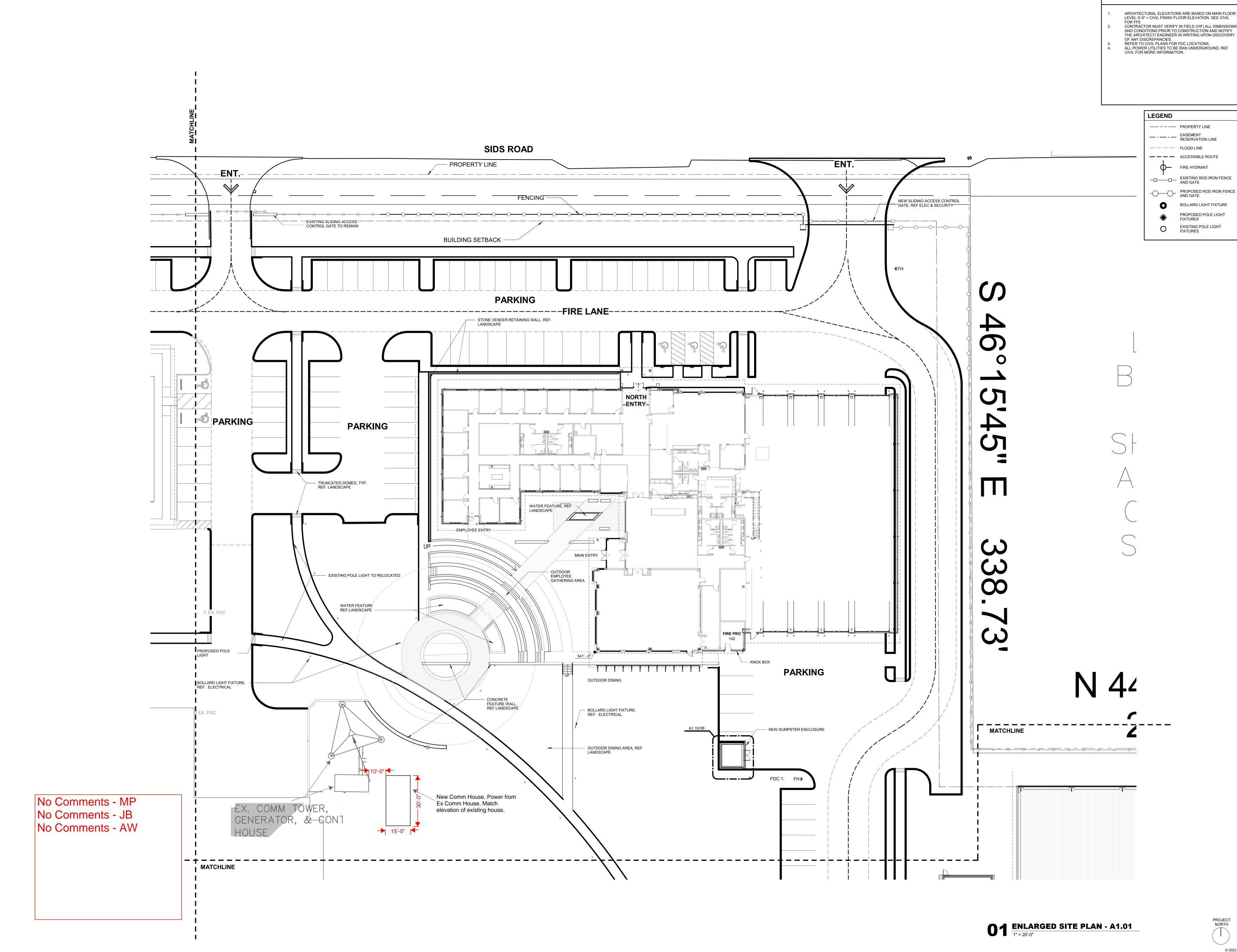
1) Planning & Zoning Meeting/Public Hearing meeting will be held on November 28, 2023.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|--|---|--|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING | Craig Foshee | 11/16/2023 | Approved w/ Comments |
| 11/16/2023: * DUMPSTER EN | ICLOSURE TO MEET MINIMUM STANDARDS | OF THE UDC | |
| * DUMPSTER ENCLOSURE S | HALL HAVE AND INLET OR TRENCH DRAIN | THAT FLOWS THROUGH AN OIL/WATER SEPARA | ATOR SIZED BY AN ENGINEER, THEN DISCHARGES |
| TO THE STORM WATER LINE | | | |
| * FENCING AND GATES SHA | | G INSPECTION DEPARTMENT. ACCESS CONTRO | I SHALL BE PERMITTED THROUGH THE FIRE |
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| MARSHAL'S OFFICE. GATES ROAD WHILE GATES ARE BE DEPARTMENT FIRE No Comments DEPARTMENT | SHOULD BE SETBACK FAR ENOUGH TO AL EING ACCESSED & OPENED REVIEWER Ariana Kistner | LOW ALL VEHICLES TO COMPLETELY PULL OFF DATE OF REVIEW 11/17/2023 | THE ROAD WITHOUT BLOCKING TRAFFIC ON SIDS STATUS OF PROJECT Approved |
| MARSHAL'S OFFICE. GATES ROAD WHILE GATES ARE BE DEPARTMENT FIRE No Comments | SHOULD BE SETBACK FAR ENOUGH TO AL EING ACCESSED & OPENED REVIEWER Ariana Kistner REVIEWER | LOW ALL VEHICLES TO COMPLETELY PULL OFF DATE OF REVIEW 11/17/2023 DATE OF REVIEW | THE ROAD WITHOUT BLOCKING TRAFFIC ON SIDS STATUS OF PROJECT Approved STATUS OF PROJECT |

| POLICE | Chris Cleveland | 11/20/2023 | Approved | |
|-------------------|-----------------|----------------|-------------------|--|
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| PARKS | Travis Sales | 11/14/2023 | Approved | |
| NI- O-managements | | | | |

No Comments





- CONTRACTOR MUST VERIFY IN FIELD (VIF) ALL DIMENSIONS



ARCHITECT HKS, INC. 350 N SAINT PAUL ST, SUITE 100 DALLAS, TX 75201- 4240

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATE, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TX 75069

STRUCTURAL ENGINEER HKS, INC.

350 N SAINT PAUL ST, SUITE 100 DALLAS, TX 75201- 4240 MEP ENGINEERS

SYSKA HENNESSY GROUP 4925 GREENVILLE AVENUE, SUITE 415 DALLAS, TX 75206





OWNER RAYBURN ELECTRIC COOPERATIVE 950 SIDS ROAD ROCKWALL, TX 75087

CIVIL ENGINEER R - DELTA ENGINEERS, INC. 618 MAIN STREET GARLAND, TEXAS 75040

SECURITY -----



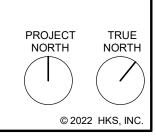
KEY PLAN ____A F REVISION DESCRIPTION DATE NO.

HKS PROJECT NUMBER 25370.001 DATE 04/10/2023 ISSUE **ISSUE FOR PERMIT**

SHEET TITLE ENLARGED SITE PLAN

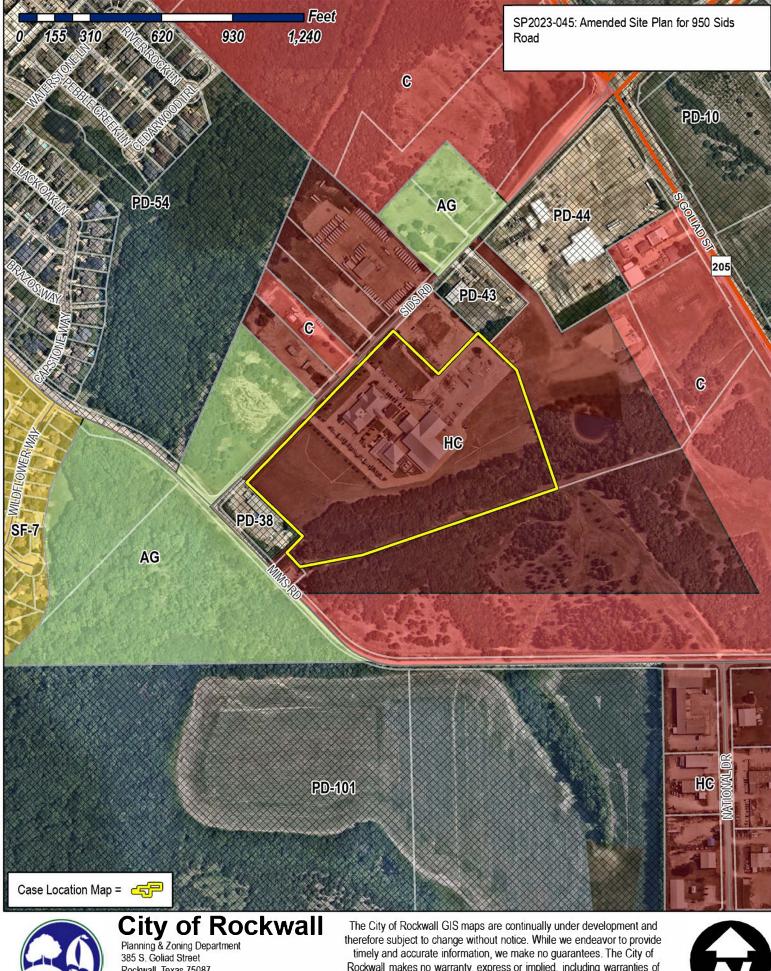
A1.01

SHEET NO.



| | ~ | | For Com2023-4580 | | |
|--|---|---|---|--|--|
| | DEVELO, JENT APPLICAT | | STAFF U LY - PLANNING ∝ ZONING CASE NO. | | |
| | City of Rockwall | | NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE | | |
| | Planning and Zoning Department | | SIGNED BELOW. | | |
| | 385 S. Goliad Street Rockwall, Texas 75087 | | DIRECTOR OF PLANNING: CITY ENGINEER: | | |
| | PROPRIATE BOX BELOW TO INDICATE THE TYPE OF L | | | | |
| PLATTING APPLICA | | | APPLICATION FEES: | | |
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| G FINAL PLAT (\$300 | | | EVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ | | |
| AMENDING OR M | | OTHER APPLICATION FEES: | | | |
| SITE PLAN APPLICA | | NOTES: | ANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² RMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE | | |
| SITE PLAN (\$250.0 | 00 + \$20.00 ACRE) ¹ LAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | PER ACRE A 2: A <u>\$1,000.0</u> | AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT | | |
| | | PERMIT. | CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING | | |
| PROPERTY INFOR | | | | | |
| ADDRESS | 950 Sids Rol Rox | ckuall | TX 75032 | | |
| SUBDIVISION | | | LOT BLOCK | | |
| GENERAL LOCATION | | | | | |
| ZONING, SITE PLA | N AND PLATTING INFORMATION [PLEASE P | RINT] | | | |
| CURRENT ZONING | | CURREN | NT USE | | |
| PROPOSED ZONING | | PROPOSE | ED USE | | |
| ACREAGE | LOTS [CURRENT] | | LOTS [PROPOSED] | | |
| REGARD TO ITS AP | | | HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH ENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL | | |
| OWNER/APPLICAI | NT/AGENT INFORMATION [PLEASE PRINT/CHEC] | K THE PRIMAR | | | |
| OWNER | David A Naylor | APPLIC | realized controlling on sparte. | | |
| CONTACT PERSON | Ray burn Electric Coop 00 950 Sids Rd | NTACT PER | Store frantier | | |
| ADDRESS | 450 Jids Rd | ADDF | RESS PO Box 1753 | | |
| CITY, STATE & ZIP | Pack - 11 TX 75037 C | ITY, STATE (| & ZIP (orsicara, TX 75151-1753 | | |
| PHONE | Cockwell, TX 75032 C 469-402-2100 | | HONE 903.879.0217 cell | | |
| | dnaylor@ raybuncledrik.com | E- | -MAIL Steve @ huffcom.com | | |
| NOTARY VERIFICA BEFORE ME, THE UNDERSI | | | A A NOULOC [OWNER] THE UNDERSIGNED, WHO | | |
| \$ 100.00 November INFORMATION CONTAINED | TO COVER THE COST OF THIS APPLICATION, HAS BE 2033. BY SIGNING THIS APPLICATION, I AGREE T | EEN PAID TO T. HAT THE CITY SO AUTHORIZ | Y OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION | | |
| GIVEN UNDER MY HAND AN | ID SEAL OF OFFICE ON THIS THE BOAY OF NOUL | nber | 20 23 PAMELA BUIE | | |
| | OWNER'S SIGNATURE | | Notary Public, State of Texas Comm. Expires 09-01-2026 | | |
| NOTARY PUBLIC IN AND FC | DR THE STATE OF TEXAS (DDUIL | | My COMMENSION EXPIRES | | |

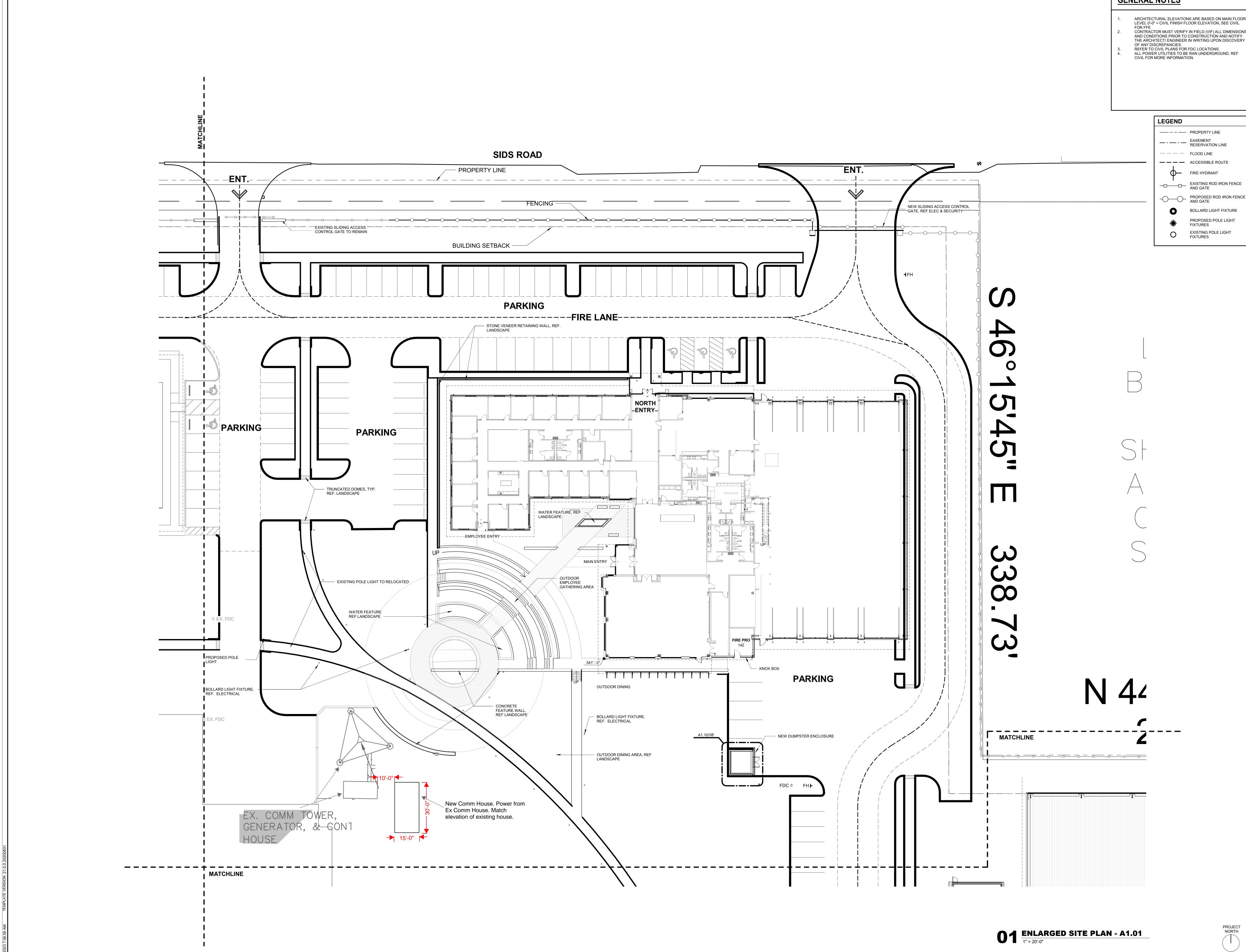
DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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- ARCHITECTURAL ELEVATIONS ARE BASED ON MAIN FLOOR LEVEL 0'-0" = CIVIL FINISH FLOOR ELEVATION, SEE CIVIL CONTRACTOR MUST VERIFY IN FIELD (VIF) ALL DIMENSIONS



ARCHITECT HKS, INC. 350 N SAINT PAUL ST, SUITE 100 DALLAS, TX 75201- 4240

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATE, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TX 75069

STRUCTURAL ENGINEER HKS, INC.

350 N SAINT PAUL ST, SUITE 100 DALLAS, TX 75201- 4240 MEP ENGINEERS

SYSKA HENNESSY GROUP 4925 GREENVILLE AVENUE, SUITE 415 DALLAS, TX 75206





OWNER RAYBURN ELECTRIC COOPERATIVE 950 SIDS ROAD ROCKWALL, TX 75087

CIVIL ENGINEER R - DELTA ENGINEERS, INC. 618 MAIN STREET GARLAND, TEXAS 75040

SECURITY -----



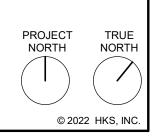
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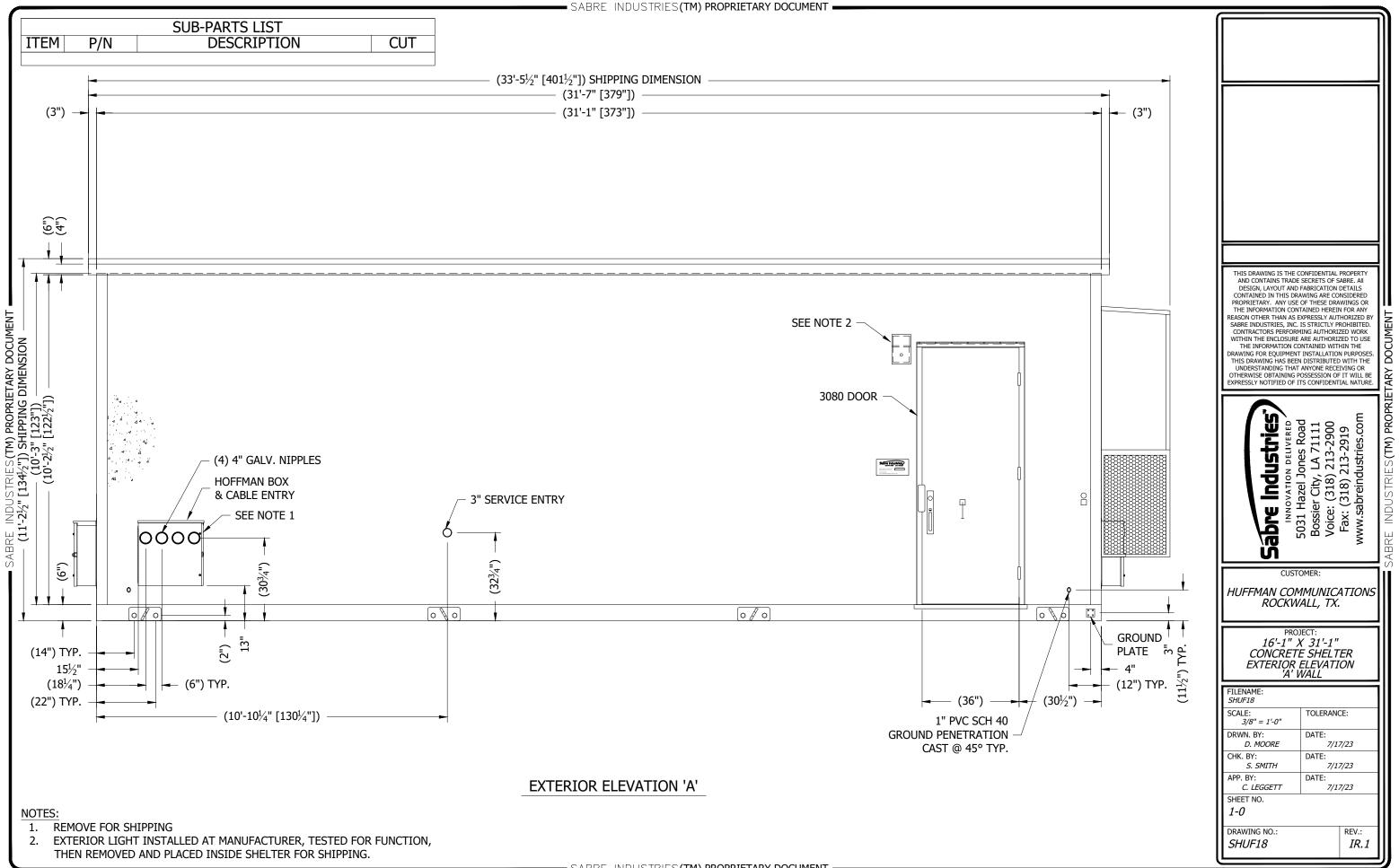
HKS PROJECT NUMBER 25370.001 DATE 04/10/2023 ISSUE **ISSUE FOR PERMIT**

SHEET TITLE ENLARGED SITE PLAN

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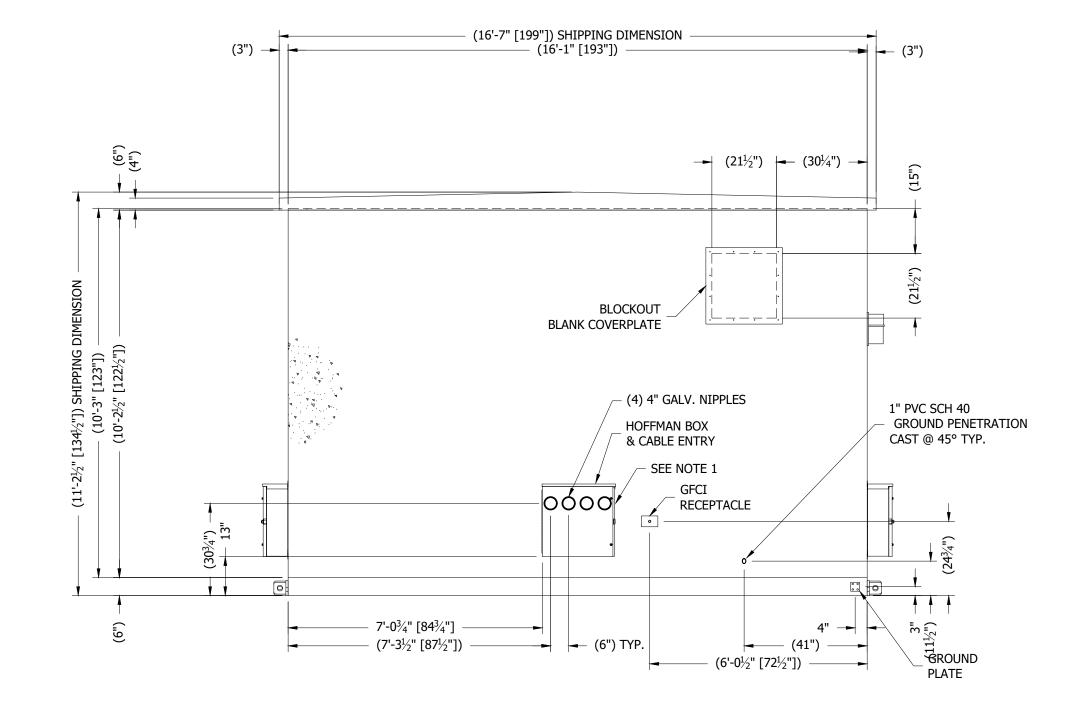
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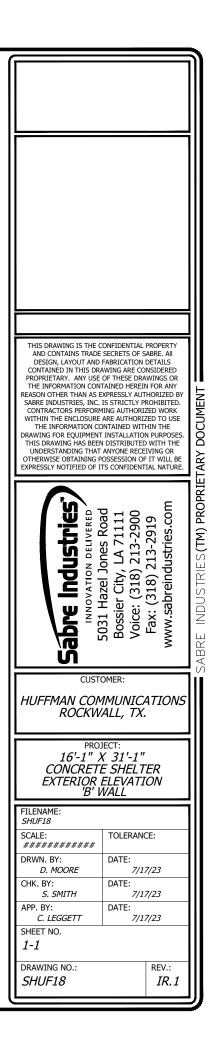


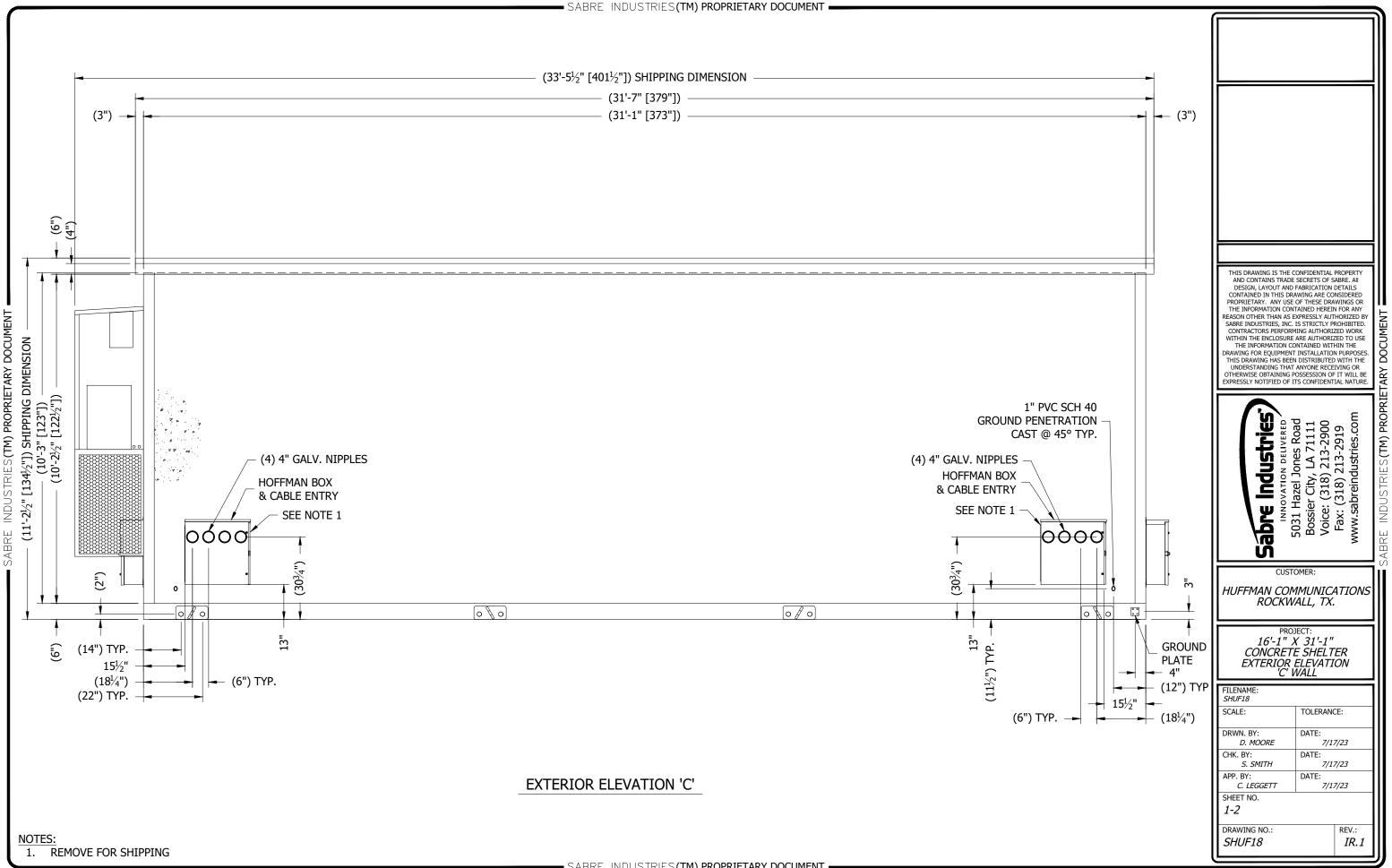


SABRE INDUSTRIES(TM) PROPRIETARY DOCUMENT •

EXTERIOR ELEVATION 'B'



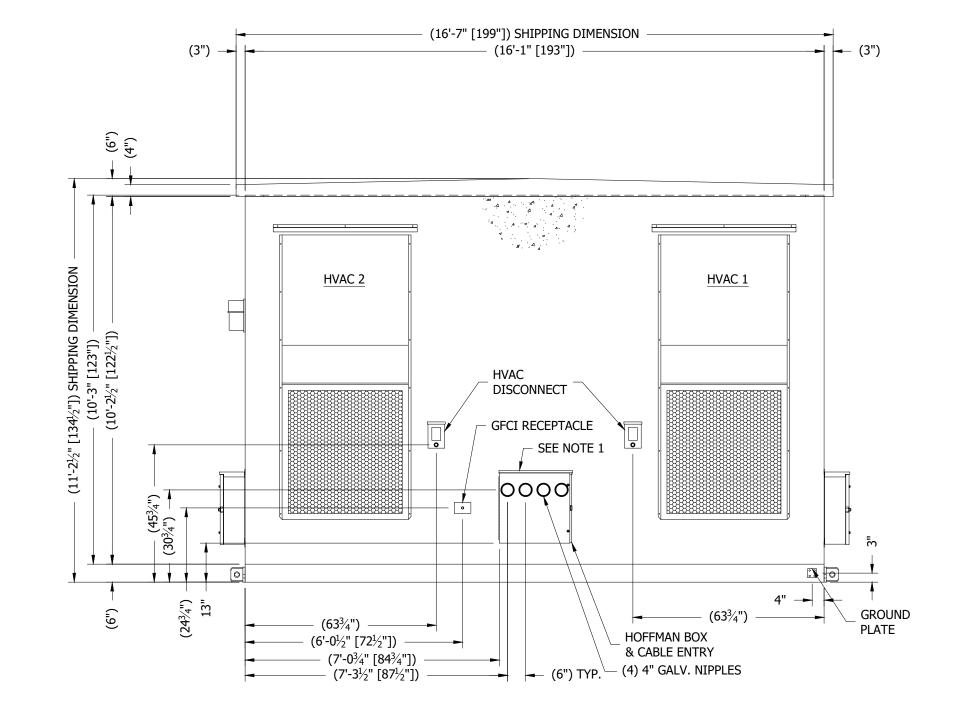


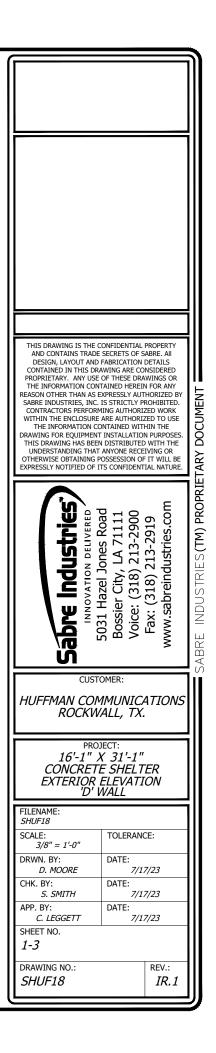


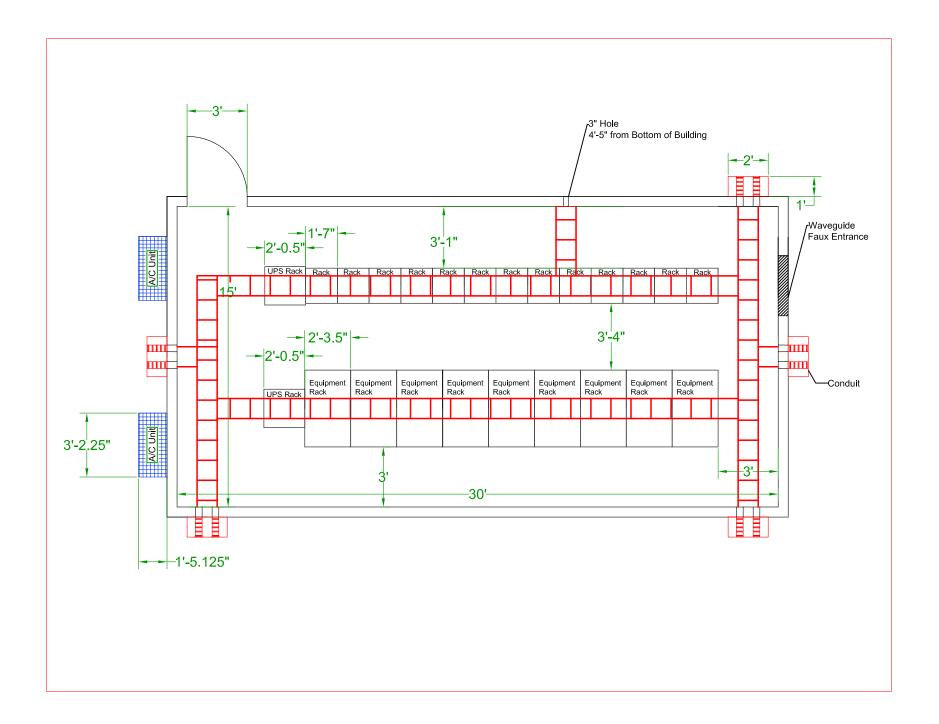
INDUSTRIES (TM) PROPRIETARY DOCUMENT

SABRE

EXTERIOR ELEVATION 'D'









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, Senior Planner |
| DATE: | November 28, 2023 |
| SUBJECT: | MIS2023-018; Exception Request for 509 Munson Street |

The applicant, Jean-Paul Aube III, is requesting the approval of an exception to the landscape material requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) to allow the installation of synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 0.207-acre parcel of land (*i.e. Lot 12 of the Dawson Addition*), is zoned Single-Family 7 (SF-7) District, and is addressed as 509 Munson Street. The applicant's site plan indicates that the artificial turf will be installed in the front yard of the subject property (*see Figure 1*).



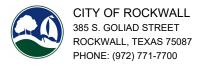
<u>FIGURE 1</u>: THE SITE PLAN PROVIDED BY THE APPLICANT INDICATING WHERE THE ARTIFICIAL TURF IS TO BE INSTALLED.

According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited." In interpreting this section of the code, staff has allowed artificial grass/turf in the rear yards of properties. The reason for this interpretation is that these areas are not within the required yard (i.e. the front yard, which is what this section of the code is intended to regulate) and are not typically visible from adjacent properties or rightsof-way. Staff should also note that no other residential property in the City has been permitted to utilize artificial turf in the required yard. According to the applicant's letter, they are requesting the artificial turf due to issues with establishing grass in prior years. With this being said, staff requested that the City's Director of Parks and Recreation and Municipal Arborist inspect the property to determine if there was any impedance to establishing turf grass on the property. On November 15, 2023, the Municipal Arborist inspected the site and determined that there did not appear to be any site constraints that would warrant the installation of an artificial planting material. In reviewing this property, the Municipal Arborist also provided grass varieties that would be best suited to grow in the proposed location (see attached email).

It should also be pointed out that the subject property is located within the Old Town Rockwall (OTR) Historic District and is classified as a *Medium-Contributing* property. In most cases, the Historic Preservation Advisory Board (HPAB) would need to approve a Certificate of Appropriateness

(COA) before the Planning and Zoning Commission could review a request; however, Subsection 06.03, *Historic Overlay (HO) District,* Article 05, *District Development Standards*, of the Unified Development Code (UDC) states, "(a)ny addition or deletion of landscape materials or landscape design elements need not receive a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Given this, the Planning and Zoning Commission is the sole regulatory board necessary to act on this case. With this being said, staff should note that the applicant's request to install artificial turf on the subject property appears to be <u>inconsistent</u> with the Old Town Rockwall (OTR) Historic District, and the surrounding neighborhood. Staff came to this conclusion based on the fact that no other properties have artificial turf installed in the front yard. With this being said, the approval of an exception to the landscape material requirements is a discretionary decision for the Planning and Zoning Commission. Staff is obligated to note, that upon inspecting the subject property it was observed that asphalt or blacktop millings had been placed on the property and that a new concrete drive had been constructed. In researching these improvements staff determined that these improvements had been constructed between September 29, 2023 and November 14, 2023 without a building permit or the approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). Staff should note that while the concrete is permitted with a paving permit, the addition of the asphalt or blacktop millings is <u>not</u> permitted by the Unified Development Code (UDC) or the Engineering Department's *Standards of Design and Construction Manual*. Based on this, the applicant will be required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) and a building permit for the concrete driveway, and remove the asphalt or blacktop millings and replace them with an approved paving material. This will also require approval from the HPAB and a building permit. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on <u>November 28, 2023</u>.

PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | MIS2023-018 |
|-------------------------|--|
| PROJECT NAME: | Variance Request for 509 Munson Street |
| SITE ADDRESS/LOCATIONS: | 509 MUNSON ST |

CASE CAPTION: Discuss and consider a request by Jean-Paul Aube III for the approval of a Miscellaneous Case for the approval of artificial or synthetic plant materials on a 0.207-acre parcel of land identified as Lot 12 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic (OTR) District, addressed as 509 Munson Street, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------------------------|---|---|----------------------|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved w/ Comments |
| 11/14/2023: 1. Need to remove | all asphalt millings from driveway and replace | with concrete after you receive a permit. | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING | Craig Foshee | 11/16/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE | Ariana Kistner | 11/17/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 11/14/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Henry Lee | 11/20/2023 | N/A |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 11/14/2023 | Approved w/ Comments |
| 11/14/2023: I have never seen | artificial turf in front lawn and this will look very | odd within the neighborhood. | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PLANNING | Henry Lee | 11/20/2023 | Approved w/ Comments |

I.1 This is a request by Jean-Paul Aube III for the approval of a Miscellaneous Case for the approval of artificial or synthetic plant materials on a 0.207-acre parcel of land identified as Lot 12 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic (OTR) District, addressed as 509 Munson Street.

1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited." In this case, you are requesting approval of artificial turf, which requires review by the Planning and Zoning Commission.

M.4 It has come to staff's attention that between September 29, 2023 and November 14, 2023 the gravel drive on the subject property had been removed. It was subsequently replaced with concrete and asphalt millings. This change not only required a building permit, it also required approval by the Historic Preservation Advisory Board (HPAB). To remedy the situation, you will need to apply for a Certificate of Appropriateness (COA), through the Planning and Zoning Department, before November 30, 2023. If the COA is not applied for before November 30, 2023 the Neighborhood Improvement Services Department will have to be involved.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on November 28, 2023 at 6pm in the council chambers at City Hall.

1.6 A representative is required to be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

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| C2 OWNER | Jean-Paul Aube III | | | |
| CONTACT PERSON | Same | CONTACT PERSON & SAME | | |
| ADDRESS | 509 munson | ADDRESS | | |
| CITY, STATE & ZIP PHONE | Rockwall, 12 75087 214.762.0469 | CITY, STATE & ZIP PHONE | | |
| E-MAIL | paube 2 @ ginail.com | E-MAIL | | |
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DEVELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAD STREET + ROCKWALL, TX 75087 + [P] (972) 771-7745

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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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Jean-Paul Aube III 509 Munson Rockwall, Tx. 75087

November 13, 2023

Rockwall Planning and Zoning

I have been working hard to improve this property. As part of that process, I would like to install high quality artificial turf in the front yard. I'm not sure if it is the quality of the soil or what, but I have had no luck growing real grass in that area even after sodding it a couple of years ago. High quality artificial turf installed by a professional like Lawn and Golf Turfs of DFW can greatly enhance the visual and drive up appeal of any residential property. I first had the idea of installing this after seeing a beautiful front yard with artificial Bermuda grass on a 2 million + new home in the Ridge in Heath. It stays green year round and you really cannot tell it is artificial until you reach down and grab it.

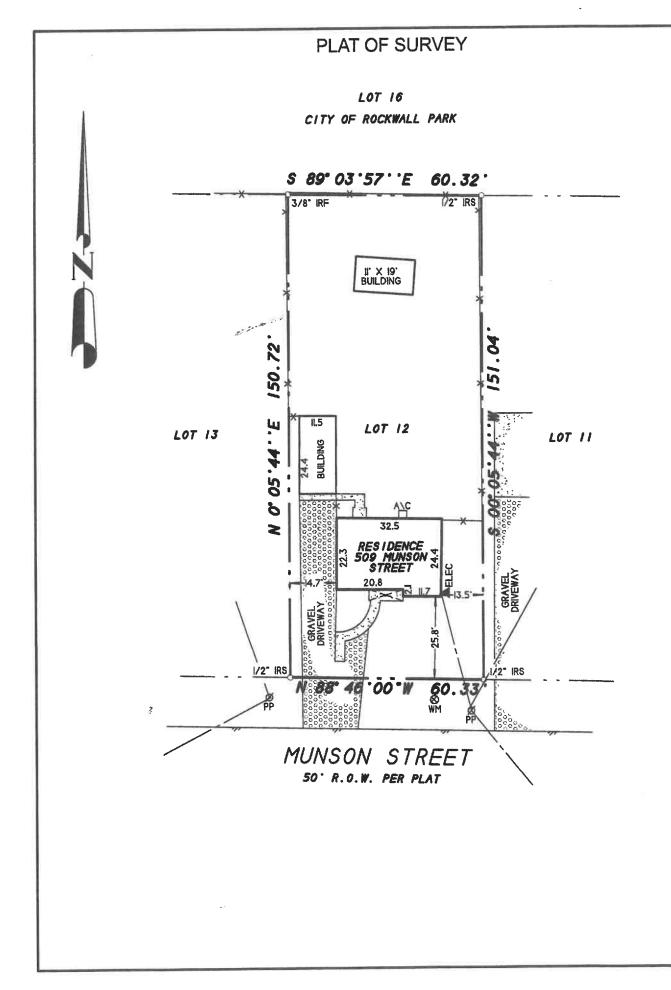
In any event, this would solve the problem of growing real grass in that area of my yard and would enhance the beauty and appeal of the neighborhood.

Thank you for your time and consideration.

Sincerely,

Jean-Paul Aube III





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

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PROJECT: JEAN PAUL AUBE'III

509 MUNSON ROCKWALL TEXAS 75187



MATERIAL LIST

- Bermuda, St. Augustine, or PET lawn turf to be installed on an aggregate and decomposed granite base.
- Flex Base
- Decomposed Granite
- Silica Sand on Top of Turf
- Geofabric for Weed Barrier
- Enviro-fill

Lawn & Golf Turfs of DFW has been in business for over 20 years in the DFW area.

Please feel free to reach out to any member of our project team with questions about our services.

Cliff Lewis Project Manager & Sales Manager (972) 948-9396 | Cliff@GolfTurfsofDFW.com





10 18 18 1 M



Lee, Henry

| From: | Sales, Travis |
|----------|--------------------------------------|
| Sent: | Wednesday, November 15, 2023 9:35 AM |
| То: | Lee, Henry |
| Cc: | Miller, Ryan |
| Subject: | 509 Munson Rockwall |

Good morning,

Inspected on Wednesday, November 15, 2023 at 9:00am

Inspection

- Property appears to be normal North Texas soil with a sand mixture on the surface, full sun exposure.
- They are spotty weeds growing sporadically throughout the surface with an abundance of bare soil , which shows the soil can sustain vegetation.
- Unless there is something in the soil that cannot be seen without soil / chemical test, there should be no reason that turfgrass cannot be established.

Establishment methods

- Perennial Rye Seed (October through February)
- Bermudagrass Seed (May through September)
- Sod (January through December)

What method failed to grow turfgrass, it appears it would have been seeding?

Seed requires 30 days of very detailed methods for success

- Apply seed at 2# Bermudagrass or 10# Perennial Rye per 1,000 square feet
- Apply a 13-13-13 starter fertilizer
- Days 7 10 water 4 to 6 times per day, as the seed cannot dry out
- Day 10 germination has occurred
- Days 11- 20 water 1 to 2 times per day and mow for the first time at 2"
- Days 21- 30 reduce water to 2 to 3 times per week and begin routine mowing cycles of 1 to 3 times per week

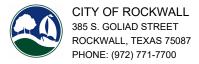
If these steps are not followed closely, specially the watering it will result in the loss of the seed.

Hope this helps.

Master Certified Professional Turfgrass Manager Travis E. Sales, MCPTM Director of Parks Recreation and Animal Services City of Rockwall 108 E. Washington Street Rockwall, Texas, 75087 972-772-6467



PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | Z2023-052 |
|-------------------------|-------------------------------|
| PROJECT NAME: | SUP for La Jolla Pointe Drive |
| SITE ADDRESS/LOCATIONS: | |

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of a Specific Use Permit (SUP) for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|-----------|----------------|----------------------|--|
| | Henry Lee | 11/20/2023 | Approved w/ Comments | |

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740].

1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2023-052) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(D), Office and Professional Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), an Office Building is a "...facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices."

I.5 The subject property is zoned Commercial (C) District, which allows for a maximum height of 60-feet. This can be increased to 240-feet through a Specific Use Permit (SUP). With this being said, the subject property is also located within the Scenic Overlay (SOV) District. The Scenic Overlay (SOV) District has a more restrictive maximum height of 36 -feet; however, this height may be increased up to 240-feet through a Specific Use Permit (SUP). In this case, the applicant is requesting a Specific Use Permit (SUP) to increase the maximum height up to 120-feet in order to facilitate the future development of Office Buildings on the subject property.

M.6 Please provide a legal description in a text document format (e.g. Microsoft Word). This is needed for the Draft Ordinance.

M.7 Please review the attached Draft Ordinance prior to the November 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 5, 2023.

1.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional

information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning and Zoning Commission Public Hearing Meeting.

1.9 The projected City Council meeting dates for this case will be December 18, 2023 (1st Reading) and January 2, 2024 (2nd Reading).

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|---------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved w/ Comments |

11/14/2023: General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.

Drainage Items:

- No detention in 100yr flood plain.
- Detention is existing, but volume and outfall will need to be verified.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

-No grate inlets allowed

- Drainage study will be required to establish 100 year water surface in all creeks and drain-ways. It will also be needed to cross creek with drive aisles and sidewalks.
- Must show erosion hazard setback easement.
- Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
- 100-year WSEL must be called out for detention ponds, and floodplains a minimum of every 300'.
- FFE for all buildings must be called out when adjacent to floodplain and detention ponds. Minimum 2' above 100-year WSEL.

Water and Wastewater Items:

- On Site Plan show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking.
- Parking to be 20x9' min.
- Sidewalk required along public roadways.
- Must pave the remainder of Carmel Circle including sidewalks.

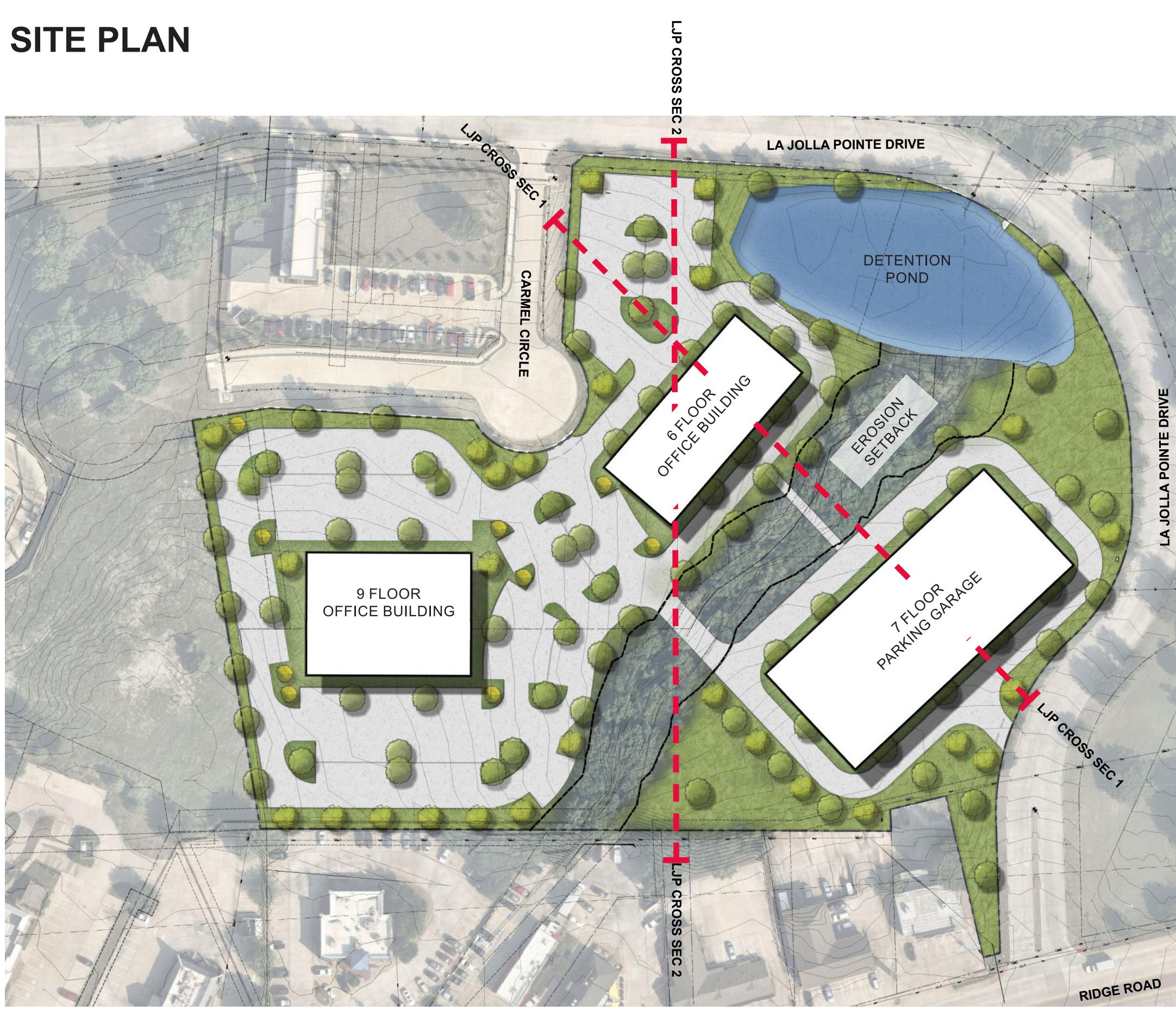
Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|-------------|--------------|----------------|-------------------|--|
| BUILDING | Craig Foshee | 11/16/2023 | Approved | |
| No Comments | | | | |
| | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |

| FIRE | Ariana Kistner | 11/17/2023 | Approved | |
|-------------|-----------------|----------------|-------------------|--|
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| GIS | Lance Singleton | 11/14/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| POLICE | Henry Lee | 11/20/2023 | N/A | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| PARKS | Travis Sales | 11/14/2023 | Approved | |
| No Comments | | | | |

CONCEPT SITE PLAN



LA JOLLA POINTE DRIVE - NOVEMBER 2023

General Items:

- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees

- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.

- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.

Drainage Items:

- No detention in 100yr flood plain.

- Detention is existing, but volume and outfall will need to be verified.

- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

-No grate inlets allowed

- Drainage study will be required to establish 100 year water surface in all creeks and drain-ways. It will also be needed to cross creek with drive aisles and sidewalks.

- Must show erosion hazard setback easement.

- Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.

- 100-year WSEL must be called out for detention ponds, and floodplains a minimum of every 300'.

- FFE for all buildings must be called out when adjacent to floodplain and detention ponds. Minimum 2' above 100-year WSEL.

Water and Wastewater Items:

- On Site Plan - show existing/proposed utility lines (Water, Sewer, etc.)

- Public sewer to be 8" minimum.

- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Min 20' utility easements.

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking.
- Parking to be 20x9' min.
- Sidewalk required along public roadways.

- Must pave the remainder of Carmel Circle including sidewalks.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. - No trees to be with 5' of any public water, sewer, or

Scale: 1" = 50'0' 50'

storm line that is less than 10".



POINTE DRIVE

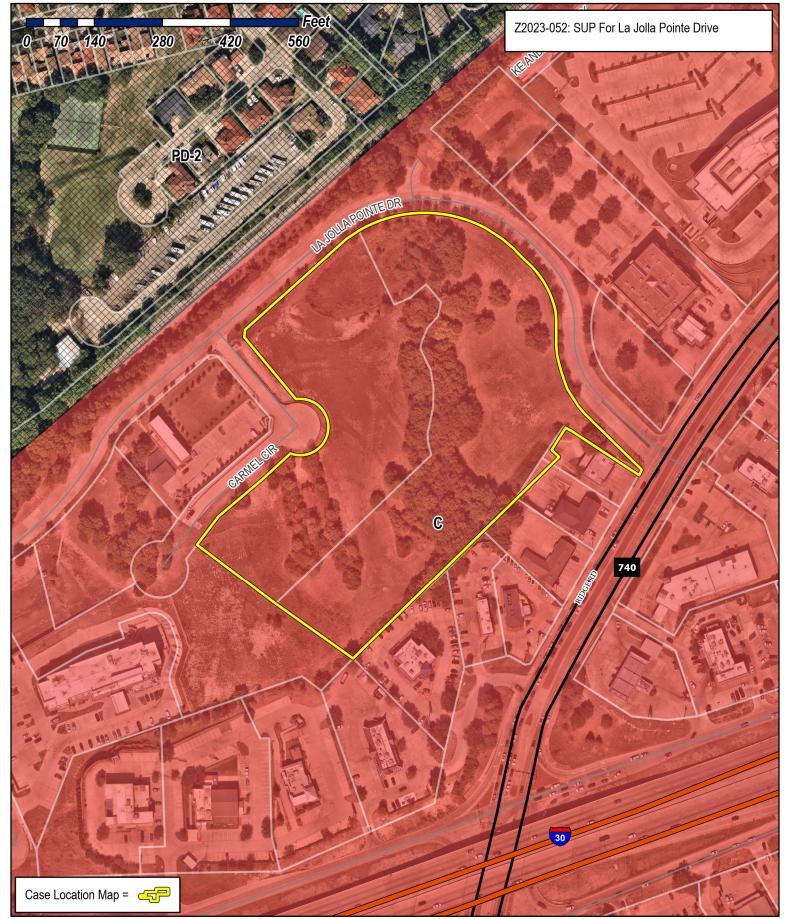
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Kimley **»Horn**

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| ADDRESS 502 Terry Lane ADDRESS 2610 Observation Trl, Suite 104 CITY, STATE & ZIP Heath, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032 PHONE PHONE 972-772-0025 E-MAIL drpliechty@gmail.com E-MAIL mwavering@rockwalledc.com NOTARY VERIFICATION (recoursed) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] [OWNER] THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] [OWNER] [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: THEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALS BEEN PAID TO THE CITY OF ROCKWALL (IE; CITY') IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION, I ARGREE THAT THE CITY OF ROCKWALL (IE; CITY') IS AUTHORIZED AND PERMITTED TO REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF WOMBER 20_23 ANGELA ELIZABETH NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS OWNER'S SIGNATURE DAY OF < | OWNER | 36 Wagon Road, LLC | 🛛 APPLI | CANT | Rockwall Economic Development Corporation |
| CITY, STATE & ZIP Heath, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032 PHONE PHONE 972-772-0025 E-MAIL drpliechty@gmail.com E-MAIL mwavering@rockwalledc.com NOTARY VERIFICATION (recuired) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: *********************************** | CONTACT PERSON | Paul Liechty | CONTACT PER | RSON | Matt Wavering |
| PHONE PHONE PHONE 972-772-0025 E-MAIL drpliechty@gmail.com E-MAIL mwavering@rockwalledc.com NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: */ HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$262.26 To COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE JOAN OF THE SAPULCATION TO THE PUBLIC. THE CITY OF THE CONCOMPLIC ON THIS THE PONDER */ HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$262.26 To COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE JOAN OF PROVIDE */ HEREBY CERTIFY THAT I AM THE OWNER FOR THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED TO PROVIDE THE OF THE ON CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. ANGELA ELIZABETH PITTMON GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF AUXIENTED TO PROVE 2023 ANGELA ELIZABETH PITTMON MOWNER'S SIGNATURE MOWNER'S SI | ADDRESS | 502 Terry Lane | ADD | RESS | 2610 Observation Trl, Suite 104 |
| E-MAIL drpliechty@gmail.com E-MAIL mwavering@rockwalledc.com NOTARY VERIFICATION [ReouiRed] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: ''HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$264.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF NOVOMENT 2023. BY SIGNING THIS APPLICATION, IA GREE THAT THE CITY OF ROCKWALL ON THIS THE 13th DAY OF NOVOMENT 2023. BY SIGNING THIS APPLICATION, IA GREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED ON IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.' GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF OF WORK IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.' GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF WORK IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.' MOVER'S SIGNATURE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS | CITY, STATE & ZIP | Heath, TX 75032 | CITY, STATE | & ZIP | Rockwall, TX 75032 |
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| BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Liechty, Manager [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: "I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$264.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November , 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION. SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION. ANGELA ELIZABETH OWNER'S SIGNATURE DAY OF DAY OF ANGELA ELIZABETH NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DAY OF AMAGELA ELIZABETH PITTMON NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DAY OF AMAGELA ELIZABETH MACOMMISSION EXPIRATION | E-MAIL | drpliechty@gmail.com | E | -MAIL | mwavering@rockwalledc.com |
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| | | angue cary | Abeth P | CH M | |

| ☐ MASTER PL/ ☐ PRELIMINAR ☐ FINAL PLAT ☐ REPLAT (\$30 ☐ AMENDING (☐ PLAT REINST SITE PLAN APP/ ☐ SITE PLAN (\$ ☐ AMENDED SI | DEVELOPMENT APP City of Rockwall Planning and Zoning Departm 385 S. Goliad Street Rockwall, Texas 75087 HE APPROPRIATE BOX BELOW TO INDICATE THE T AT (\$100.00 + \$15.00 ACRE) ¹ RY PLAT (\$200.00 + \$15.00 ACRE) ¹ RY PLAT (\$200.00 + \$15.00 ACRE) ¹ (\$300.00 + \$20.00 ACRE) ¹ (\$300.00 + \$20.00 ACRE) ¹ DR MINOR PLAT (\$150.00) TATEMENT REQUEST (\$100.00) LICATION FEES: 250.00 + \$20.00 ACRE) ¹ TE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | TYPE OF DEVELOPMEN ZONING A □ ZONIN □ PD DEV OTHER AN □ TREE F □ VARIAN NOTES: 1: IN DETERMI PER ACRE AM | STAFF USE ONLY PLANNING & ZONING CASE NO. NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW. DIRECTOR OF PLANNING: |
|--|--|--|---|
| PROPERTY INF | | | |
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| GENERAL LOCATIO | | | LOT 23 BLOCK A |
| | -a cond ronne Drive, west of h | Ridge Rd | |
| CURRENT ZONIN | | LEASE PRINT] | |
| PROPOSED ZONIN | | CURRENT L | JSE vacant |
| | opecane use Fermit (SUP) | PROPOSED L | JSE office |
| ACREAG | E 5.6569 LOTS [CURR | ENT] | LOTS [PROPOSED] |
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| | ANT/AGENT INFORMATION [PLEASE PRINT Akshar 10, LLC | T/CHECK THE PRIMARY C | ONTACT/ORIGINAL SIGNATURES ARE REQUIRED |
| | | APPLICAN | T Rockwall Economic Development Corporation |
| CONTACT PERSON | Shailesh Vora | CONTACT PERSON | Matt Wavering |
| ADDRESS | 2508 Sam School Road | ADDRESS | |
| CITY, STATE & ZIP | Southlake, TX 76092 | CITY, STATE & ZIF | |
| PHONE | | PHONE | 10011101, 1X 13032 |
| E-MAIL | scvora@sbcglobal.net | | |
| NOTARY VERIFIC BEFORE ME, THE UNDERS STATED THE INFORMATIO | ATION [REQUIRED] BIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAP N ON THIS APPLICATION TO BE TRUE AND CERTIFIED TH | E-MAIL RED_Sharle. | |
| "I HEREBY CERTIFY THAT I A \$284.85 INFORMATION CONTAINED SUBMITTED IN CONJUNCTIO GIVEN UNDER MY HAND AN NOTARY PUBLIC IN AND FO | AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; TO COVER THE COST OF THIS APPLICATION, F 2023. BY SIGNING THIS APPLICATION, I AG WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY N WITH THIS APPLICATION, IF-SUCH REPRODUCTION IS ASS ND SEAL OF OFFICE ON THIS THE DAY OF OWNER'S SIGNATURE | ALL INFORMATION SUBMI HAS BEEN PAID TO THE CIT REE THAT THE CITY OF RU IS ALSO AUTHORIZED AN SOCIATED OR IN RESPONS REMGEN, 201 | TTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF TY OF ROCKWALL ON THIS THE <u>13th</u> DAY OF OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ID PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION." VICTORIA HOOK Notary Public, State of Texas Comm. Expires 11-23-2026 MY COMMINISSION EXPIRES D 194(7) 204 (1711) |





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.

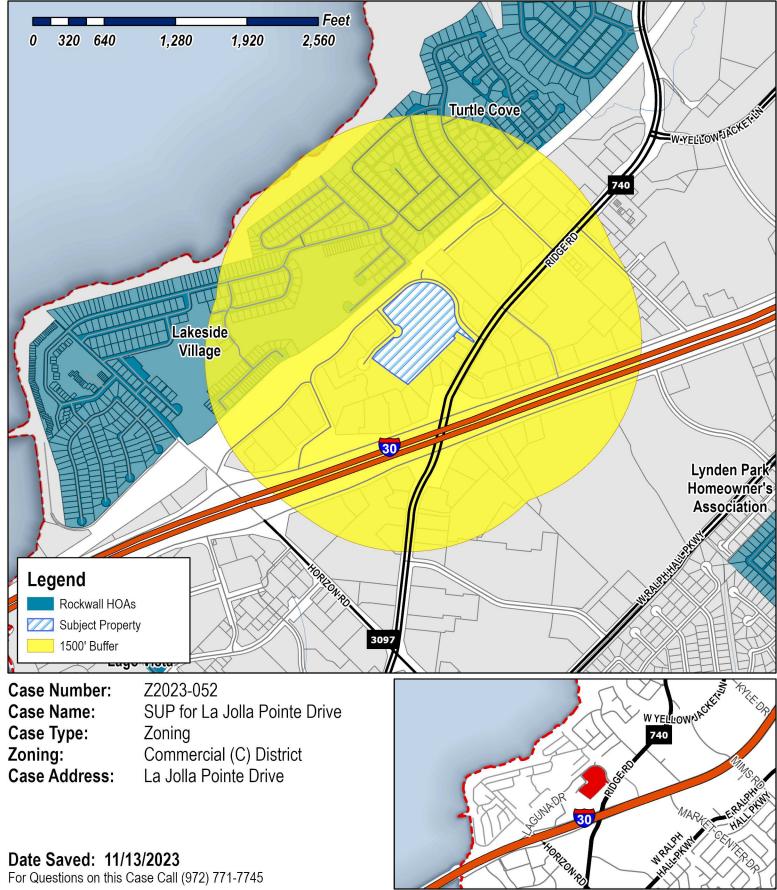


City of Rockwall

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

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Date Saved: 11/13/2023 For Questions on this Case Call (972) 771-7745

Lee, Henry

| From: | Zavala, Melanie |
|--------------|---|
| Sent: | Thursday, November 16, 2023 3:19 PM |
| Cc: | Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry |
| Subject: | Neighborhood Notification Program [Z2023-052] |
| Attachments: | Public Notice (P&Z) (11.15.2023).pdf; HOA Notification Map (11.13.2023).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>November 17, 2023</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, December 12, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, December 18, 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 <u>Planning@rockwall.com</u> 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: <u>https://sites.google.com/site/rockwallplanning/development/development-cases.</u>

Z2023-052: SUP for La Jolla Pointe Drive

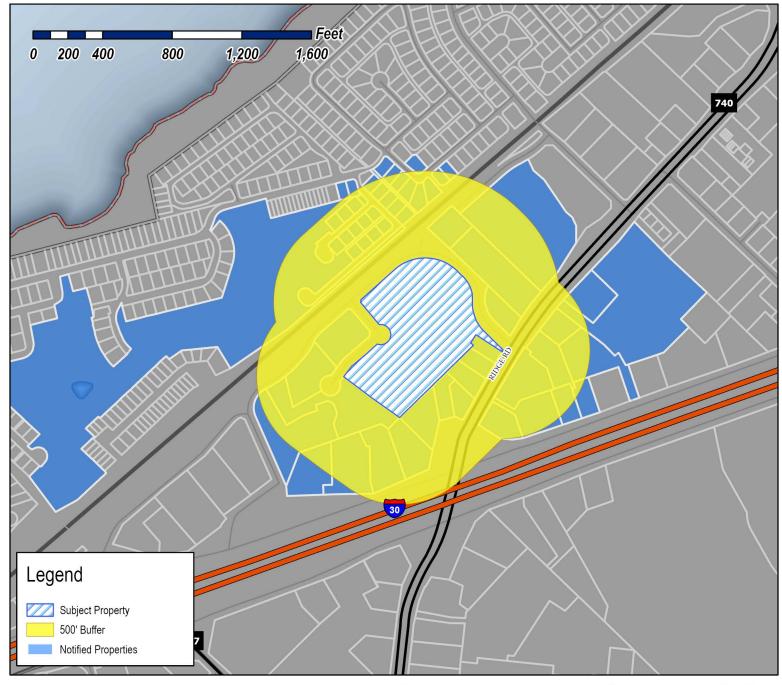
Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of a <u>Specific Use Permit</u> (<u>SUP</u>) for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [*FM*-740], and take any action necessary.

Thank You, Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 <u>http://www.rockwall.com/</u> 972-771-7745 Ext. 6568 City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Depar 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number: Case Name: Case Type: Zoning: Case Address: Z2023-052 SUP for La Jolla Pointe Drive Zoning Commercial (C) District La Jolla Pointe Drive



SPARKS TANA J 1000 SPARKS DR FATE, TX 75087

STEAK N SHAKE OPERATIONS, INC C/O THE STEAK N SHAKE COMPANY 107 S PENNSYLVANIA ST SUITE 400 INDIANAPOLIS, IN 46204

> RESIDENT 1600 LA JOLLA POINTE DR ROCKWALL, TX 75087

2424 MTA REALTY LLC 2424 RIDGE ROAD ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS 2504 RIDGE RD STE 107 ROCKWALL, TX 75087

> RESIDENT 2510 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 2555 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 2604 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 2616 RIDGE RD ROCKWALL, TX 75087

MARLEY KELLEE AND CLAYTON D 2904 PRESTON TRAIL ROCKWALL, TX 75087

SHIPMAN FIRE GROUP INC 1020 LA JOLLA POINTE DRIVE ROCKWALL, TX 75087

TOLKACHJOV HOLDINGS ROCKWALL LLC 1105 LADY DE VANCE LN LEWISVILLE, TX 75056

TRITON I-30 ROCKWALL LLC 1845 WOODALL ROGERS FREEWAY, SUITE 1100 DALLAS, TX 75201

> RESIDENT 2455 RIDGE RD

BROOKS RICHARD L MD 2504 RIDGE RD STE 101 ROCKWALL, TX 75087

RESIDENT 2535 RIDGE RD ROCKWALL, TX 75087

BELAC PROPERTIES LLC 2600 RIDGE RD STE 102 ROCKWALL, TX 75087

2608 RIDGE RD ROCKWALL, TX 75087

2455 RIDGE LLC 2701 CUSTER PARKWAY SUITE 706 RICHARDSON, TX 75080

> DUCHARME JASON 2906 PRESTON TRAIL ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC INC C/O NEIGHBORHOOD MANAGEMENT **1024 S GREENVILLE AVE SUITE 230** ALLEN, TX 75002

> BOLD LLC 121 WYLER DR **DAKOTA, IL 61018**

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

> RESIDENT 2475 RIDGE RD ROCKWALL, TX 75087

AKSHAR 10 LLC 2508 SAM SCHOOL ROAD SOUTHLAKE, TX 76092

RESIDENT 2545 RIDGE RD ROCKWALL, TX 75087

BROOKS TIM 2602 RIDGE ROAD SUITE 1 ROCKWALL, TX 75087

RESIDENT 2610 RIDGE RD ROCKWALL, TX 75087

HALL JUSTIN KIMBELL 2902 PRESTON TRAIL ROCKWALL, TX 75087

LEE GREGORY P AND LAUREN W 2908 PRESTON TRAIL ROCKWALL, TX 75087

RESIDENT

ROCKWALL, TX 75087

KESTER SEAN AND MISTI 2910 PRESTON TRAIL ROCKWALL, TX 75087

TURNER CECE 3002 PRESTON CT ROCKWALL, TX 75087

RESIDENT 3004 PRESTON TR ROCKWALL, TX 75087

RESIDENT 3006 PRESTON TR ROCKWALL, TX 75087

BURK CATHERINE & HOWARD T 3007 PRESTON CT ROCKWALL, TX 75087

> GANCI GLENN 305 DREW LN HEATH, TX 75032

ROBERTS JAMES F 4112 VILLAGE DR ROCKWALL, TX 75087

36 WAGON ROAD, LLC **502 TERRY LANE** HEATH, TX 75032

RESIDENT 550 VIGOR WAY ROCKWALL, TX 75087

RESIDENT 568 E I30 ROCKWALL, TX 75087 EHLERT GORDON W & LINDA K 3001 PRESTON CT ROCKWALL, TX 75087

> SANCHEZ ENEIDA 3003 LAKESIDE DR ROCKWALL, TX 75087

MILLER KATHLEEN PALMER 3004 PRESTON CT ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A 3006 PRESTON COURT ROCKWALL, TX 75087

> RESIDENT 3008 PRESTON TR ROCKWALL, TX 75087

320 PORTVIEW PLACE ROCKWALL, TX 75032

4515 LBJ FREEWAY

36 WAGON ROAD, LLC **502 TERRY LANE** HEATH, TX 75032

RESIDENT 550 F 130 ROCKWALL, TX 75087

RESIDENT 578 E I30 ROCKWALL, TX 75087

RESIDENT 3002 PRESTON TR ROCKWALL, TX 75087

ROGERS GENTRY 3003 PRESTON COURT ROCKWALL, TX 75087

RESIDENT 3005 PRESTON CT ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY 3007 LAKESIDE DR ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY 3009 PRESTON CT ROCKWALL, TX 75087

> RESIDENT 4100 VILLAGE DR ROCKWALL, TX 75087

CBAX PROPERTIES LLC 465 W PRESIDENT GEORGE BUSH HWY RICHARDSON, TX 75080

> RESIDENT 550 LA JOLLA DR ROCKWALL, TX 75087

> RESIDENT 560 F 130 ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION 600 E I-30 ROCKWALL, TX 75087

QSR 30 LAND LLC

LOTL HOLDINGS LLC

DALLAS, TX 75224

RESIDENT 610 I30 ROCKWALL, TX 75087

RESIDENT 630 | 30 ROCKWALL, TX 75087

SVRCEK JOSEPH T 649 CHANNEL RIDGE DR ROCKWALL, TX 75087

RESIDENT 657 CHANNEL RIDGE DR ROCKWALL, TX 75087

SANDERS JOLINDA 950 BRIAR OAKS DRIVE ROCKWALL, TX 75087

WILLIAMS KYLIE J 958 BRIAR OAK DR ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC P.O. BOX 650255 DALLAS, TX 75265

> WAFFLE HOUSE INC ATTN: TAX DEPT PO BOX 6450 NORCROSS, GA 30091

ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603

ZASTROW BRADLEY L & SANDRA D 641 CHANNEL RIDGE DR ROCKWALL, TX 75087

> PAUL'S KWIK KAR INC 650 E INTERSTATE 30 ROCKWALL, TX 75087

ALLEN TEXAS WHITE TIGER CORPORATION 853 BEAR CROSSING DRIVE ALLEN, TX 75013

> FIELDS TODD H AND NANCY E 954 BRIAR OAKS DR ROCKWALL, TX 75087

> > JAGH HOSPITALITY LP 996 E I-30 ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

> B&M ALPHA INC PO BOX 171754 ARLINGTON, TX 76003

ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603

COGDELL CHELSEA ANNE 645 CHANNEL RIDGE DRIVE ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA 653 CHANNEL RIDGE DR ROCKWALL, TX 75087

MCDONALDS CORP (398/42) C/0 KEVA CHILDRESS 935 W RALPH HALL PKWY #101 ROCKWALL, TX 75032

GERRALD SCOTT W & JUDY A 955 BRIAR OAK DR ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP AND SHERRI LANE HEWETT AND SUSAN LYNNE HEWETT LUCAS C/O IHOP ATTN HAKIM REMA P. O. BOX 12168 DALLAS, TX 75225

> LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

ROCKWALL II PROPERTIES LLC PO BOX 630768 HOUSTON, TX 77263

PUBLIC NOTICE

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

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

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

Z2023-052: SUP for La Jolla Pointe Drive

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740], 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, December 12, 2023 at 6:00 PM</u>*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.</u>

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, December 18, 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 BELOW FORM

Case No. Z2023-052: SUP for La Jolla Pointe Drive

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



November 13, 2023

Ryan Miller Director of Planning City of Rockwall 385 S. Goliad Street, Rockwall, TX 75087

Re: La Jolla Pointe Drive

Mr. Miller:

Enclosed you will find an application and supporting documents requesting that the Planning and Zoning Commission and City Council grant a Specific Use Permit (SUP) on the 9.9406-acre tract of land located on La Jolla Pointe Drive in Rockwall. The Rockwall Economic Development Corporation (REDC) has contracts to purchase the two parcels of land and has been performing due diligence and planning exercises over the past several months.

The REDC intends to utilize the property to attract "Class-A" corporate office developments occupied by tenants that can provide high-quality employment opportunities for the citizens of Rockwall. In order to attract the tenants and the significant tax value investment desired by the REDC, we are proposing office projects that will be vertical in nature, which we feel will be of superior quality than the standard one or two-story garden-style office buildings that are more commonly seen without public involvement.

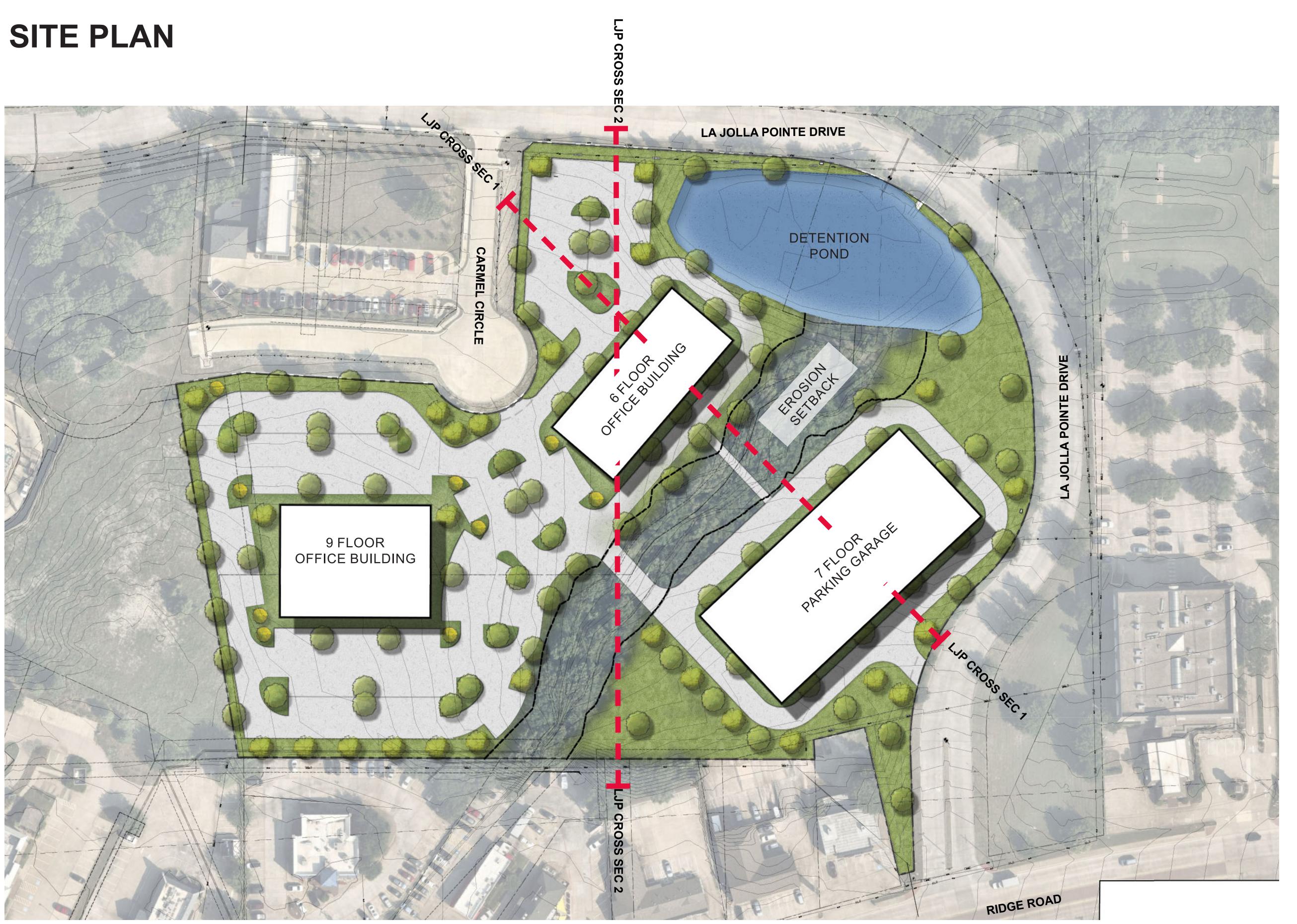
The provided cross-sections show a potential maximum building height of 120 feet above grade. Therefore, the zoning requires an amendment to allow for building heights up to 120 feet, as well as the FAR (floor area ratio) to accommodate office buildings of this scale. Please note that the property grade is approximately 12 feet below the elevation of Ridge Road and 13 feet below the elevation or Carmel Circle. Furthermore, the site's elevation is 20 feet or more below the Ridge Road elevation.

It is worth noting that the REDC is strictly governed by state statute as well as oversight provided by a Board of Directors of Rockwall residents appointed by the Rockwall City Council. You may rest-assured that the future development of this property will be of the highest-quality, will adhere to City of Rockwall development standards, and will support business enterprise and local employment alike. Furthermore, the REDC is highly selective in its recruiting efforts and therefore will be patient in the development of this property, not wishing to compromise on quality for an expedient development. Due to this fact, the REDC requests that the SUP remains effective for a period of no less than 10 years in order to provide ample time for marketing and attraction efforts. The REDC kindly requests this SUP to facilitate the development of this property for the purposes of high-quality corporate office development.

Respectfully,

Matt Wavering Vice President

CONCEPT SITE PLAN



LA JOLLA POINTE DRIVE - NOVEMBER 2023



200'

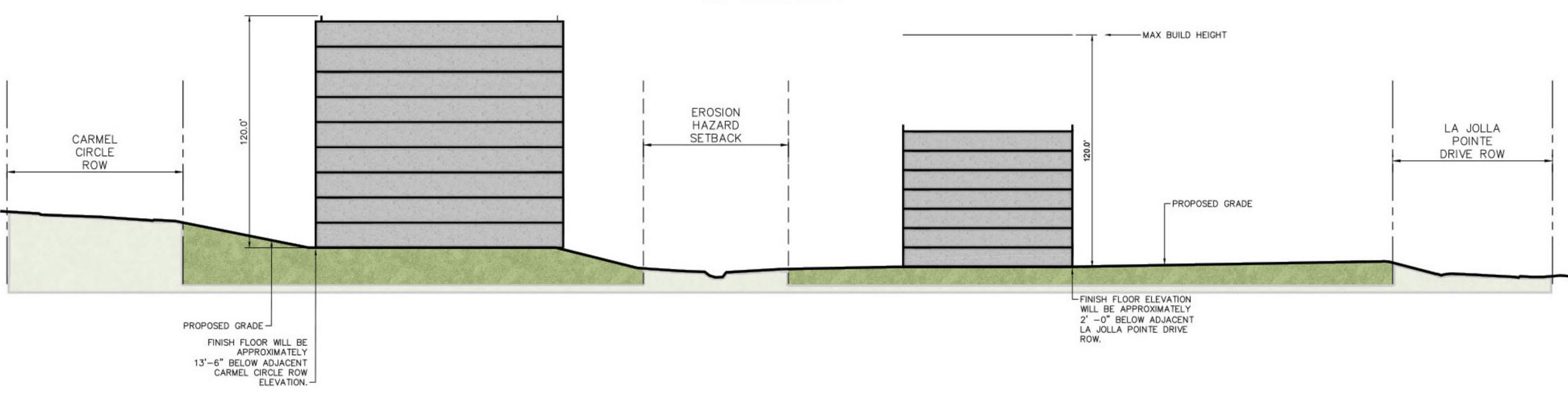


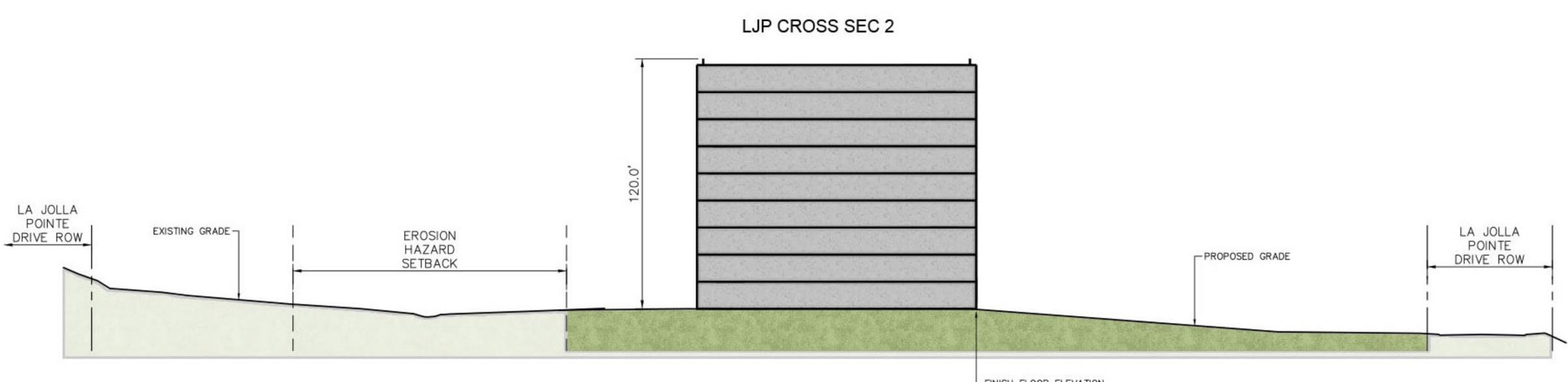


Kimley »Horn

100'

CONCEPT SITE SECTION

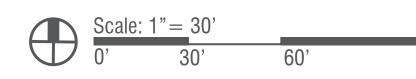




LJP CROSS SEC 1

FINISH FLOOR ELEVATION WILL BE APPROXIMATELY 12' -0" ABOVE ADJACENT LA JOLLA POINTE DRIVE ROW.



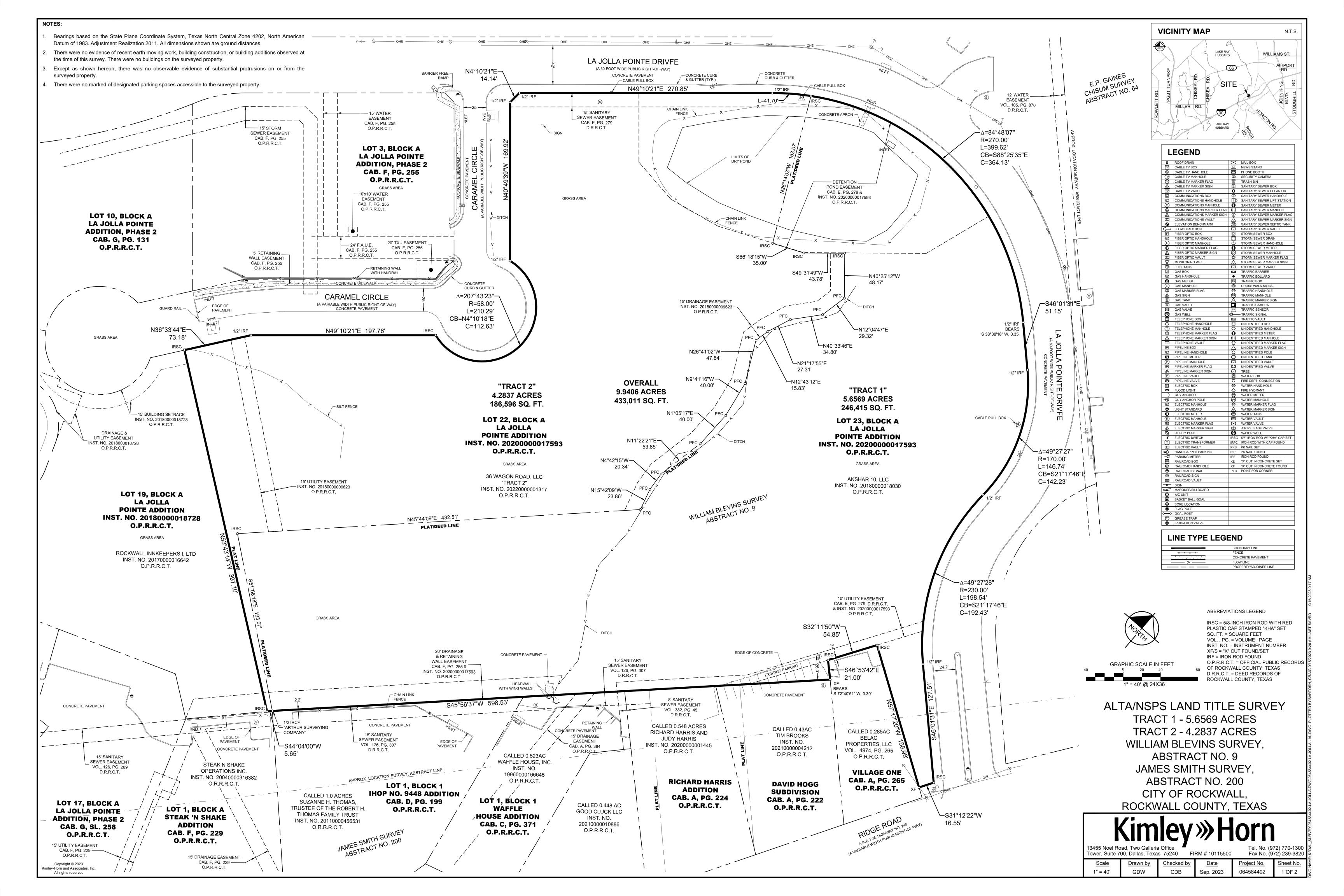






Kimley **»Horn**

120'



FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

RECORD PROPERTY DESCRIPTION

"TRACT 1"

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, and being all of Lot 23, Block A of La Jolla Pointe Addition, an Addition to the City of Rockwall, Texas, according to the Map or Plat thereof recorded in Instrument No. 20200000017593 of the Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.)

"TRACT 2"

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, and being all of Lot 22, Block A of La Jolla Pointe Addition, an Addition to the City of Rockwall, Texas, according to the Map or Plat thereof recorded in Instrument No. 20200000017593 of the Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.)

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

AS TO "TRACT 1" DESCRIBED ABOVE:

(Pursuant to Commitment for Title Insurance, issued by Fidelity National Title Insurance Company, GF. No. LT-19124-1901242300245, effective date July 11, 2023, issued July 5, 2023.)

- 1. The surveyed property is all of Lots 22 and 23, Block A of La Jolla Pointe Addition, recorded in Instrument No. 2020-17593, Map Records, Rockwall County, Texas.
- 10f. The following easements and/or building lines and other matters shown on the plat recorded in Instrument No. 2020-17593, Map Records, Rockwall County, Texas: a) Detention Pond Easement as shown hereon;
- b) 20' Drainage and Retaining Wall Easement as shown hereon; c) 10' Utility Easement as shown hereon.
- 10g. Water Easement to the City of Rockwall, recorded in Volume 105, Page 870, Real Property Records, Rockwall County, Texas, does not lie on the surveyed property.
- 10h. Water Easement to the City of Rockwall, recorded in Volume 124, Page 937, Real Property Records, Rockwall County, Texas, does not lie on the surveyed property.
- 10i. Utility Easement to the City of Rockwall, recorded in Volume 5162, Page 190, Real Property Records, Rockwall County, Texas, does not lie on the surveyed property.

AS TO "TRACT 2" DESCRIBED ABOVE:

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-386489-RTT, effective date August 29, 2023, issued September 12, 2023.)

- 10e. The following easements and/or building lines, as shown on plat recorded in Instrument No. 20200000017593, Official Public Records, Rockwall County, Texas: Detention pond easement as shown hereon.
- 10f. The surveyed property is a portion of the property described in Instrument No. 2018000009623, Official Public Records, Rockwall County, Texas. Utility Easement and Drainage Easement described in said Instrument as shown hereon.
- 10g. The 15-foot Sanitary Sewer Easement, recorded in Cabinet E, Page 279, Plat Records, Rockwall County, Texas, as shown hereon.

SURVEYORS CERTIFICATION:

To: ROUND ROCK LAND COMPANY LLC;

AKSHA 10, LLC;

36 WAGON ROAD, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION;

FWT DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMANY;

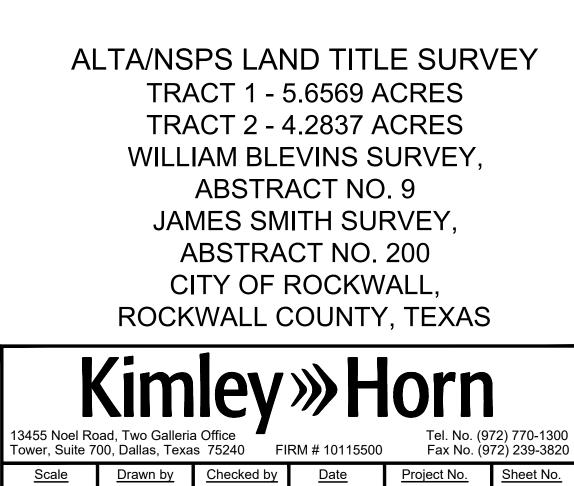
FIRST AMERICAN TITLE INSURANCE COMPANY; REPUBLIC TITLE OF TEXAS, INC .:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 13, 16 and 19 of Table A thereof. The field work was completed on August 25, 2023.

LD.BH 09/15/2023 Date

Craig D. Bartosh Registered Professional Land Surveyor No. 6459 Kimley-Horn and Associates, Inc. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Ph. (972) 770-1300 craig.bartosh@kimley-horn.com





CDB

Sep. 2023

064584402

2 OF 2

N/A

GDW

CITY OF ROCKWALL

ORDINANCE NO. <u>24-XX</u>

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 BUILDINGS THAT EXCEED 36-FEET IN HEIGHT ON A 9.9406-ACRE TRACT OF LAND IDENTIFIED AS LOTS 22 & 23, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE: **PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request from Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for *Buildings that Exceed 36-Feet in Height* on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [*FM-740*], 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. 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 *Buildings that Exceed 36-Feet in Height* 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 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*; and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --

and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of *Buildings that Exceed 36-Feet in Height* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the <u>Concept Plan</u> as depicted in *Exhibit* 'B' of this ordinance.
- Buildings on the Subject Property shall not exceed 120-feet or as depicted on the building elevations/cross sections contained in the <u>Conceptual Building Heights</u> in Exhibit 'C' of this ordinance.
- 3) The Specific Use Permit (SUP) shall be valid for a period of ten (10) years from the approval date of this ordinance (*i.e. valid until January 2, 2034*). If an extension of the Specific Use Permit (SUP) is necessary, the property owner shall submit a request in writing to the Director of Planning and Zoning no less than 90-days prior to the expiration date of this ordinance (*i.e. October 4, 2033*). Upon receipt of a request for an extension, the Director of Planning and Zoning shall bring the request forward to the Planning and Zoning Commission and City Council for review. The Planning and Zoning Commission and City Council shall be charged with determining if an extension of the Specific Use Permit (SUP) is warranted. This shall be conducted in accordance with the process and procedures outlined in Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and with which this ordinance was originally adopted.

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:

 Upon obtaining a *Building Permit*, 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 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 2ND DAY OF JANUARY, 2024.

| | Trace Johannesen, <i>Mayor</i> |
|---|--------------------------------|
| | |
| ATTEST: | |
| | |
| Kristy Teague, City Secretary | _ |
| | |
| APPROVED AS TO FORM: | |
| | |
| Frank J. Garza, City Attorney | |
| 1 st Reading: <u>December 18, 2023</u> | |
| 2 nd Reading: <u>January 2, 2024</u> | |
| | |
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| 70000.050.0110 in the 001/ | |

Page | 3

Exhibit 'A' Survey

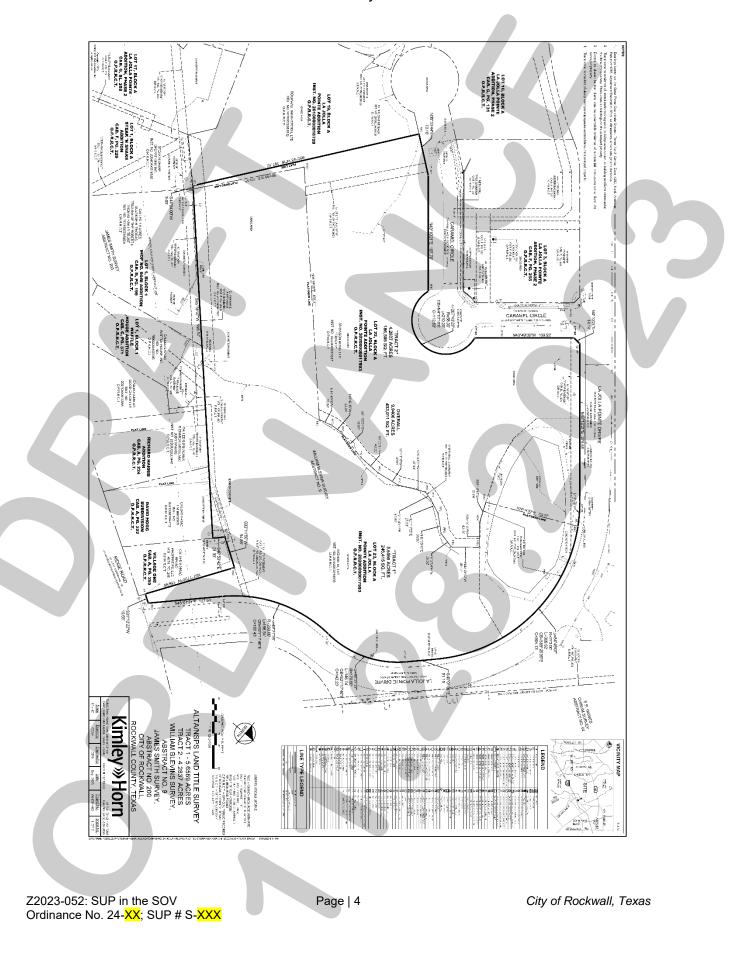


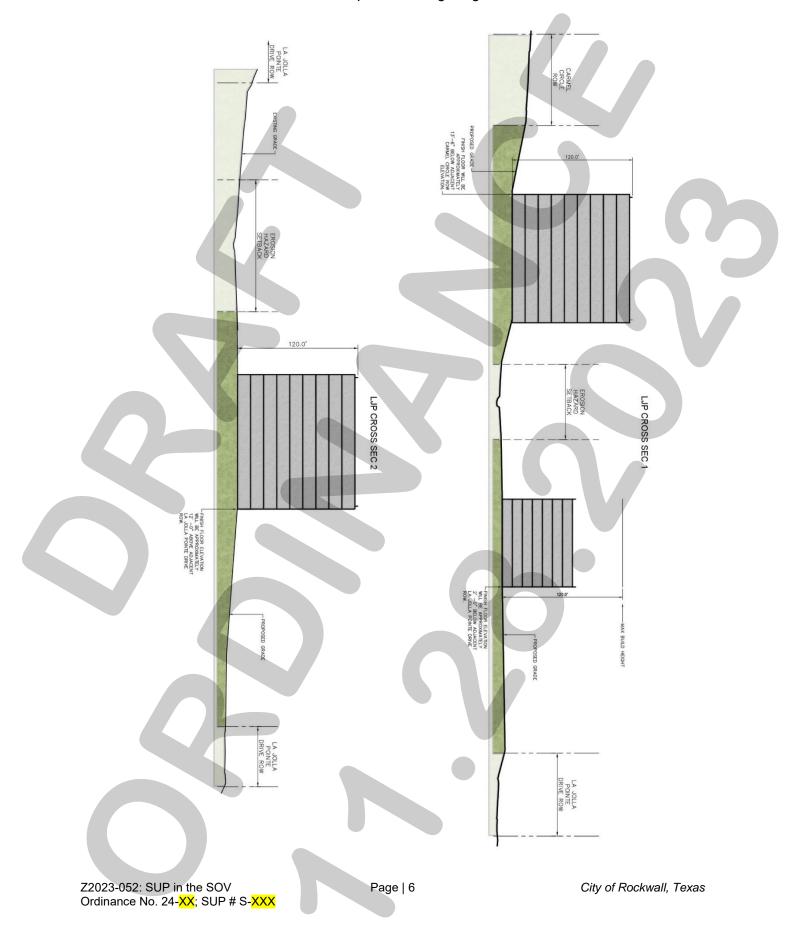
Exhibit 'B' Concept Plan



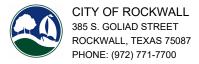
Z2023-052: SUP in the SOV Ordinance No. 24-XX; SUP # S-XXX Page | 5

City of Rockwall, Texas

Exhibit 'C' Conceptual Building Heights



PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | Z2023-053 |
|-------------------------|-------------------|
| PROJECT NAME: | Amendment to PD-4 |
| SITE ADDRESS/LOCATIONS: | 1661 RIDGE RD |

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|-----------|----------------|----------------------|--|
| | Henry Lee | 11/20/2023 | Approved w/ Comments | |

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, and generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740].

1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2023-053) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide the legal description in a text document format (e.g. Microsoft Word). This is needed for the Draft Ordinance.

M.5 Please review the attached Draft Ordinance prior to the November 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 5, 2023.

1.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning and Zoning Commission Public Hearing Meeting.

1.7 The projected City Council meeting dates for this case will be December 18, 2023 (1st Reading) and January 2, 2024 (2nd Reading).

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|--------------------------------|-------------------------------|----------------|----------------------|--|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved w/ Comments | |
| 11/14/2023: General Commen | ts: | | | |
| General Items: | | | | |
| - Must meet City 2023 Standard | ds of Design and Construction | | | |

- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- TIA will be required.

Drainage Items:

- Detention is required. No vertical walls allowed in detention easement. Max 4:1 side slopes.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- -No grate inlets allowed

-Detention ponds must be in a drainage easement.

- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking.
- Parking to be 20x9' min.
- Sidewalk required along public roadways.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|-------------|-----------------|----------------|-------------------|--|
| BUILDING | Craig Foshee | 11/16/2023 | Approved | |
| No Comments | | | | |
| | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| FIRE | Ariana Kistner | 11/17/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| GIS | Lance Singleton | 11/14/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| POLICE | Henry Lee | 11/20/2023 | N/A | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |

PARKS

Travis Sales

11/14/2023

No Comments

CONCEPT SITE PLAN

General Items:

- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees

- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.

- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.

- TIA will be required.

Drainage Items:

- Detention is required. No vertical walls allowed in detention easement. Max 4:1 side slopes.

- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

-No grate inlets allowed

-Detention ponds must be in a drainage easement. Detention poinds must be in a drainage eacement.
100-year WSEL must be called out for detention ponds.
FFE for all buildings must be called out when adjacent to

detention pond. Minimum 2' above 100-year WSEL.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)

- Public sewer to be 8" minimum.

- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Min 20' utility easements.

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.

- No dead-end parking.
- Parking to be 20x9' min.
- Sidewalk required along public roadways.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

RIDGE ROAD - NOVEMBER 2023





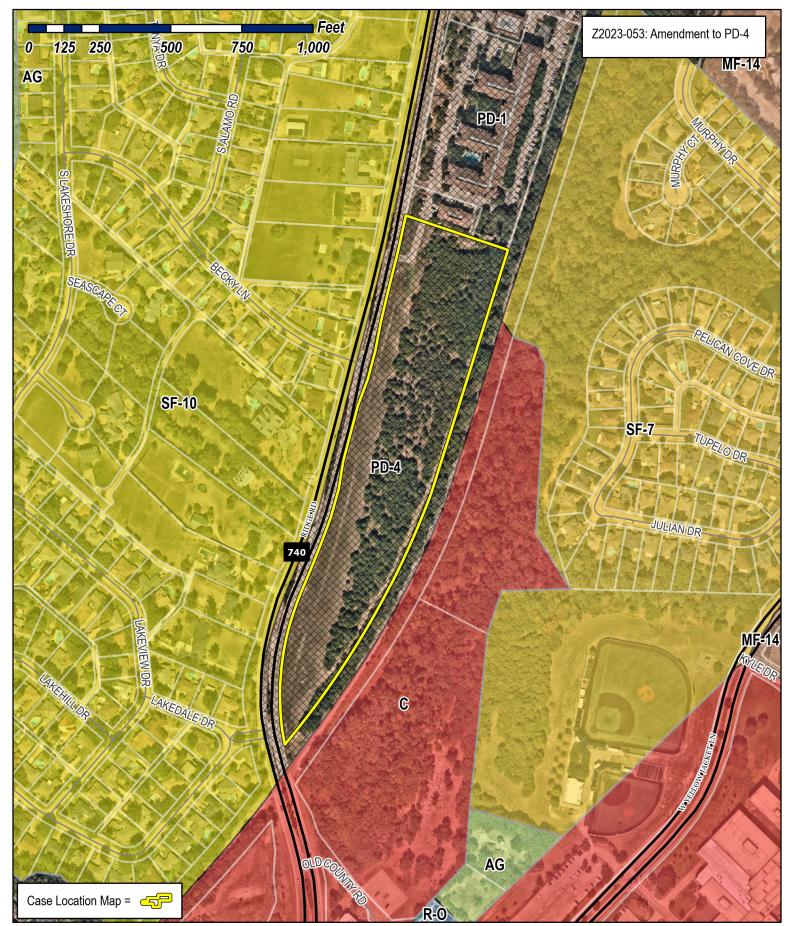






| DEVELOPMENT APPLICATION City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 | | | STAFF USE ONLY PLANNING & ZONING CASE NO. NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW. DIRECTOR OF PLANNING: CITY ENGINEER: | | | |
|---|---|--|--|--|--|--|
| PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: | | | | | | |
| PRELIMINARY PL FINAL PLAT (\$300 REPLAT (\$300.00 AMENDING OR M | 100.00 + \$15.00 ACRE) ¹ LAT (\$200.00 + \$15.00 ACRE) ¹ 0.00 + \$20.00 ACRE) ¹ 1 + \$20.00 ACRE) ¹ 1 + \$20.00 ACRE) ¹ 1INOR PLAT (\$150.00) EMENT REQUEST (\$100.00) | ☐ ZONING C ☐ SPECIFIC ☑ PD DEVEI | | | | |
| SITE PLAN (\$250 | | PER ACRE AMOU 2: A <u>\$1,000.00</u> FI | 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 <u>\$1,000.00</u> 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 | 1661 Ridge Road, Rockwall, TX 7 | 5087 | | | | |
| SUBDIVISION | | | LOT BLOCK | | | |
| GENERAL LOCATION | Northeast Corner of Ridge Rd & D | allas Garlan | d N.E. Railroad | | | |
| ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] | | | | | | |
| CURRENT ZONING | | CURRENT U | se vacant | | | |
| | | | | | | |
| PROPOSED ZONING | | PROPOSED U | | | | |
| ACREAGE | 12.1462 LOTS [CURRENT] |] | LOTS [PROPOSED] | | | |
| SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF <u>HB3167</u> 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/APPLICA | ANT/AGENT INFORMATION [PLEASE PRINT/CH | ECK THE PRIMARY (| CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] | | | |
| OWNER | HFS Management, Inc | 🖾 APPLICAN | Rockwall Economic Development Corporation | | | |
| CONTACT PERSON | Richard Chandler | CONTACT PERSC | N Matt Wavering | | | |
| ADDRESS | 122 W. John Carpenter Fwy, Ste 400 | ADDRES | S 2610 Observation Trl, Suite 104 | | | |
| CITY, STATE & ZIP | Irving, TX 75039 | CITY, STATE & Z | P Rockwall, TX 75032 | | | |
| PHONE | | PHON | | | | |
| E-MAIL | rchandler@sei-mi.com | E-MA | L mwavering@rockwalledc.com | | | |
| NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD R. Chard R. | | | | | | |
| "I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 382.19, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE | | | | | | |
| GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF November, 2023. OWNER'S SIGNATURE Right P. Chandlen July 6, 2025 | | | | | | |
| OWNER'S SIGNATURE Richard & Charflen NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sally Author MY COMMISSION EXPIRES 7-6-25 | | | | | | |

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.



City of Rockwall Planning & Zoning Department 385 S. Goliad Street 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 Rockwall, Texas 75087 merchantability and fitness for a particular purpose. Use of the information (P): (972) 771-7745 (W): www.rockwall.com is the sole responsibility of the user. Feet 3,320 0 415 830 1,660 2,490 COURDST 740 RIDGEIRD Waterstone 205 Homeowners Association MELONIACETE **Turtle Cove** 30 ERAUPHINAU-PRINT Legend Rockwall HOAs Flagstone Subject Property Estates 1500' Buffer **Case Number:** Z2023-053 B **Case Name:** Amendment to PD-4 205 Case Type: Zoning Zoning: PD-4 Case Address: Ridge Rd. INDIST. JUI-1 276 W YELLOW/JACKET YIE OR 30

ERALPH LizeKart

Date Saved: 11/10/2023 For Questions on this Case Call (972) 771-7745

Lee, Henry

| From: | Zavala, Melanie |
|--------------|--|
| Sent: | Thursday, November 16, 2023 3:24 PM |
| Cc: | Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry |
| Subject: | Neighborhood Notification Program [Z2023-053] |
| Attachments: | Public Notice (P&Z) (11.15.2023).pdf; HOA Map (11.10.2023).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>November 17, 2023</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, December 12, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, December 18, 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 <u>Planning@rockwall.com</u> 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: <u>https://sites.google.com/site/rockwallplanning/development/development-cases.</u>

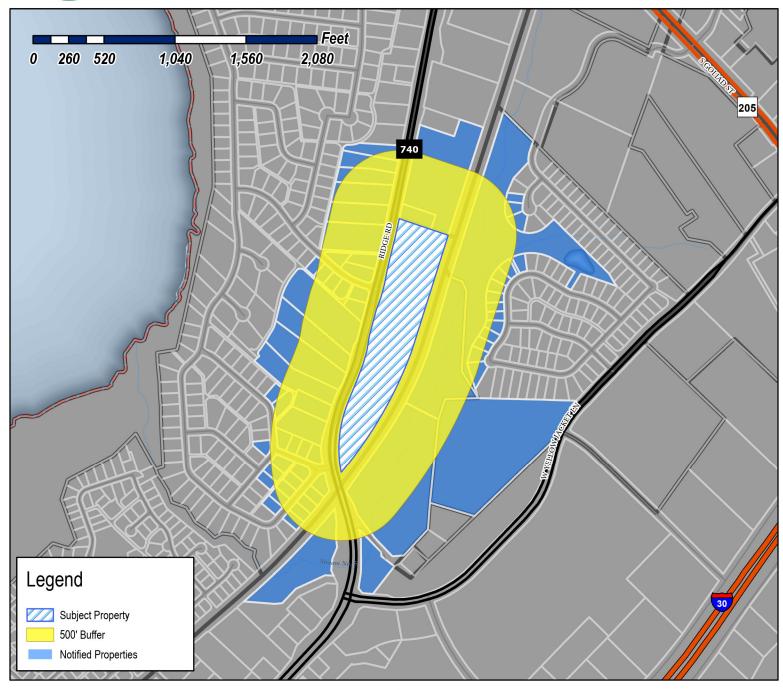
Z2023-053: Amendment to PD-4

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of a *Zoning Change* amending Planned Development District 4 (PD-4) [*Ordinance No. 72-03 & 01-26*] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any action necessary.

Thank You, *Melanie Zavala* Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 <u>http://www.rockwall.com/</u> 972-771-7745 Ext. 6568 City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departr 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number: Case Name: Case Type: Zoning: Case Address: Z2023-053 Amendment to PD-4 Zoning PD-4 Ridge Rd.



Date Saved: 11/10/2023 For Questions on this Case Call: (972) 771-7746 NEUFELL JAMES V AND FRANCINE M 101 BECKY LN ROCKWALL, TX 75087

> STAVINOHA JIM L & MITZIE J 103 JULIAN DR ROCKWALL, TX 75087

> > COX MARCUS D 105 BECKY LANE ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III 106 LAKEDALE DR ROCKWALL, TX 75087

> PECK RUTH H 108 LAKEDALE DR ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC 120 S RIVERSIDE PLZ STE 2000 CHICAGO, IL 60606

HALL STEPHANIE MCGARRY 130 PELICAN COVE DR ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J 138 PELICAN COVE DR ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST MICHAEL WAYNE ROGERS AND RELLA VILLASANA ROGERS, TRUSTEES 1404 RIDGE RD ROCKWALL, TX 75087

> NORMAN LINDA 1406-B RIDGE RD ROCKWALL, TX 75087

RESIDENT 102 LAKEDALE DR ROCKWALL, TX 75087

HAMILTON JAMES MARK AND STEVEN TORRES 104 BECKY LN ROCKWALL, TX 75087

AZULAY TJ AND MELINDA 105 EMERALD COVE HEATH, TX 75032

VILLASENOR GRACIELA R 106 PELICAN COVE DR ROCKWALL, TX 75087

ECKERT TRUST DAVID W & BONNIE L ECKERT 112 PELICAN COVE DRIVE ROCKWALL, TX 75087

HFS MANAGEMENT INC C/O HANNA SAHLIYEH 122 W JOHN CARPENTER FWY STE 400 IRVING, TX 75039

> RESIDENT 1309 RIDGE RD ROCKWALL, TX 75087

> HIDALGO RAFAEL 1400 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 1405 RIDGE RD ROCKWALL, TX 75087

PADILLA OSCAR GAMALIEL AND MELISSA AZUSENA 1408 RIDGE ROAD ROCKWALL, TX 75087 MARSHALL RICHARD A AND KENNETH F WILSON 103 BECKY LN ROCKWALL, TX 75087

WEST KENDRA LYNN AND JOHN HENRY LEWIS 104 LAKEDALE DRIVE ROCKWALL, TX 75087

7.1 RIDGE LLC 106 E RUSK SUITE 200 ROCKWALL, TX 75087

RESIDENT 107 BECKY LN ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA 118 PELICAN COVE DR ROCKWALL, TX 75087

SHUGART WILLIAM E & MERIDITH JUNE 124 PELICAN COVE DR ROCKWALL, TX 75087

> RESIDENT 134 PELICAN COVE DR ROCKWALL, TX 75087

MASON RONALD E & GLORIA M 1402 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 1406 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 1410 RIDGE RD ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N 1412 RIDGE ROAD ROCKWALL, TX 75087

> TEBBUTT BRIAN C 150 PELICAN COVE DR ROCKWALL, TX 75087

BARRON JOSE ENRIQUE AND ELIZABETH 1504 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 1602 RIDGE RD ROCKWALL, TX 75087

> UHLIG JANET KAY 168 MURPHY CT ROCKWALL, TX 75087

> RESIDENT 1726 RIDGE RD ROCKWALL, TX 75087

> KELLY TANNER B 178 MURPHY CT ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA 1905 LAKEVIEW DR ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L 2007 S LAKESHORE ROCKWALL, TX 75087

MARSHALL BRUCE AND LORRAINE 2010 S LAKESHORE DRIVE ROCKWALL, TX 75087 KROPKE JAMES & MARY 142 PELICAN COVE DR ROCKWALL, TX 75087

TEBBUTT BRIAN & MYLA 150 PELICAN COVE DRIVE ROCKWALL, TX 75087

RESIDENT 156 PELICAN COVE DR ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC 16600 DALLAS PARKWAY SUITE 300 DALLAS, TX 75248

> RESIDENT 1722 RIDGE RD ROCKWALL, TX 75087

HATCHER JASON & NATASHA HATCHER 1728 RIDGE RD ROCKWALL, TX 75087

PETTIGREW TERESA VIOLA 1901 LAKEVIEW DR ROCKWALL, TX 75087

PADILLA KRIS AND JOE 2005 LAKESHORE DRIVE ROCKWALL, TX 75087

CHARLES JACOB 2008 S LAKESHORE DR ROCKWALL, TX 75087

RESIDENT 2011 LAKESHORE DR ROCKWALL, TX 75087 CRANE ADAM T 146 PELICAN COVE DR ROCKWALL, TX 75087

WELLS RACHEL MARY 1502 RIDGE ROAD ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N 1600 RIDGE RD ROCKWALL, TX 75087

HARRIS FAMILY LAKE HOUSE, LLC 1663 MISSOURI ST SAN DIEGO, CA 92109

> GREEN STEVEN T 1724 RIDGE RD ROCKWALL, TX 75087

> RESIDENT 174 MURPHY CT ROCKWALL, TX 75087

BALL DEREK AND AMANDA 1903 LAKEVIEW DR ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J 2006 S LAKESHORE DR ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND KIMBERLY LEE PETRIELLO 2009 S LAKESHORE DRIVE ROCKWALL, TX 75087

SALAZAR AARON AND OLGA 2012 LAKESHORE DR ROCKWALL, TX 75087 **RESTORATION PROPERTIES GROUP LLC** 2013 S LAKESHORE DRIVE ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN 206 LAKEVIEW DR ROCKWALL, TX 75087

MFR PROPERTIES LLC AND YELLOW JACKET PLAZA LLC 28632 ROADSIDE DR SUITE 270 AGOURA HILLS, CA 91301

> SOLENA GROUP, LLC 321 PRAIRIE VIEW RD ROCKWALL, TX 75087

THAMES HOLDING LLC 514 WILDEWOOD DR CHANDLER, TX 75758

RESIDENT 900 W YELLOWJACKET LN ROCKWALL, TX 75087

ATTN: HEATHER HAWKINS 2711 N HASKELL STE 1800 DALLAS, TX 75204

PO BOX 2514

ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC PO BOX 1476 ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN

RESIDENT 2014 LAKESHORE DR ROCKWALL, TX 75087

HAYNES PETER & JANNA 208 LAKEVIEW DRIVE ROCKWALL, TX 75087

JAMES & MARY SYVRUD REVOCABLE TRUST JAMES P SYVRUD AND MARY J SYVRUD **301 MCKINNEY ST** FARMERSVILLE, TX 75442

> WILLCOXEN R GENE & MARY F 4820 SUTCLIFF AVE SAN JOSE, CA 95118

HENDRICKS JAMES & BARBARA 5903 VOLUNTEER PL ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS LLC C/O HUDSON HOMES MANAGEMENT LLC

RIIS RICKI LEE 203 LAKEVIEW DR ROCKWALL, TX 75087

2135 RIDGE RD ROCKWALL, TX 75087

RPSC ROCKWALL PROPERTIES LLC 3201 E PRESIDENT GEORGE BUSH HIGHWAY SUITE 101 RICHARDSON, TX 75082

> SHERI POWERS REVOCABLE TRUST SHERI POWERS- TRUSTEE 4872 CORONADO AVE SAN DIEGO, CA 92107

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

AMERICAN RESIDENTIAL LEASING COMPANY LLC ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO, SUITE 300 CALABASAS, CA 91302

RESIDENT

PUBLIC 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:

Z2023-053: Amendment to PD-4

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of a <u>Zoning Change</u> amending Planned Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], 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, December 12, 2023 at 6:00 PM</u>*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.</u>

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, December 18, 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 BELOW FORM

Case No. Z2023-053: Amendment to PD-4

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



November 13, 2023

Ryan Miller Director of Planning City of Rockwall 385 S. Goliad Street, Rockwall, TX 75087

Re: 1661 Ridge Rd

Mr. Miller:

Enclosed you will find an application and supporting documents requesting that the Planning and Zoning Commission and City Council grant an amendment to the PD-4 zoning on the 12.1462-acre tract of land located at 1661 Ridge Rd in Rockwall. The Rockwall Economic Development Corporation (REDC) has a contract to purchase the property and has been performing due diligence and planning exercises over the past several months.

The REDC intends to utilize the property to attract "Class-A" corporate office developments occupied by tenants that can provide high-quality employment opportunities for the citizens of Rockwall. In order to attract the tenants and the significant tax value investment desired by the REDC, we are proposing office projects that will be vertical in nature, which we feel will be of superior quality than the standard one or two-story garden-style office buildings that are more commonly seen without public involvement.

The provided cross-sections show a potential maximum building height of 90 feet above grade. Therefore, the zoning requires an amendment to allow for building heights up to 90 feet, as well as the FAR (floor area ratio) to accommodate office buildings of this scale. Please note that the property grade is approximately 12 to 13 feet below the elevation of Ridge Road. The REDC does not anticipate that a future office building will exceed the existing heights of the Lakeview Apartments building located to the north of the adjacent Rockwall Commons.

It is worth noting that the REDC is strictly governed by state statute as well as oversight provided by a Board of Directors of Rockwall residents appointed by the Rockwall City Council. You may rest-assured that the future development of this property will be of the highest-quality, will adhere to City of Rockwall development standards, and will support business enterprise and local employment alike. Furthermore, the REDC is highly selective in its recruiting efforts and therefore will be patient in the development of this property, not wishing to compromise on quality for an expedient development. The REDC kindly requests this amendment to PD-4 to facilitate the development of this property for the purposes of high-quality corporate office development.

Respectfully,

21

Matt Wavering Vice President

CONCEPT SITE PLAN



RIDGE ROAD - NOVEMBER 2023





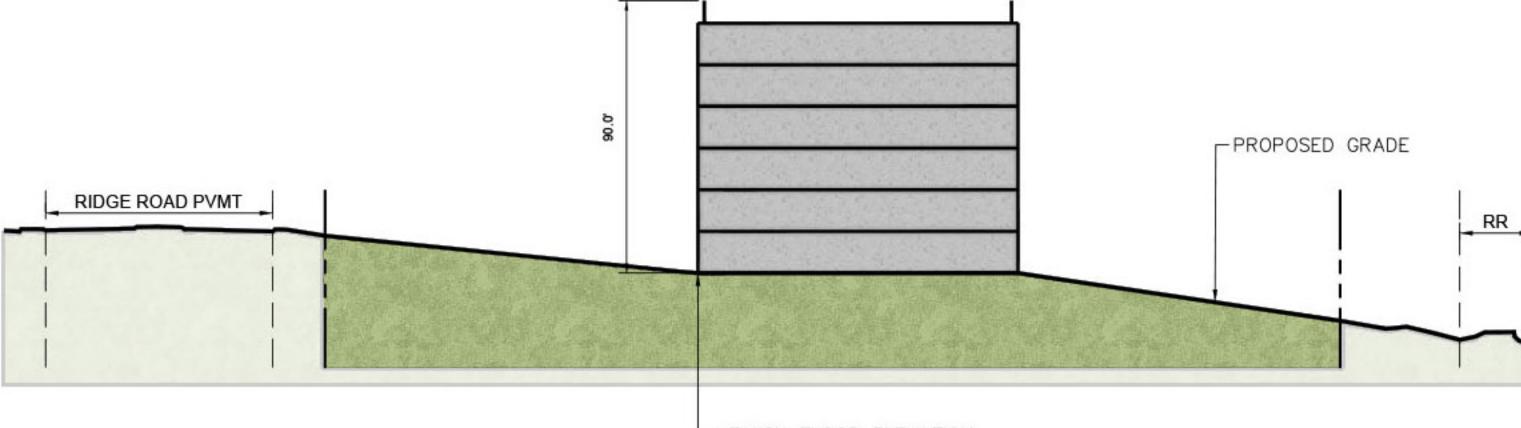


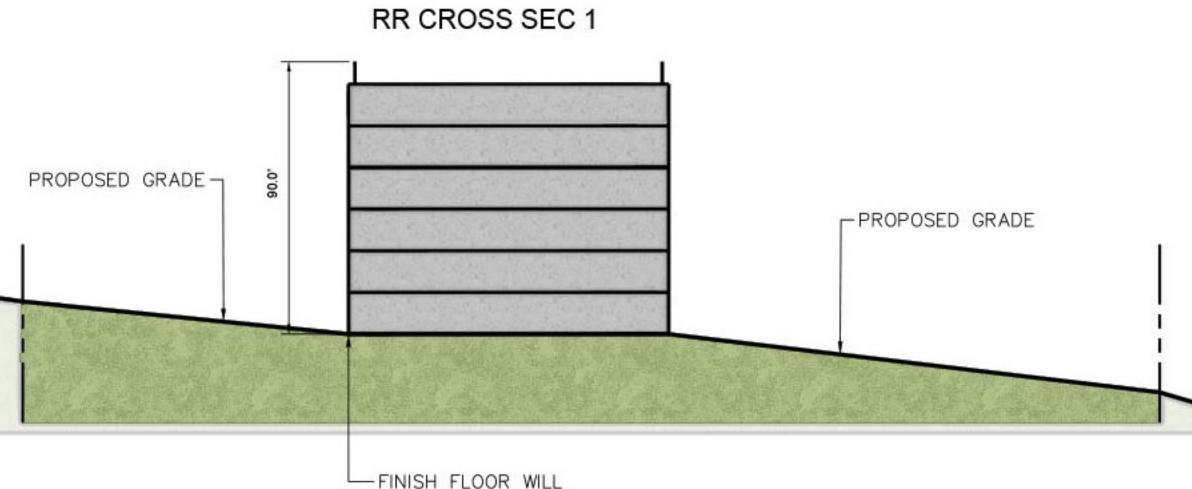


100'

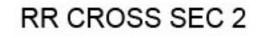
CONCEPT SITE SECTION

RIDGE ROAD PVMT

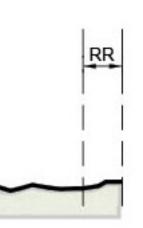


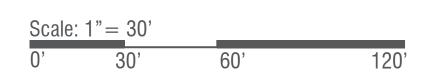


FINISH FLOOR WILL BE APPROXIMATELY 12'-0" BELOW ADJACENT RIDGE ROAD ELEVATION.



FINISH FLOOR ELEVATION WILL BE APPROXIMATELY 13'-0" BELOW ADJACENT RIDGE ROAD ELEVATION.

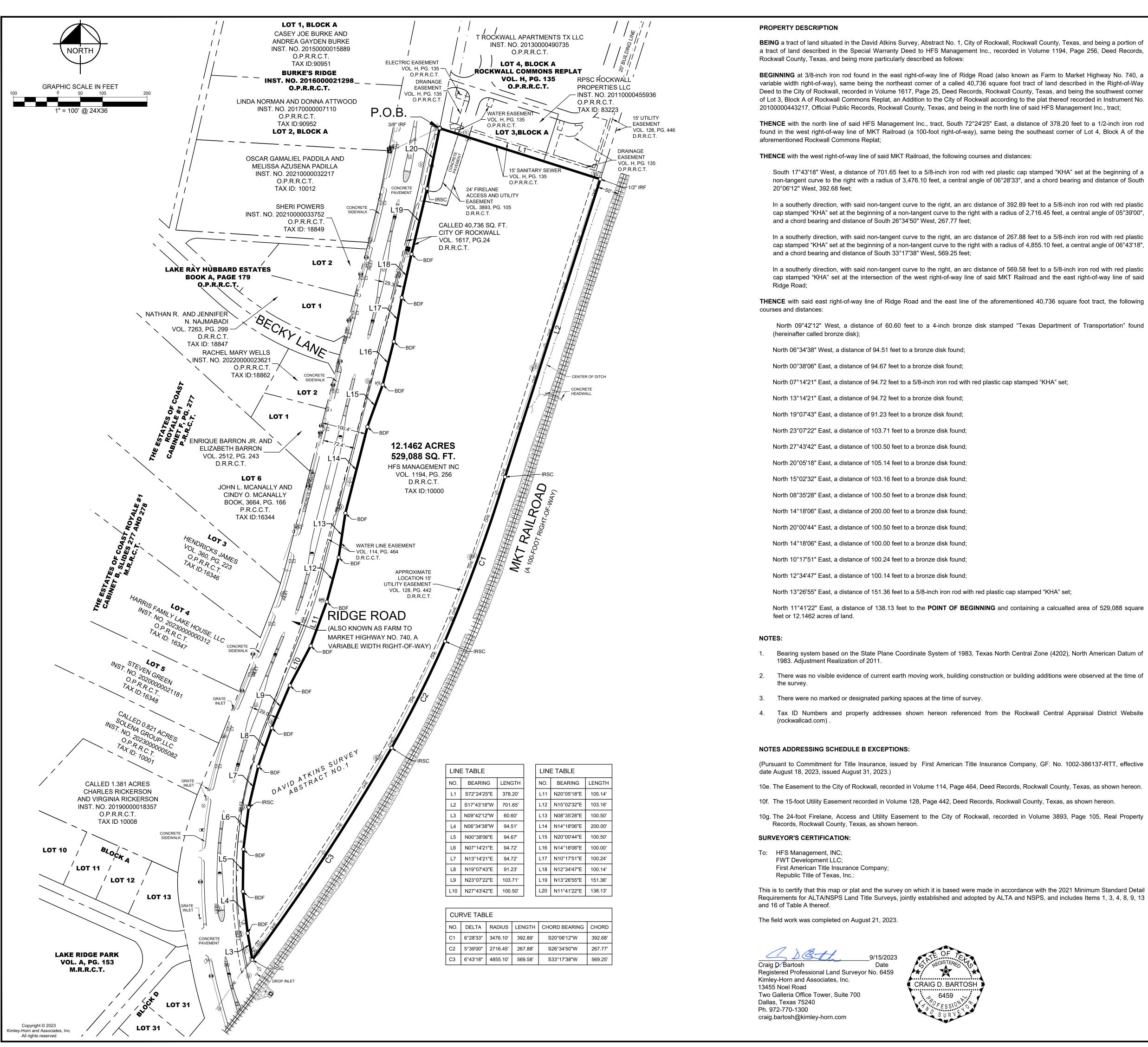












Tax ID Numbers and property addresses shown hereon referenced from the Rockwall Central Appraisal District Website

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-386137-RTT, effective

10e. The Easement to the City of Rockwall, recorded in Volume 114, Page 464, Deed Records, Rockwall County, Texas, as shown hereon.

10f. The 15-foot Utility Easement recorded in Volume 128, Page 442, Deed Records, Rockwall County, Texas, as shown hereon.

10g. The 24-foot Firelane, Access and Utility Easement to the City of Rockwall, recorded in Volume 3893, Page 105, Real Property

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 13

| | LINE | LINE TABLE | | | | |
|-----|------|-------------|---------|--|--|--|
| ЭТΗ | NO. | BEARING | LENGTH | | | |
| 20' | L11 | N20°05'18"E | 105.14' | | | |
| 65' | L12 | N15°02'32"E | 103.16' | | | |
| 60' | L13 | N08°35'28"E | 100.50' | | | |
| 51' | L14 | N14°18'06"E | 200.00' | | | |
| 67' | L15 | N20°00'44"E | 100.50' | | | |
| '2' | L16 | N14°18'06"E | 100.00' | | | |
| '2' | L17 | N10°17'51"E | 100.24' | | | |
| 23' | L18 | N12°34'47"E | 100.14' | | | |
| 71' | L19 | N13°26'55"E | 151.36' | | | |
| | | | | | | |

| LENGTH | CHORD BEARING | CHORD |
|---------|---------------|---------|
| 392.89' | S20°06'12"W | 392.68' |
| 267.88' | S26°34'50"W | 267.77' |
| 569.58' | S33°17'38"W | 569.25' |

VICINITY MAP N.T.S. 205/ lake ray HUBBARD 30) LEGEND ROOF DRAIN
 CABLE TV BOX MAIL BOX
O SANITARY SEWER CLEAN OU

| TV | CABLE TV BOX | 0 | SANITARY SEWER CLEAN OUT |
|-------------------------|----------------------------|----------------|--------------------------------|
| \square | CABLE TV HANDHOLE | S | SANITARY SEWER MANHOLE |
| \odot | CABLE TV MANHOLE | Ŝ | SANITARY SEWER MARKER FLAG |
| $\overline{\mathbb{O}}$ | CABLE TV MARKER FLAG | | SANITARY SEWER MARKER SIGN |
| \square | CABLE TV MARKER SIGN | S | SANITARY SEWER SEPTIC TANK |
| TV | CABLE TV VAULT | S | SANITARY SEWER VAULT |
| C | COMMUNICATIONS BOX | D | STORM SEWER BOX |
| C | COMMUNICATIONS HANDHOLE | | STORM SEWER DRAIN |
| C | COMMUNICATIONS MANHOLE | \square | STORM SEWER MANHOLE |
| Ô | COMMUNICATIONS MARKER FLAG | | STORM SEWER VAULT |
| \triangle | COMMUNICATIONS MARKER SIGN | m | TRAFFIC BARRIER |
| C | COMMUNICATIONS VAULT | • | TRAFFIC BOLLARD |
| • | ELEVATION BENCHMARK | TR | TRAFFIC BOX |
| F | FIBER OPTIC BOX | ® | CROSS WALK SIGNAL |
| Ð | FIBER OPTIC HANDHOLE | ® | TRAFFIC HANDHOLE |
| F | FIBER OPTIC MANHOLE | TR | TRAFFIC MANHOLE |
| Û | FIBER OPTIC MARKER FLAG | A | TRAFFIC MARKER SIGN |
| A | FIBER OPTIC MARKER SIGN | <u> </u> | - TRAFFIC SIGNAL |
| E | FIBER OPTIC VAULT | TR | TRAFFIC VAULT |
| \Box | MONITORING WELL | U | UNIDENTIFIED BOX |
| G | GAS HANDHOLE | Ø | UNIDENTIFIED HANDHOLE |
| G | GAS METER | 0 | UNIDENTIFIED METER |
| G | GAS MANHOLE | $ $ \bigcirc | UNIDENTIFIED MANHOLE |
| Ĝ | GAS MARKER FLAG | <u></u> | UNIDENTIFIED MARKER FLAG |
| | GAS SIGN | | UNIDENTIFIED MARKER SIGN |
| G | GAS TANK | Q | UNIDENTIFIED POLE |
| G | GAS VAULT | | UNIDENTIFIED TANK |
| <u>i</u> Gi | GAS VALVE | | UNIDENTIFIED VAULT |
| | TELEPHONE BOX | Ø | UNIDENTIFIED VALVE |
| | TELEPHONE HANDHOLE | \odot | TREE |
| (Ţ) | TELEPHONE MANHOLE | W | WATER BOX |
| Û | TELEPHONE MARKER FLAG | Ø | FIRE DEPT. CONNECTION |
| | TELEPHONE MARKER SIGN | Ø | WATER HAND HOLE |
| | TELEPHONE VAULT | ϕ | FIRE HYDRANT |
| | PIPELINE MARKER SIGN | $ \Theta $ | WATER METER |
| E | ELECTRIC BOX | Ŵ | WATER MANHOLE |
| *** | FLOOD LIGHT | Ŵ | WATER MARKER FLAG |
| | GUY ANCHOR | | WATER MARKER SIGN |
| Ð | GUY ANCHOR POLE | W | WATER VAULT |
| E | ELECTRIC HANDHOLE | | WATER VALVE |
| | LIGHT STANDARD | | AIR RELEASE VALVE |
| | ELECTRIC METER | \odot | WATER WELL |
| Ē | ELECTRIC MANHOLE | IRSC | 5/8" IRON ROD W/ "KHA" CAP SET |
| Ê | ELECTRIC MARKER FLAG | IRFC | IRON ROD WITH CAP FOUND |
| Γ <u>Ψ</u> | ELECTRIC MARKER SIGN | PKS | PK NAIL SET |
| <u>R</u> | UTILITY POLE | PKF | PK NAIL FOUND |
| | ELECTRIC TRANSFORMER | IRF | |
| | ELECTRIC VAULT | IPF | |
| З П С | HANDICAPPED PARKING | ADF | |
| | | XS | "X" CUT IN CONCRETE SET |
| H Q | MARQUEE/BILLBOARD | XF | "X" CUT IN CONCRETE FOUND |
| Θ | BORE LOCATION | | POINT OF BEGINNING |
| | FLAG POLE | 1 P.U.C | . POINT OF COMMENCING |
| G | GREASE TRAP | | |

LINE TYPE LEGEND

| | BOUNDARY LINE |
|------------------------------|------------------------|
| | ADJACENT PROPERTY LINE |
| | EASEMENT LINE |
| · | BUILDING LINE |
| OHE | OVERHEAD UTILITY LINE |
| - x - x - x - x - | FENCE |
| , | CONCRETE PAVEMENT |
| | |

ABBREVIATION LEGEND

P.O.B. = POINT OF BEGINNING IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA"

SET IRFC = IRON ROD WITH CAP FOUND

BDF = BRONZE DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND

VOL. = VOLUME

13455 Noel Road, Two Galleria Office

<u>Scale</u>

1" = 100'

Tower, Suite 700, Dallas, Texas 75240

<u>Drawn by</u>

AEL

PG. = PAGE O.P.R.R.C.T = OFFICIAL PUBLIC RECORDS, ROCKWALL

COUNTY, TEXAS M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0040L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

ALTA/NSPS LAND TITLE SURVEY 12.1462 ACRES DAVID ATKINS SURVEY, ABSTRACT NO. 7 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Checked by

CDB

FIRM # 10115500

<u>Date</u>

Sep. 2023

Fax No. (972) 239-3820

Tel. No. (972) 770-1300

Project No.

064584403

Sheet No.

1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [ORDINANCE NO. 72-03 & 01-26] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) BEING 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY. ABSTRACT NO. 1. CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS **ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING** FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO (\$2,000.00) FOR THOUSAND DOLLARS EACH OFFENSE: PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A **REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Rockwall has received a request from Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of an amendment to Planned Development District 4 (PD-4) [*Ordinance No. 72-03 & 01-26*] being a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 4 (PD-4) [*Ordinance No.'s* 72-03 & 01-26] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s* 72-03 & 01-26;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit* 'C' of this ordinance, attached hereto and incorporated herein by reference as *Exhibit* 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein

by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2TH DAY OF JANUARY, 2024.

| ATTEST: | Trace Jo | bhannesen, <i>Mayor</i> |
|---|----------|-------------------------|
| | | |
| Kristy Teague, City Secretary | | |
| APPROVED AS TO FORM: | | |
| Frank J. Garza, <i>City Attorney</i> | - | |
| | | |
| 1 st Reading: <u>December 18, 2023</u> | | |
| 2 nd Reading: <u>January 2, 2024</u> | | |
| | | |
| Z2023-053: Amendment to PD-4 | Page 2 | Citv of Rockwal |

Ordinance No. 24-XX; PD-4

EXHIBIT 'A':

Legal Description

BEING two (2) tracts out of that certain lot, tract or parcel of land lying in and situated in the City of Rockwall, Rockwall County, Texas, a part of the Daniel Atkins Survey, and being Tracts 4 & 5 out of a subdivision of that certain 49.56-acres of land in the B. J. T. Lewis and Daniel Atkins survey as subdivided by C. F. Rhoades and wife, and conveyed to Al I. Folsom and Arthur A. Folsom by five (5) separate deeds, being numbered in Tracts 1-5 inclusive, the above described two (2) tracts being Numbers 4 & 5 of said subdivision, and being the same property conveyed by Al I. Folsom and wife, Ita H. Folsom, and Arthur A. Folsom and wife, Betty S. Folsom, to the Folsom Company by deed dated May 2, 1953, of record in *Volume 49, Page 249*, Deed of Records of Rockwall County, Texas, less a strip off the west ride of said two (2) tracts conveyed to the State of Texas for right-of-way purposes for FM-740; said two (2) tracts described as follows:

TRACT NO. 1:

BEGINNING at a stake in the west right-of-way of M.K.T. Railroad 1032-feet South 18 Degree 43' West of the northeast survey line of D. Atkins Survey;

THENCE South 13 Degrees 3' 16" West 29.37-feet for a point;

THENCE South 18 Degrees 43' West 666.5-feet to point of curve along Railroad Right-of-Way, following a curve having a radius of 2143.786 feet, a chord distance of 458.124 feet, chord bearing of S 21° 56' 54" for a corner;

THENCE North 71 Degrees 17' West 321-feet to a stake in the east margin of said FM-740;

THENCE along the east right-of-way line of said road as follows:

North 18 Degrees 29' East 125.4-feet; North 15 Degrees 17' East 825-feet;

North 13 Degrees 53' East 99.4-feet;

North 12 Degrees 26' East 107.8-feet to a stake for a corner;

THENCE South 71 Degree 17' East 339.5-feet to the PLACE OF BEGINNING containing 9.52-acres.

TRACT NO. 2:

BEGINNING at a stake in the southwest intersection of the M.K.T. Railroad right-of-way and the northeast intersection of FM-740;

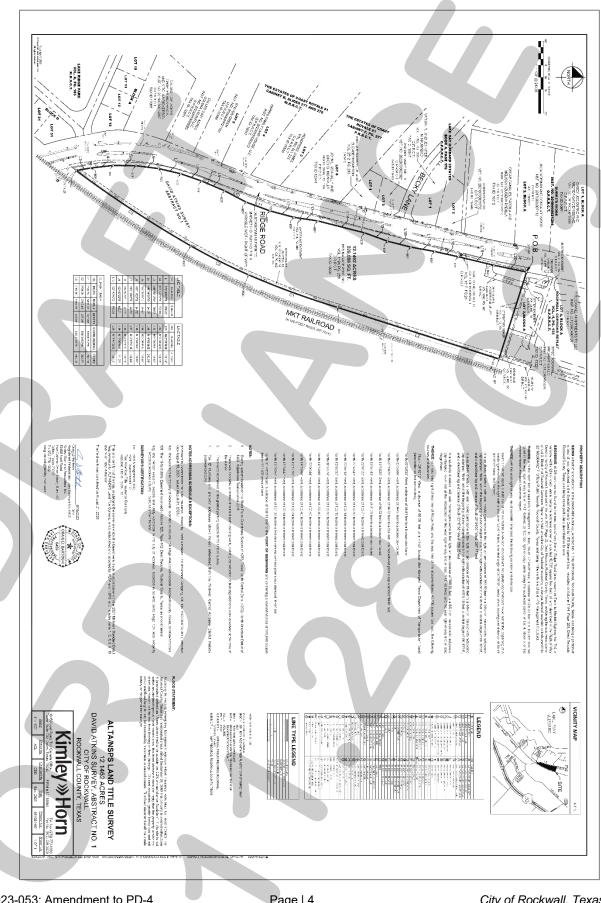
THENCE along the east right-of-way line of said road as follows:

North 10 Degrees 30' West 48-feet; North 6 Degrees 34' East 100-feet; North 12 Degrees 30' East 100-feet; North 19 Degrees 24' East 100 feet; North 22 Degrees 30' East 245-feet to a stake for a. corner;

THENCE South 71 Degrees 17' East 321-feet to a stake in the west right-of-way of said railroad;

THENCE along the west right-of-way of said Railroad Right-of-Way, following a curve having a radius of 2,721.625 feet, a chord distance of 793.752 feet, chord bearing of S 33° 0' 39" W to the *PLACE OF BEGINNING* containing 3.85 acres.

EXHIBIT 'B': Survey



Z2023-053: Amendment to PD-4 Ordinance No. 24-XX; PD-4

City of Rockwall, Texas

EXHIBIT 'C': Concept Plan



Z2023-053: Amendment to PD-4 Ordinance No. 24-XX; PD-4

City of Rockwall, Texas

EXHIBIT 'D': Conceptual Cross Sections

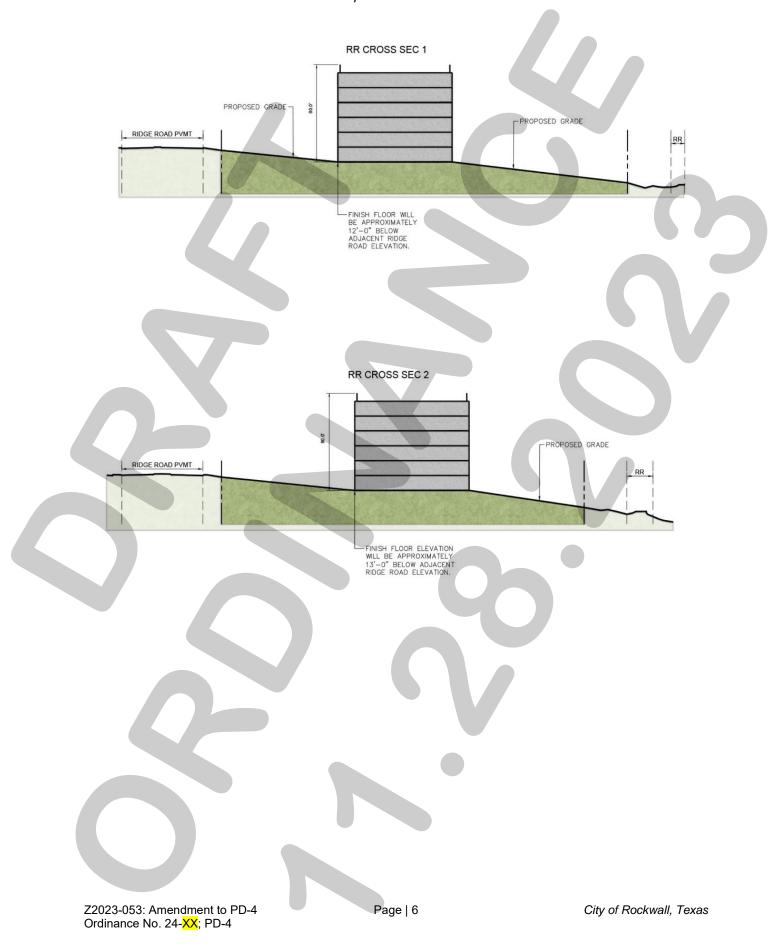


EXHIBIT 'E':

PD Development Standards

- (A) <u>Purpose Statement</u>. The purpose of this Planned Development District is to provide Class 'A' corporate offices that will be occupied by tenants that can provide high-quality employment opportunities for the citizens of Rockwall. In addition, this Planned Development District aims at attracting offices that can provide significant tax value and investment for the community. This type of development could include one (1) or two (2) large office buildings -- and potentially some accessory or supporting land uses (e.g. retail, restaurant, etc.) -- as depicted in the Concept Plan in Exhibit 'A'.
- (B) <u>Permitted Uses.</u> The Subject Property shall be subject to the land uses permitted in the General Retail (GR) District contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses and restrictions:

Land Uses Permitted By-Right.

☑ Office Buildings Greater Than 25,000 SF

Prohibited Land Uses:

- Animal Clinic for Small Animals without Outdoor Pens
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital, Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Hotel or Motel (*i.e. Limited Service, Full Service, Residence*)
- ☑ Hotel, Residence
- ☑ Caretakers Quarters/Domestic or Security Unit
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Daycare with Seven (7) or More Children
- ☑ Emergency Ground Ambulance Service
- Group or Community Home
- ☑ Hospice
- ☑ Hospital
- ☑ Public Library, Art Gallery or Museum
- ☑ Local Post Office
- Public or Private Primary School
- ☑ Public or Private Secondary School
- ☑ Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement Ride
- Outdoor Commercial Amusement/Recreation
- ☑ Indoor Gun Club with Skeet or Target
- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic
- Garden Supply/Plant Nursery
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- Pawn Shop
- ☑ Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- ☑ Social Service Provider
- ☑ Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In
- Restaurant with 2,000 SF or More with Drive-Through or Drive-In
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- ☑ Service Station
- Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)
- ☑ Helipad
- Railroad Yard or Shop
- Image: Transit Passenger Facility

EXHIBIT 'E':

PD Development Standards

(C) <u>Density and Dimensional Requirements</u>. The Subject Property shall generally be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance; however, deviations in the number of buildings and building locations may be approved through the site plan process, as long as, the proposed development conforms to the spirit and intent of the stated purpose of this Planned Development District ordinance. In addition, unless specifically provided by this Planned Development District ordinance, any development of the Subject Property shall conform to the requirements stipulated for the General Retail (GR) District and the Scenic Overlay (SOV) District as specified by Article 05, District Development Standards, of the Unified Development Code (UDC). In addition, the subject property shall conform to the following standards:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

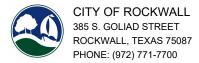
| MINIMUM LOT WIDTH | 60-FEET |
|---|----------|
| MINIMUM LOT DEPTH | 100-FEET |
| MINIMUM LOT AREA | 6,000 SF |
| MINIMUM FRONT YARD SETBACK ^{1&2} | 25-FEET |
| MINIMUM SIDE YARD SETBACK | 10-FEET |
| MINIMUM REAR YARD SETBACK | 10-FEET |
| BETWEEN BUILDINGS | 15-FEET |
| MAXIMUM HEIGHT | 90-FEET |
| MAXIMUM LOT COVERAGE | 60% |
| FLOOR AREA RATIO | 4:1 |
| | |

NOTES:

: A MAXIMUM OF ONE (1) ROW OF PARKING MAY BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.

- ²: THE FRONT YARD SETBACK SHALL CREATE A UNIFORM BUILDING FRONTAGE ALONG RIDGE ROAD [*FM-740*].
- (D) <u>PD Development Plan</u>. A PD Development Plan shall be required if a proposed development within Planned Development District 4 (PD-4) does not meet the stated purpose described in Subsection (A) of Exhibit 'E' of this ordinance, and/or does not meet the intent of the Concept Plan depicted in Exhibit 'C' of this ordinance. If a PD Development Plan is required it shall be submitted and approved in accordance with requirements of Article 10, Planned Development Regulations, of the Unified Development Code (UDC).
- (E) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



DATE: 11/20/2023

 PROJECT NUMBER:
 SP2023-042

 PROJECT NAME:
 Amended Site Plan for 1007 Ridge Road

 SITE ADDRESS/LOCATIONS:
 1007 RIDGE RD

CASE CAPTION: Discuss and consider a request by Kamran Khan for the approval of an Amended Site Plan for an existing general retail building on a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|------------------|----------------|----------------------|--|
| PLANNING | Angelica Guevara | 11/20/2023 | Approved w/ Comments | |

11/20/2023: SP2023-042: Amended Site Plan for an Existing General Retail Building Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing general retail building on a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road.

1.2 For guestions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-042) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

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

M.5 Building Elevations:

(1) Please indicate what building materials will be used for the increased parapet height. (Subsection 06.02, Article 05, UDC)

- (2) Please cross-hatch any proposed roof top units on building elevations. (Subsection 04.01. C, of Article 05, UDC)
- (3) The current codes require all RTU's to be fully screened from all adjacent properties. Currently, there is no parapet on the rear side of the building. Screening of the RTU's will

be required. Please indicate how the RTU's will be screened.

(4) All structures less than 6,000 SF shall have a pitched roof. In this case, the existing building has a mansard roof on a portion of the structure. By removing this roof element, it makes the existing building less in conformance with the General Overlay District Standards; however, this can be granted through a variance by the Planning and Zoning Commission. (Subsection 04.01, Article 05, UDC)

(5) Please note that the code requires the back sides of the parapet to be finished in the same material as the outward facing façade. In this case, the proposed parapet elements will extend above the existing roof line and will be required to be clad in the same materials as the front façade, please indicate conformance to this requirement on the plans (Subsection 06.02, of Article 05, UDC)

M.6 Dumpster Screening

- (1) Indicate/delineate the dumpster location. (Subsection 01.05, of Article 05, UDC)
- (2) Indicate the dumpster enclosure height. Dumpster enclosures are required to be eight (8) feet in in an overlay district. (Subsection 01.05, of Article 05, UDC)
- (3) Indicate that the dumpster enclosure will utilize the same masonry materials as the primary building. (Subsection 01.05, of Article 05, UDC)
- (4) Indicate that the dumpster enclosure will have a self-latching gate. (Subsection 01.05, of Article 05, UDC)

1.7 Staff has identified the following possible exception(s) and variance(s) associated with the proposed request: [1] Roof Design Standards, [2] HVAC Screening. Please provide a variance letter that requests this variance.

1.8 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

1.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

1) Planning & Zoning Meeting will be held on November 28, 2023.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|-------------|---------------|----------------|----------------------|--|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved w/ Comments | |

11/14/2023: 1. If anything on site is changing/relocating, full site plan required.

2. Need overall site plan showing dumpster area.

3. Need to show oil/water separator for dumpster area. Must drain to the storm system...not the sanitary sewer.

4. This will need to be shown on the site plan.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| BUILDING | Craig Foshee | 11/16/2023 | Needs Review |

11/16/2023: * NEED SITE PLAN FOR DUMPSTER ENCLOSURE LOCATION

* DUMPSTER ENCLOSURE MUST MEET MINIMUM SIZE REQUIREMENTS - CURRENTLY DOESN'T

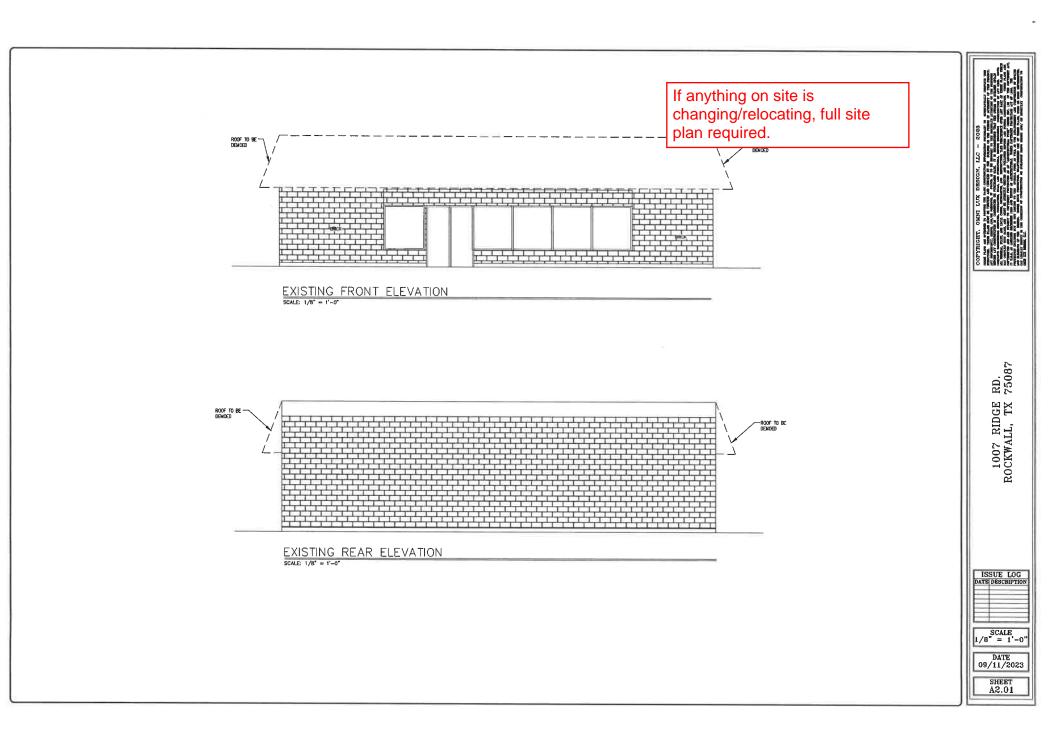
* DUMPSTER ENCLOSURE MUST HAVE AN INLET OR TRENCH DRAIN THAT FLOWS THROUGH AND OIL/WATER SEPARATOR (SIZED BY AN ENGINEER) PRIOR TO

DISCHARGING TO THE STORM LINE

* GREASE TRAP TO BE SIZED BY AN ENGINEER

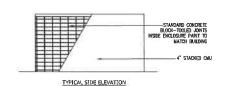
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|----------|----------------|-------------------|--|
| | | | | |

| FIRE | Ariana Kistner | 11/17/2023 | Approved | |
|-------------|-----------------|----------------|-------------------|--|
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| GIS | Lance Singleton | 11/14/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| POLICE | Chris Cleveland | 11/20/2023 | Approved | |
| No Comments | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| PARKS | Travis Sales | 11/14/2023 | Approved | |
| No Comments | | | | |

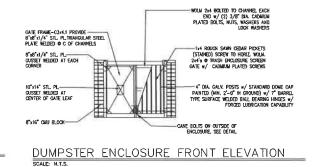


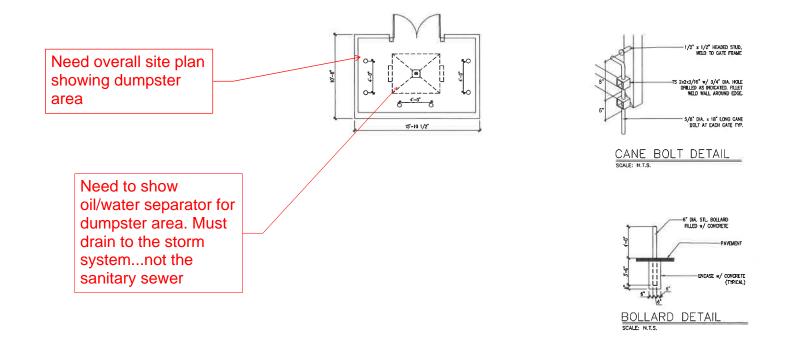
TYPICAL FLOORPLAN NOTES:

- 1. DOWEL CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
- 2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS AND ADDITIONAL INFORMATION.
- REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ. LEAVE OUT AT STUB-UP & CLEAN OUTS, UNLESS NOTED OTHERWISE.
- 4. SITE CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BUILDING PERIMETER.
- 5. REFERENCE ELEVATIONS FOR TRANSOM WINDOW LOCATIONS AND REFERENCE NUMBERS.
- 6. REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF STOREFRONT WORK.



DUMPSTER ENCLOSURE SIDE ELEVATION

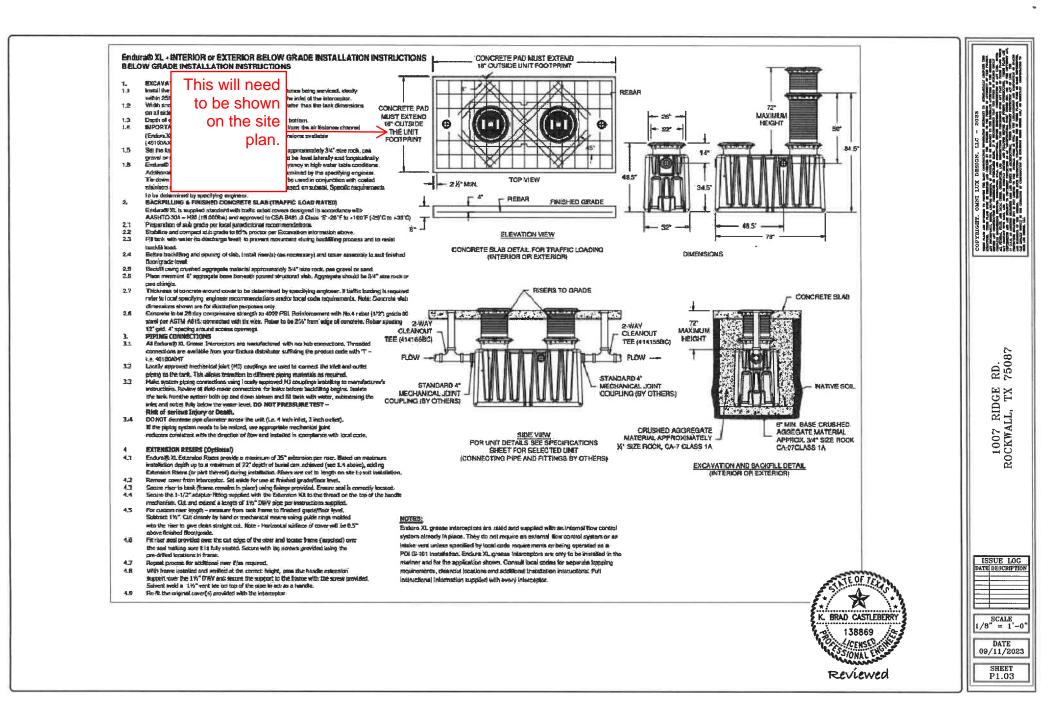




1007 RIDGE RD. ROCKWALL, TX 75087

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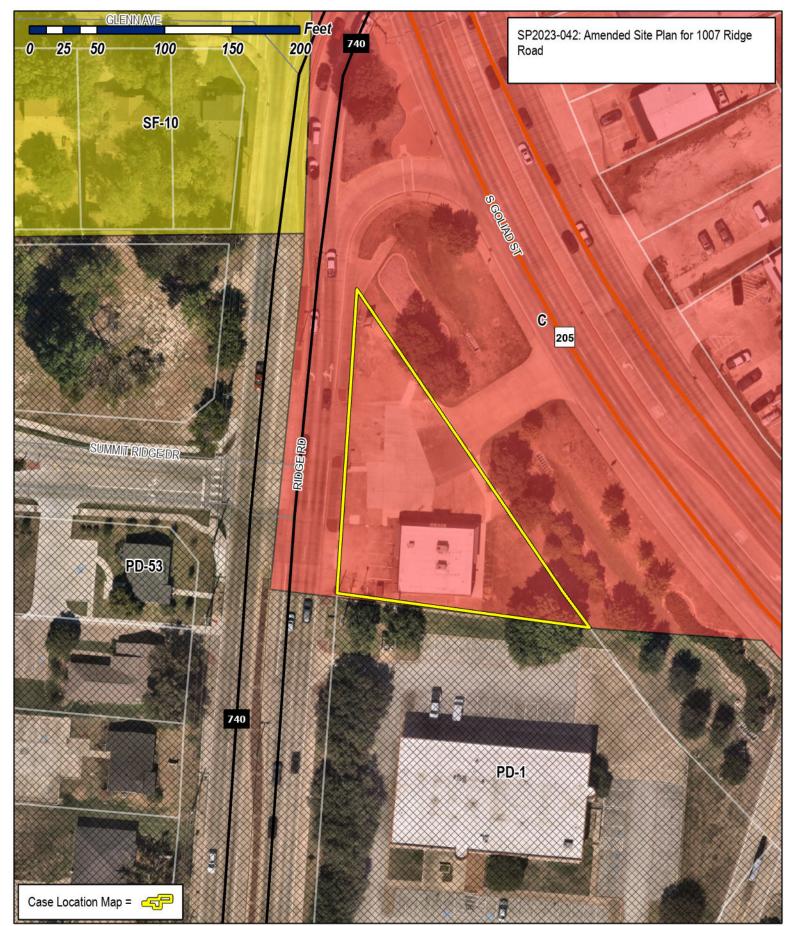
ISSUE LOG DATE DESCRIPTION I/6" = 1'-0" DATE 09/11/2023 SHEET A3.01



| , | | | | | |
|----------------------------|--|-----------------|---|---|--|
| | DEVELOPMENT APPLICA | | DI ANNING 8 | ZONING CASE NO. | 10 77 2 - State 1 - State |
| | City of Rockwall | | | | SIDERED ACCEPTED BY THE |
| | Planning and Zoning Department | | | HE PLANNING DIRECTOR | AND CITY ENGINEER HAVE |
| | 385 S. Goliad Street | | DIRECTOR O | | |
| | Rockwall, Texas 75087 | | CITY ENGINE | | |
| | | | | | 1/1/ |
| PLEASE CHECK THE AP | PROPRIATE BOX BELOW TO INDICATE THE TYPE OF | | APPLICATION | | JX J. |
| MASTER PLAT (\$ | 100.00 + \$15.00 ACRE) ¹ | ZONIN | NG CHANGE (\$ | 200.00 + \$15.00 ACRE) | |
| PRELIMINARY PL | AT (\$200.00 + \$15.00 ACRE) ¹ | | | MIT (\$200.00 + \$15.00 A PLANS (\$200.00 + \$15.0 | |
| REPLAT (\$300.00 | + \$20.00 ACRE)1 | 11 | APPLICATION | | |
| | NOR PLAT (\$150.00) MENT REQUEST (\$100.00) | | REMOVAL (\$7 | 5.00) T/SPECIAL EXCEPTION | 15 (\$100.00) 2 |
| SITE PLAN APPLICA | | NOTES: | | | |
| SITE PLAN (\$250.0 | 00 + \$20.00 ACRE) ¹ | PER ACRE A | MOUNT. FOR REQ | JESTS ON LESS THAN ONE ACF | AGE WHEN MULTIPLYING BY THE RE, ROUND UP TO ONE (1) ACRE. FEE FOR ANY REQUEST THAT |
| AMENDED SITE P | LAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | | | | CE TO AN APPROVED BUILDING |
| | | | | | |
| PROPERTY INFOR | | 1923 | | | |
| ADDRESS | 1007 Ridge Rd | | | | |
| SUBDIVISION | | | | LOT | BLOCK |
| GENERAL LOCATION | | D. A. Sera | | | |
| ZONING, SITE PLA | AN AND PLATTING INFORMATION [PLEASE | PRINT] | | | |
| CURRENT ZONING | Commercia 1/Retail | CURREN | IT USE | C-Store | |
| PROPOSED ZONING | Commercial Betwil | PROPOSE | DUSE | C-Store | |
| ACREAGE | LOTS [CURRENT] | 10.88 | | LOTS [PROPOSED | |
| SITE PLANS AND F | LATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TH PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S | AT DUE TO TH | E PASSAGE OF | HB3167 THE CITY NO L | ONGER HAS FLEXIBILITY WITH EVELOPMENT CALENDAR WILL |
| RESULT IN THE DEP | | | | | |
| OWNER/APPLICA | NT/AGENT INFORMATION [PLEASE PRINT/CHE | CK THE PRIMA | RY CONTACT/O | RIGINAL SIGNATURES AR | E REQUIRED] |
| OWNER | KAMRAN KHAN | | CANT | | |
| CONTACT PERSON | Abel Gisneros | CONTACT PEF | RSON | | |
| ADDRESS | 805 Green Ponck Pr. | ADDF | RESS | | |
| | | | 173 3 | | |
| CITY, STATE & ZIP | Garma TX 75040 | CITY, STATE | & ZIP | | |
| PHONE | 214-907-6355 | PH | IONE | | |
| E-MAIL | northtexes brands egmai | l.c.m. E. | -MAIL | | |
| NOTARY VERIFIC | | 101- | 110000 | | |
| BEFORE ME, THE UNDERS | IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NON THIS APPLICATION TO BE TRUE AND CERTIFIED THE F | hamrar | thread | Khan [OWNER | R] THE UNDERSIGNED, WHO |
| "I HEREBY CERTIFY THAT I A | M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO CQVER THE COST OF THIS APPLICATION, HAS | | | | T; AND THE APPLICATION FEE OF DAY OF |
| NEOPMATION CONTINUES | 20 23 BY SIGNING THIS APPLICATION, HAS WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS A | THAT THE CIT | Y OF ROCKWALL | (I.E. "CITY") IS AUTHORIZE | D AND PERMITTED TO PROVIDE |
| SUBMITTED IN CONJUNCTIO | WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS A N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOC | CIATED OR IN RE | SPONSE TO A RE | EQUES FOR PUBLIC INFOR | RMATION." |
| GIVEN UNDER MY HAND AI | ND SEAL OF OFFICE ON THIS THE 24 DAY OF Oct | ober | 2023 | | ARRIANA CISNEROS otary ID #134406855 |
| | OWNER'S SIGNATURE | | 1 1 1 1 1 1 | THE M | y Commission Expires June 14, 2027 |
| NOTARY PUBLIC IN AND FO | A | > | u#41.3 | MY COMMISSION EXPIR | ES June 14, 2027 |
| | TONU | / | - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 | | 1WL |

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

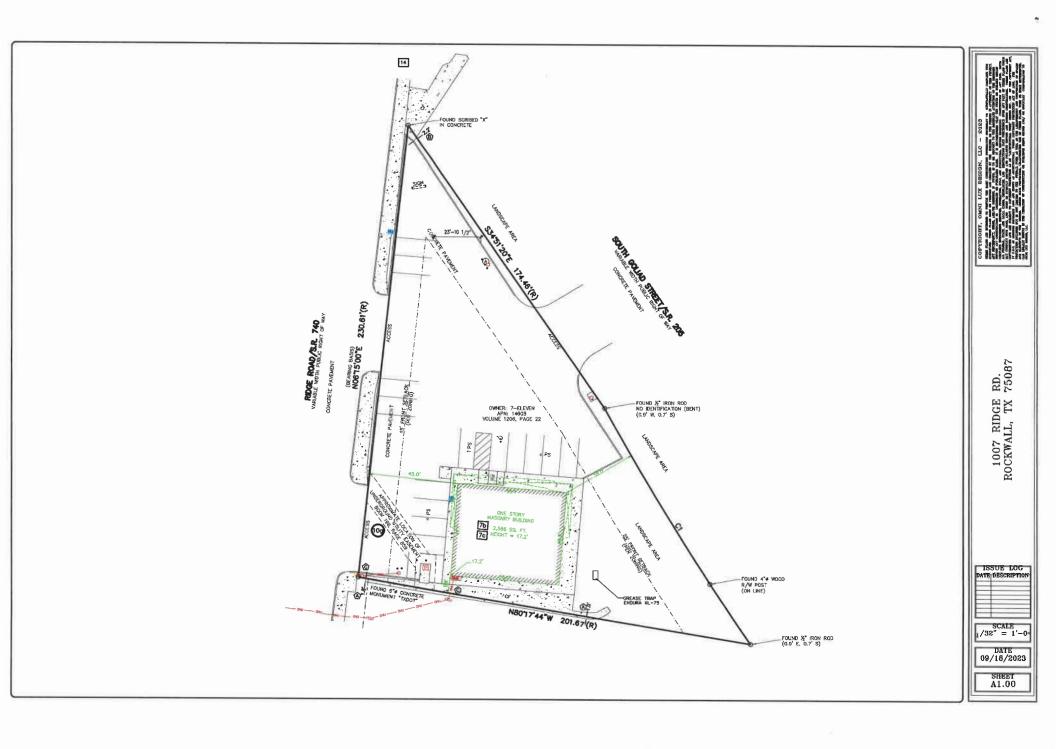


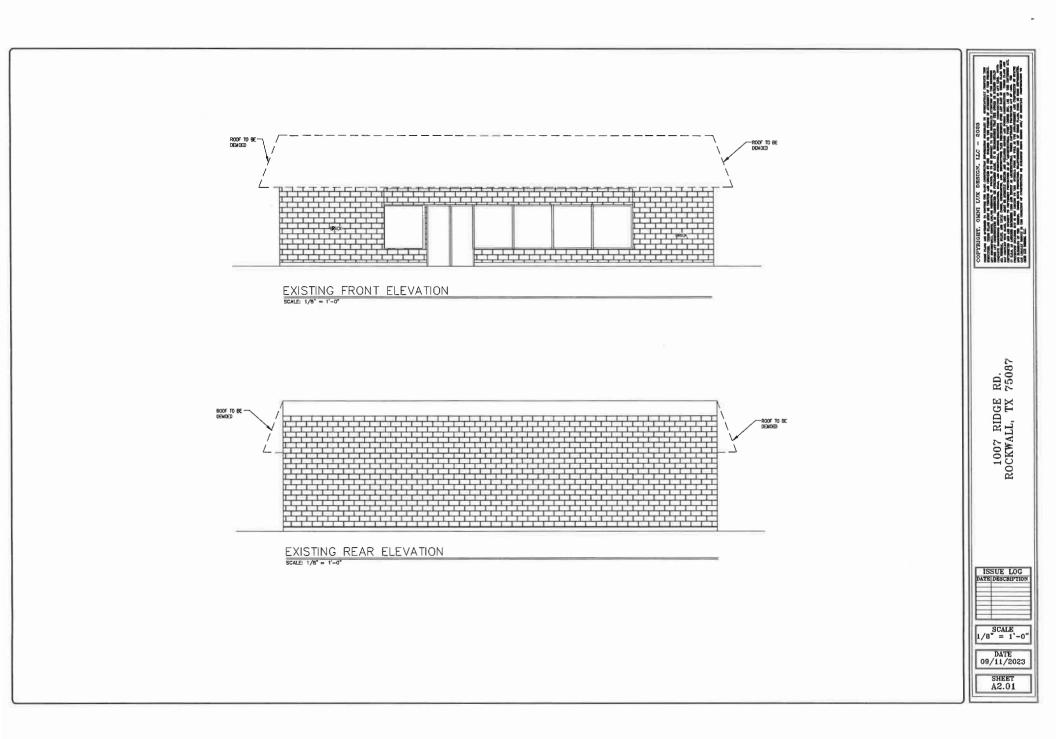


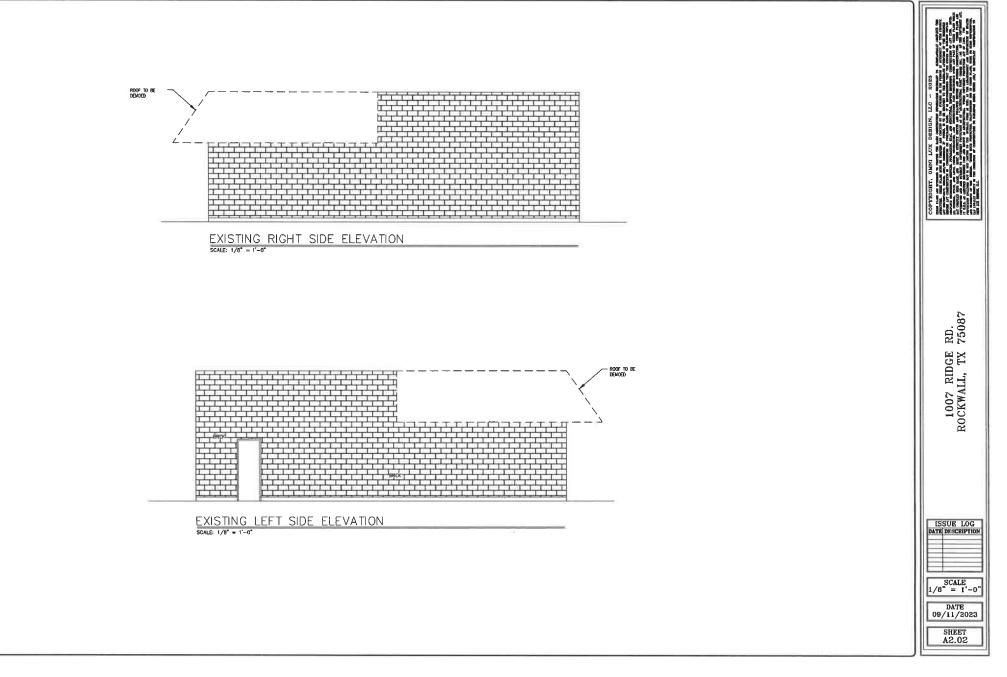
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

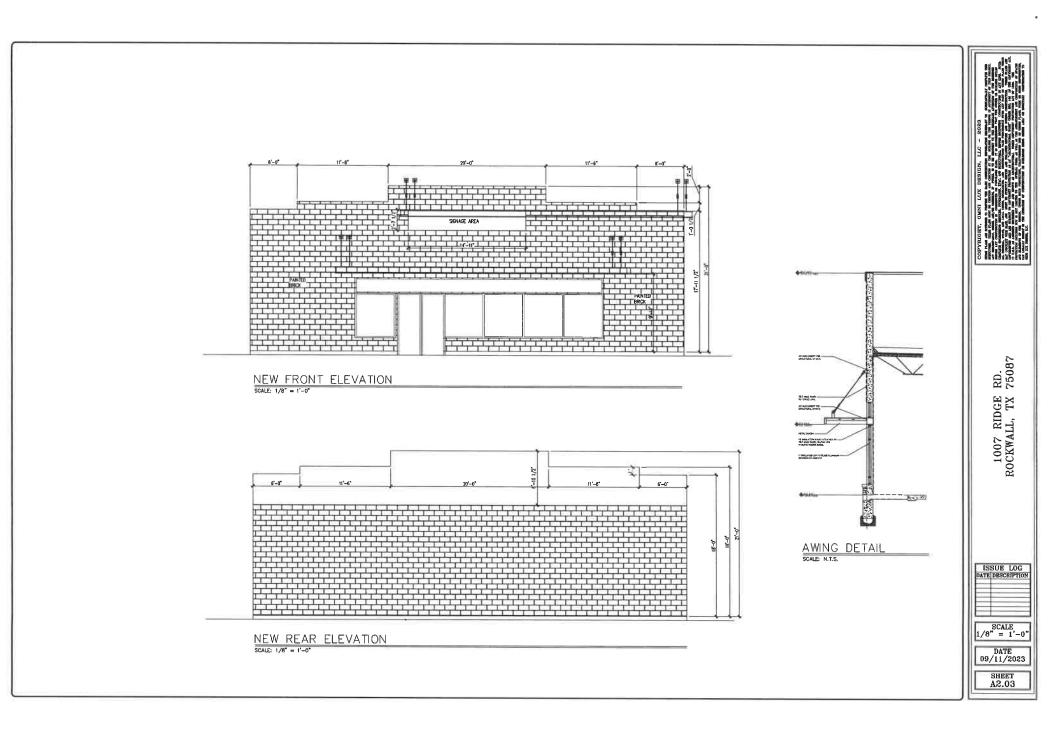
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

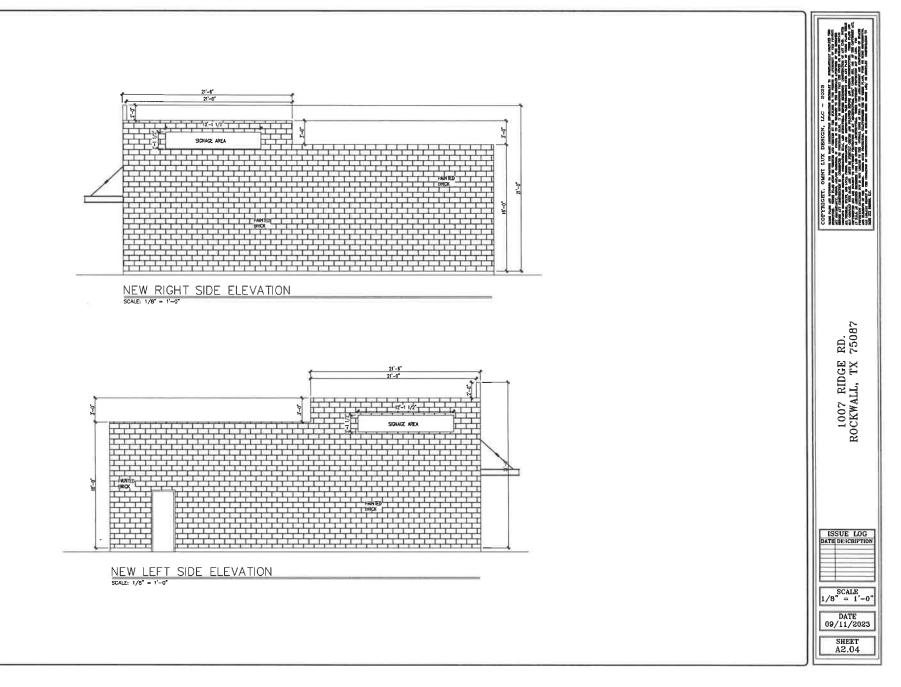






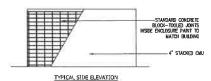




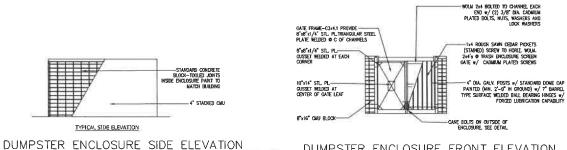


TYPICAL FLOORPLAN NOTES:

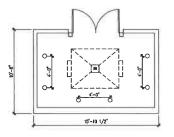
- 1. DOWEL CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
- 2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS AND ADDITIONAL INFORMATION.
- 3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ. LEAVE OUT AT STUB-UP & CLEAN OUTS, UNLESS NOTED OTHERWISE.
- SITE CONTRACTOR IS RESPONSIBLE FOR UTILITIES 4. BEYOND 5'-0" OF BUILDING PERIMETER.
- REFERENCE ELEVATIONS FOR TRANSOM WINDOW 5. LOCATIONS AND REFERENCE NUMBERS,
- 6. REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF STOREFRONT WORK.

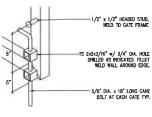


SCALE: N.T.S.

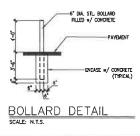


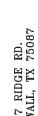
DUMPSTER ENCLOSURE FRONT ELEVATION SCALE: N.T.S.











UCUE I ALUCEI COURT FAUR MERCINE MERCI

1007 RIDGE ROCKWALL, TX

| ISSUE LOG DATE DESCRIPTION |
|---|
| |
| $\begin{array}{c} \text{SCALE} \\ 1/8'' = 1'-0'' \end{array}$ |
| DATE 09/11/2023 |
| SHEET A3.01 |

GENERAL NOTES

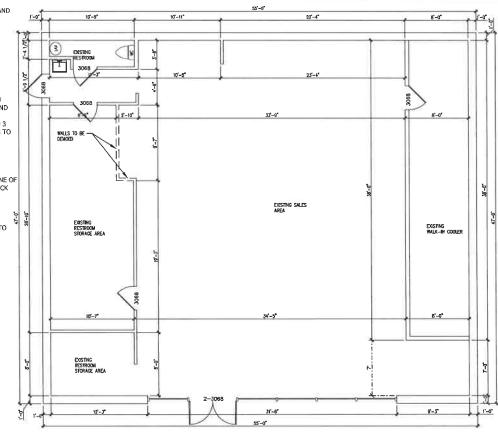
- 1. CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR FULL INFORMATION NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE COWPER.
- NOTIFY ARCHITECT AND OWNER OF ERRORS, OMISSIONS, AND DISCREPANCIES IN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND ACTUAL SITE CONSTRUCTION CONDITIONS. ERRORS, ONISSIONS, AND DISCREPANCIES MUST BE RESOLVED AND DOCUMENTED BEFORE CONTINUING CONSTRUCTION WITH THE WORK IN QUESTION. FAILURE TO NOTIFY THE OWNER AND ARCHITECT IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTING OBLIGATIONS OR RESPONSIBILITIES WITH REGARDS TO DELAYS, COSTS, CODE COMPLIANCE, AND LEGAL REMEDIES RESULTING FROM THIS OR RELIATED WORK.
- 4. CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BY OWNERS CONSULTANTS.
 - AND ELECTRICAL DRAWINGS BT OWNERS CONSILTANTS.
 ARCHITECT'S ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE DIAGRAMMATIC ONLY, ACTUAL DESIGN BY OWNER'S CONSULTANT.
 - 4.2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
 - 4.3. REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN, SPECIFICATIONS, AND DETAILS; INCLUDING REQUIRED RETAINING WALLS, WATERPROOFING, AND FRENCH DRAIN SYSTEMS.
 - 4.4. COORDINATE SOIL COMPACTION REQUIREMENTS BEHIND RETAINING WALLS WITH STRUCTURAL ENGINEER.
- 5. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- 5. VERIFY TYPE AND LOCATION OF UTILITIES SERVING SITE.
- REFER TO ELEVATIONS FOR ROOFS TO BE GUTTERED. SUBMIT PROPOSED LOCATIONS OF GUTTERS AND DOWNSPOUTS TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- ALL FLOOR FINISH HEIGHTS TO MATCH. FLOOR ELEVATIONS AT SECOND FLOOR ARE GIVEN TO TOP OF FLOOR DECK.
- INSTALL STUDS AT CLOSET SIDE WALL ROD LOCATIONS, MEASURED 10" FROM BACK WALL.
- 10. EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS.
- 11. FIRE SPRINKLERS SYSTEMS: REFER TO LOCAL JURISDICTION FOR REQUIREMENTS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. I.E. WINDOWS, STEEL, CAST STONE....ETC.
- 13. THE CONTRACTOR SHALL PAY ALL FINES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN

- ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT DOCUMENTS.
- ALL GARAGE DOORS SHALL HAVE REMOTE ACCESS. MATERIALS ON GARAGE WILL BE ALUMINUM WITH A LIGHT BRONZE FINISH.
- ALL CONCRETE AREAS SHALL FORMED WITH HIGH-STRENGTH CONCRETE MATERIAL AND SHALL HAVE A BRUSH FINISH WITH A STONE BOARD.
- 16. EXISTING BACK YARD TREE SHALL BE USED TO MEET AND SATISFY REQUIREMENTS OF HOA AND SHALL COMPLY WITH CITY OF DESOTO TREE SUBVEY

FOR DIMENSION PURPOSES:

- 1. DO NOT SCALE DRAWINGS
- 2. VERIFY DIMENSIONS: NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- WOOD STUD WALLS: 2x4'S @ 16" O.C. TO A MAXIMUM HEIGHT OF 10-0", SUPPORTING ONE FLOOR, ROOF, AND CEILING.
 UNSUPPORTED WALL HEIGHTS EXCEEDING 10"-0" AND 3 STORY CONDITIONS REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING.
- EXTERIOR WOOD STUD/MASONRY ASSEMBLIES: 9" w/2x4's, 11" w/2X6's, 13" w/2x8's
- INTERIOR WOOD STUDS DIMENSIONED TO CENTERLINE OF WALL, EXCEPTION: FLAT STUDS DIMENSIONED 2" THICK AND OVER 6" THICK STUD WALLS DIMENSIONED OUT-TO-OUT.
- WALL PLATE HEIGHTS: CROSS REFERENCE EXTERIOR ELEVATIONS, WALL SECTIONS, AND FASCIA DETAILS TO DETERMINE.

CODE INFORMATION REQUIRED PROVIDED INTERNATIONAL BUILDING CODE (IBC) 2021 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 2021 NFPA 70 NATIONAL ELECTRICAL CODE (NEC) 2020 2020 INTERNATIONAL PLUMBING CODE (IPC) 2021 2021 INTERNATIONAL FIRE CODE (IFC) 2021 2021



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

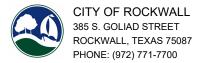
1007 RIDGE RD. ROCKWALL, TX 75087

ISSUE LOG

SCALE

1/8" = 1'-0' DATE 09/11/2023 SHEET A1.00

PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | SP2023-044 |
|-------------------------|---------------------------------|
| PROJECT NAME: | SIte Plan for 1760 Airport Road |
| SITE ADDRESS/LOCATIONS: | 1760 AIRPORT RD |

CASE CAPTION: Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|-----------|----------------|-------------------|--|
| PLANNING | Henry Lee | 11/20/2023 | Needs Review | |

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road.

1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-044) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

1.4 The subject property will be required to be Final Plat, to establish any new lot lines and new easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

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

M.6 Site Plan:

(1) Please delineate and label the building setback along Airport Road. This is the only setback that needs to be indicated on the site plan. (Subsection 03.04. B, of Article 11,

UDC)

- (2) Please indicate the fire lane as "Fire Lane, Public Access, and Utility Easement." (Subsection 03.04. B, of Article 11, UDC)
- (3) Please indicate the typical dimension of a parking space; the required minimum is 9'x20'. (Subsection 05.06, of Article 06, UDC)
- (4) Is there any existing or proposed fencing? If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
- (5) The dumpster enclosure gates must incorporate a self-latching mechanism. Please update the dumpster detail to reflect this. (Subsection 01.05. B, of Article 05, UDC)
- (6) Please provide a note that there shall be no outside storage. (Article 05, UDC)

M.7 Landscape Plan:

(1) Please delineate and label the landscape buffer along Airport Road. (Subsection 05.01, of Article 08, UDC)

(2) All parking spaces shall be within 80-feet of a canopy tree. It appears additional parking islands may be needed to meet this requirement. (Subsection 05.03, of Article 08, UDC)

M.8 Photometric Plan:

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the development checklist. (Section 03, of Article 09, UDC)

(2) Please provide cut sheets for all proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

M.9 Building Elevations:

(1) As indicated in the variance letter the proposed buildings do not meet the material and articulation requirement; therefore, you are requesting exceptions to the material and articulation requirements. (Subsection 05.01, of Article 05, UDC)

I.10 Staff has identified the following exception(s) associated with the proposed request: [1] 90% masonry, [2] primary and secondary articulation, and [3] loading dock screening. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on November 28, 2023.

2) Planning & Zoning meeting/public hearing meeting will be held on December 12, 2023.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|---------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved w/ Comments |

11/14/2023: 1. Dimension all parking spaces. Ensure parking is 9'x20'.

2. Please label 20' drainage easement here.

3. Label 64' x 15' No Parking area.

4. Show water easements for Fire Hydrants, Domestic and Irrigation Meters.

- 5. Remove this note here.
- 6. Must be drawn to scale.
- 7. Update.

8. Must meet City requirements/standards.

9. Make a water easement. Sanitary sewer will be private.

10. Proposed hydrant cannot be located within sewer easement.

11. Easement width is minimum 20'. Additional easement width may be required. Easement width depends on size of main and depth.

12. 8" Water loop, 8" sanitary sewer (including off-site sewer), detention, and drive aisle turnaround/hammerhead will have to be completed with this phase

13. Drive aisle and/or fire lane turnaround/hammerhead will be required and all items required for Phase 1.

14. Ensure that these proposed trees do not interfere with the sewer main located in this easement. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Need to show proposed and existing water and sewer on site plan.

Drainage Items:

- Detention is required. Use the Modified Rational Method for acreages less than 20 acres.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.
- All detained water must drain to the existing system at the SE corner of John King and Airport.
- Must have a 20' drainage easement adjacent to Airport Road.

Water and Wastewater Items:

- Must loop minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Minimum public sewer is 8". Must connect to the sewer line to the southeast. Will need a Railroad permit to cross their ROW and off-site sewer easement(s). Must extend 8" sewer to western property line.

- Water and sanitary sewer and storm sewer must be 10' apart.
- Will need a utility crossing permit from the railroad.
- To connect to existing water full panel concrete replacement will be required.
- All public utilities must be centered in easement.
- All buildings must be sprinkled. Review FDC location requirements.

Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.

- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.

- Install 5' sidewalk along Airport. 5' sidewalk along Airport to be located 2' inside the right-of-way.
- Driveway spacing is 100'. Need to check verify Meals on Wheels driveway location.

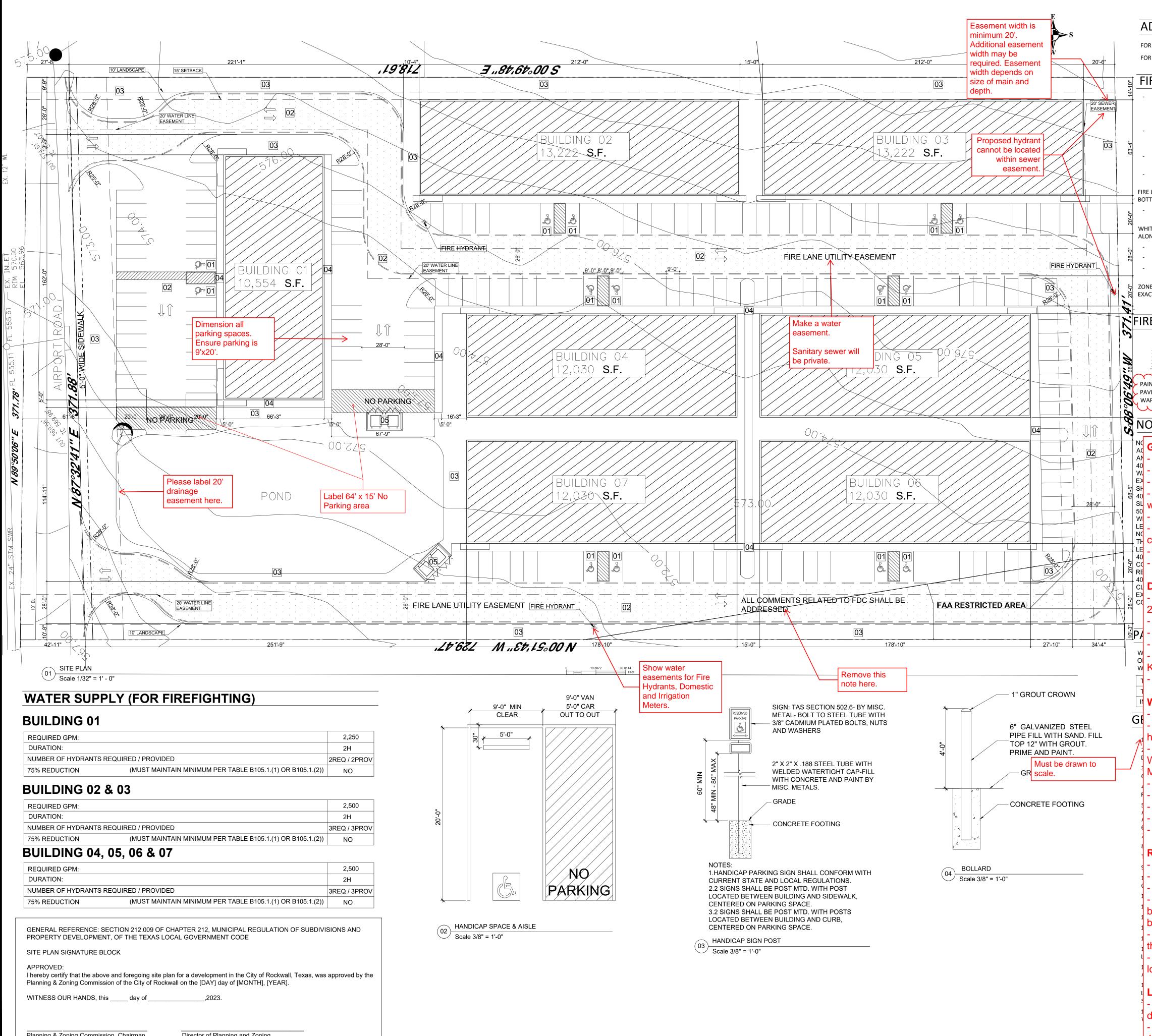
Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|----------------------------|-------------------------------------|---|---|
| BUILDING | Craig Foshee | 11/16/2023 | Needs Review |
| 11/16/2023: * ON ELEVATION | S WHERE ARE THE SCUPPERS AND ROOF | DRAIN DOWNSPOUTS. #15 SCUPPERS ARE LIS | TED BUT NOT SHOWN, AND #11 IS SHOWN BUT |
| NOT LISTED. | | | |
| * DUMPSTER ENCLOSURE- S | SHOWS SPLIT FACE CMU ON THE EXTERIO | R BUT I DON'T SEE THIS ON THE BUILDING ELE' | VATIONS AS A MATERIAL - NEED TO REVISE PLAN |
| * OIL WATER SEPARATOR FO | OR THE DUMPSTER ENCLOSURE SHALL DR | RAIN TO THE STORM WATER LINE | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE | Ariana Kistner | 11/17/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 11/14/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Henry Lee | 11/20/2023 | N/A |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 11/14/2023 | Approved w/ Comments |

11/14/2023: 1. Evergreen headlight screen shrub row along airport road along parking back of curb. 24" tall at time of planting and 36" o.c. and evergreen

2. Recommendation is to reduce the number of Texas Ash with the Emerald Ash Borer in North Texas that could potentially result in loss of all ash species.



Planning & Zoning Commission, Chairman Director of Planning and Zoning

ADA & TAS

FOR ADA AND TAS REQUIREMENTS SEE THE SHEETS NUMBER G 2.1, G 2.2, G 2.3 & G 2.4.

FOR GRADING AND ACCESSIBLE ROUTE RE: CIVIL

FIRE LANE NOTES

- CURBS LOCATED BETWEEN APPROVED FIRE LANE TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS. PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL
- WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVEDTOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.
- HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN. FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND O HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE
- BOTTOM EDGE OF THE ACCESS ROAD SIGN. ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX
- INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH ITE LETTERS STATING " FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ING THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE
- RE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS
- FIRE LANE -TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY
- ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

FIRE LANE

FIRE LANE

Must meet City requirements/standards

PAINT DESIGNATED CURBS WITH TRAFFIC PAINT "FIRE ENGINE RED" FACE & TOP OF CURB OR A STRIPE SHALL BE PAINT ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS AND STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED W/ THE WARNING "FIRE LANE TOW AWAY ZONE" IN WHITE COLOR. USE STENCIL W/ 4" HIGH X 3/4" THICK LETTERS @ 20'-0" O.C.

NOTE PARKING

General Items:

- Must meet City's 2023 Standards of Design and Construction
- W 4% Engineering Inspection Fees
- EX Impact Fees (Water, Wastewater & Roadway)
- $\frac{37}{40}$ Minimum easement width is 20' for new easements. No structures including su walls allowed in easements.
- \tilde{w} Retaining walls 3' and over must be engineered.
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- ⊢ LI utilities must be underground.
 - Need to show proposed and existing water and sewer on site plan.

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Water and Wastewater Items:

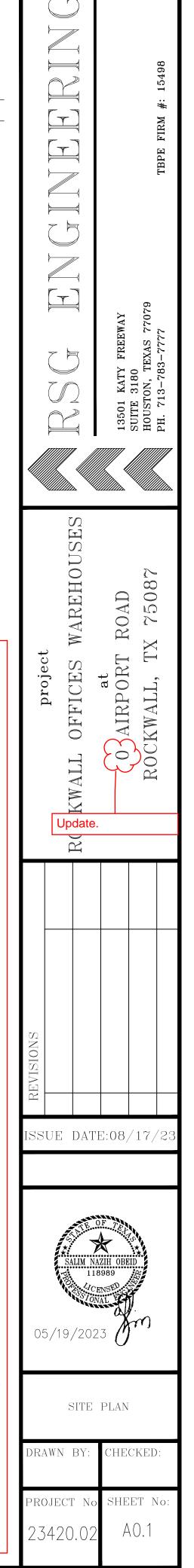
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- All buildings must be sprinkled. Review FDC location requirements.

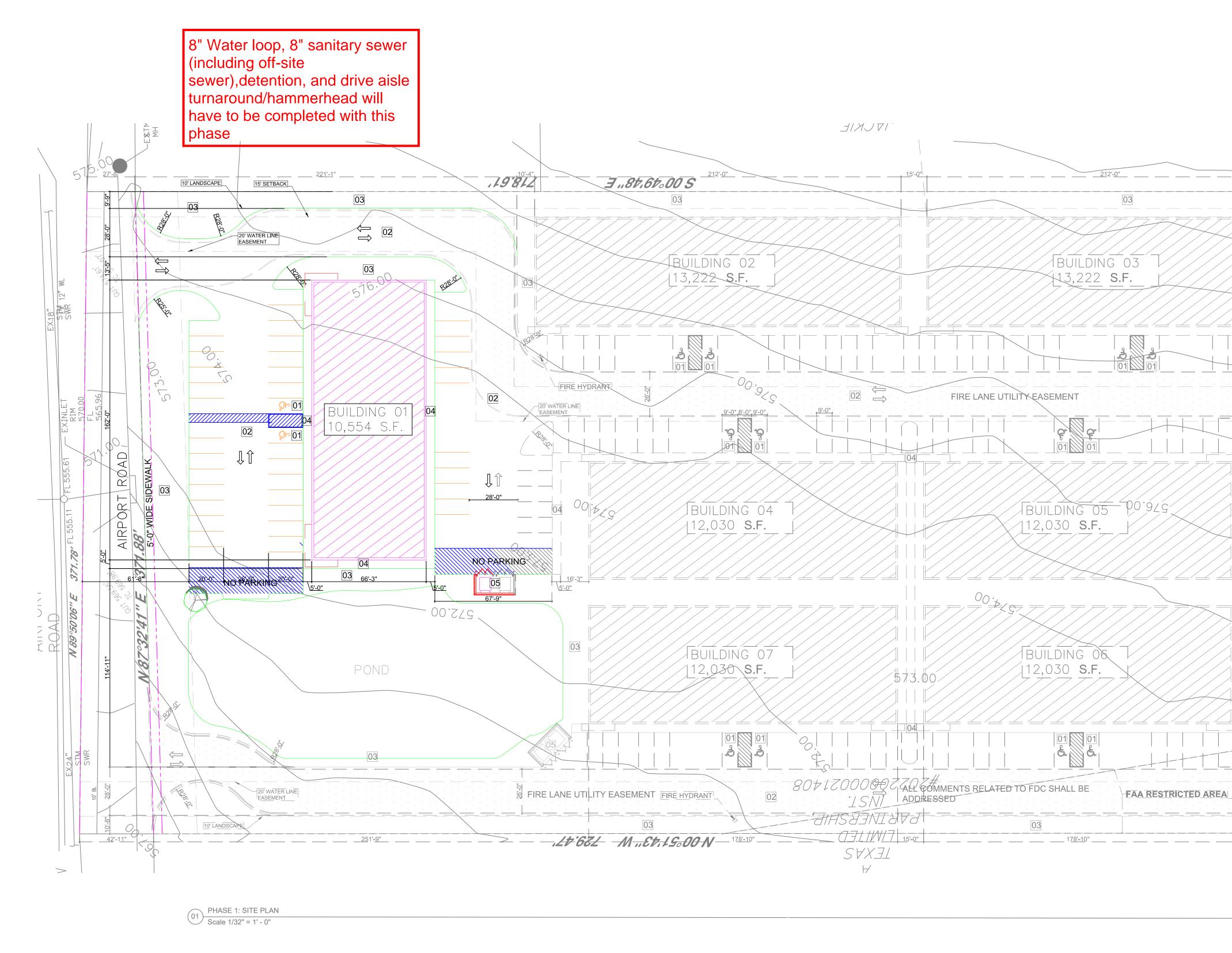
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- Install 5' sidewalk along Airport. 5' sidewalk along Airport to be located 2' inside the right-of-way.
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Landscaping:

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GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

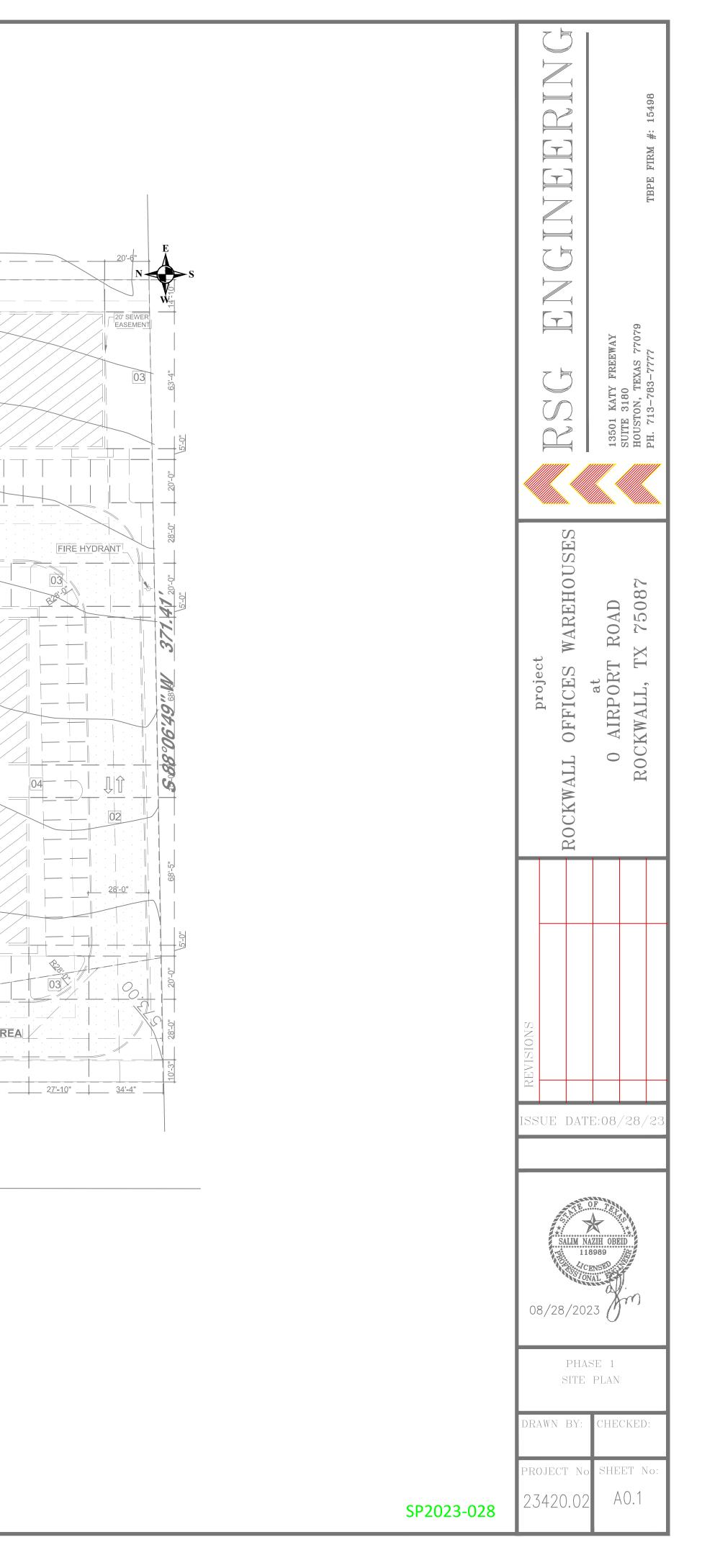
APPROVED:

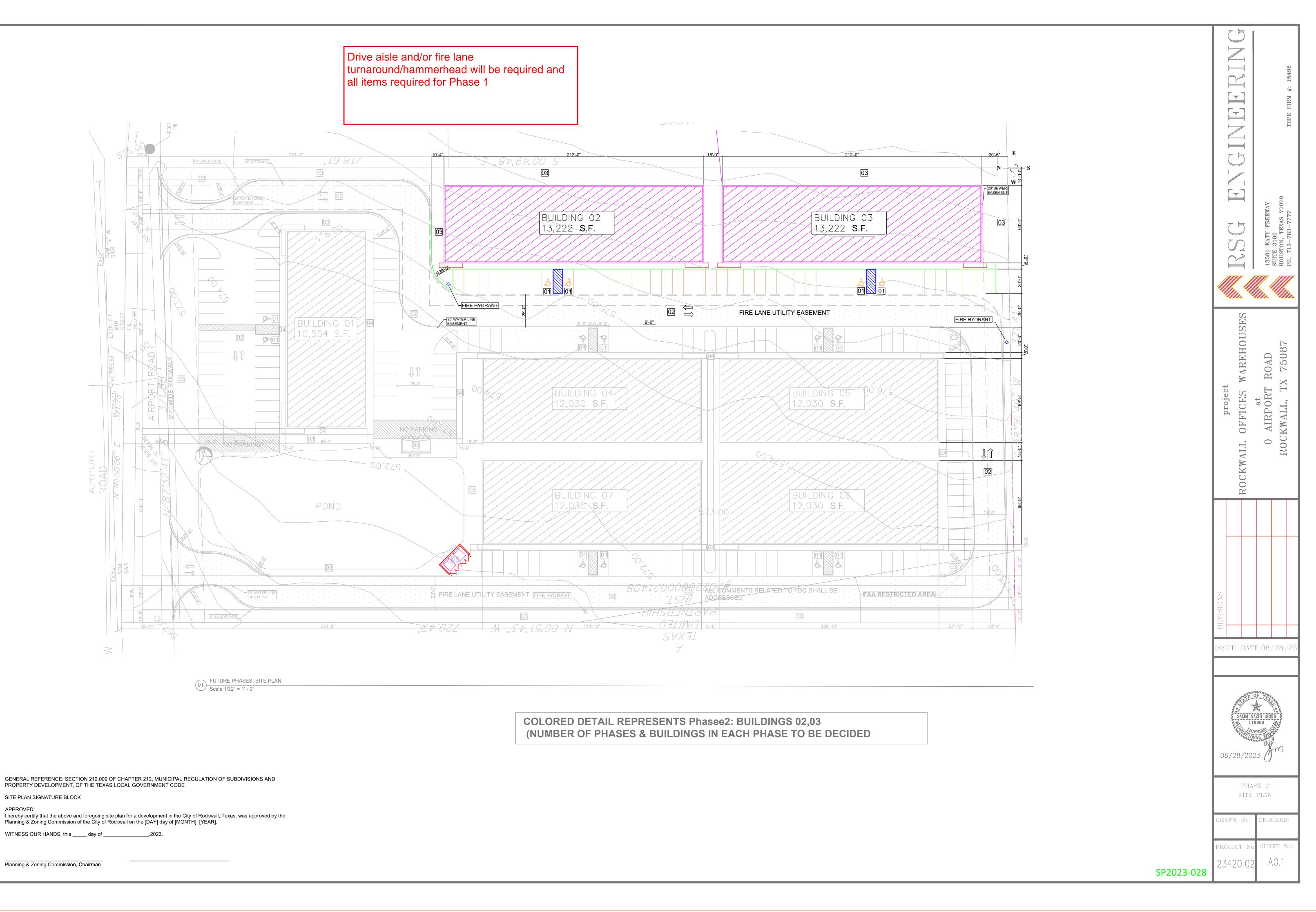
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

Planning & Zoning Commission, Chairman

COLORED DETAIL REPRESENTS PHASE 1





GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND

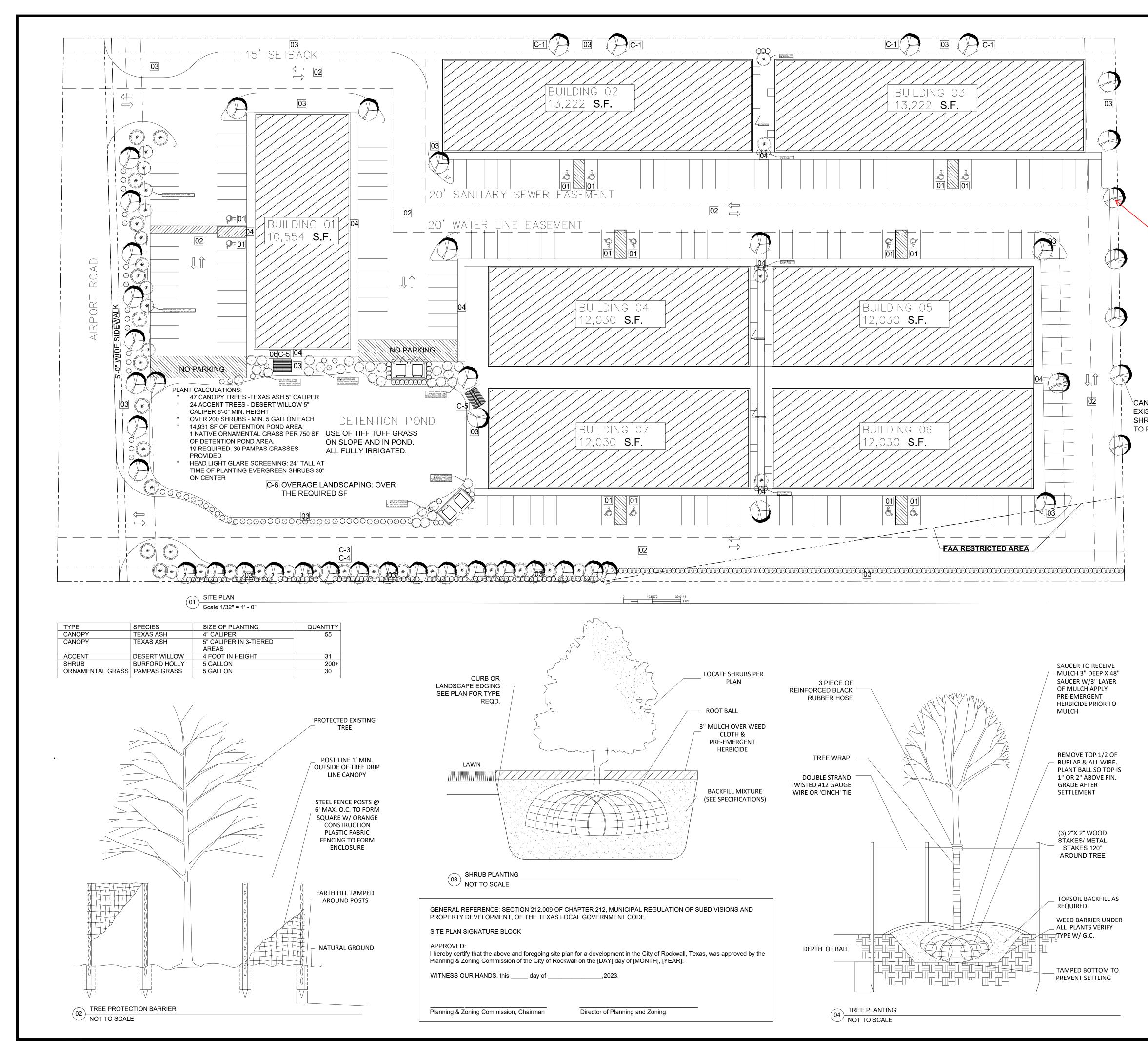
SITE PLAN SIGNATURE BLOCK

APPROVED:

Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this _____ day of ____

Planning & Zoning Commission, Chairman



| | SYMBOL LEGEND | | |
|--|---|------------------|---|
| | CANOPY TREE - TEXAS ASH | | |
| | ACCENT TREE - DESERT WILLOW OR EASTERN REDBUD | | 5498 |
| | PAMPAS GRASS EVERGREEN EVERGREEN SHRUB SHRUB | | #: 15 |
| | O SHRUB SHRUB KEYED NOTES | | FIRM |
| | 01 - HANDICAP SYMBOL & SIGN 02- PAVING | | TBPE |
| | 03 - LANDSCAPING 04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE | | |
| | 05 - DUMPSTER | | |
| | C-1 - 2 CANOPY TREES PROVIDED: COMPENSATORY MEASURE C-2 - 2 CANOPY TREES PROVIDED: COMPENSATORY | | |
| | MEASURE C-3 - 3 TIER SCREENING: COMPENSATORY MEASURE | | |
| | Ensure that these proposed trees do not interfere with the sewer main | | YAY 7079 |
| | located in this easement. No trees to be with 10' of any public water, | | FREEWAY XAS 770 -7777 |
| | sewer or storm line that is 10" in | | KATY 3180 N, TE 5-783 |
| | diameter or larger. No trees to be with 5' of any public water, sewer, | \bigcirc | 13501] SUITE { HOUSTO PH. 713 |
| | or storm line that is less than 10". | | 135 135 SUI HOU PH. |
| | 1- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS TO | | |
| | COMMENCING WORK. 2- CONTRACTOR SHALL LOCATE ALL L UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR | | |
| | ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE | SES | |
| | SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES. 3- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES | OUS | 2 |
| NOPY TREES @ 40' O.C. STING TREES AND | EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL REASONABILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO | EH | AD 5087 |
| RUBS REMAIN @ RR AREA | GIVE SUCH NOTIFICATION. 4- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON | WARE | -1 O |
| | THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION. 5- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER | , | r r TX |
| | SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY. FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO | project 'ICES | at OR' L, |
| | GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD. | FF (| AIRP CKWAL |
| | 6- CONTRACTORS SHALL BE RESPONSIBLE FOR QUANTITIES ON PLAN SHOWN BY SYMBOLS. THE PURPOSE IS FOR CONVENIENCE ONLY. | L (| 5 |
| | 7- ALL PARKING SPACES WITHIN 80' OF A CANOPY TREE. | VAL | 0 RO |
| | GENERAL LANDSCAPE NOTES | ROCKWA | |
| | 1 - ALL PLANTS SHALL BE FULL POT AND HEAD. SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. 2- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO | RO | |
| | EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS. 3- GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO | | |
| | PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AIR AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING, OBTAIN OWNER`S REPRESENTATIVE'S APPROVAL OF | | |
| | GRADE PRIOR TO SODDING. 4- CONVENTIONAL SYSTEM. AN AUTOMATIC IRRIGATION PLAN WILL BE PROVIDED AND PERMITTED BY LANDSCAPE CONTRACTOR BASED ON ROCKWALL CITY UDC | | |
| | <u>REGULATIONS.</u> 5- ALL AREAS NOT COVERED WITH CONCRETE SHALL BE SOD WITH (SAN AGUSTIN) 6- ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM | | |
| | OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE. 7- LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH | | |
| | OTHER CONTRACTORS WORKING ON THE PROJECT SITE. 8- GENERAL CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN. 9- ALL LANDSCAPE BEDS SHALL BE RAISED TO PROVIDE ADEQUATE DRAINAGE | N N | |
| | 10 - AFTER PLANTS/TREES HAVE BEEN INSTALLED PROVIDE AND INSTALL MULCH TO ALL LANDSCAPE BEDS. | IISIO | |
| | LANDSCAPE CALCULATIONS | REV | |
| | SITE AREA: 6.18 A.C. 15% LANDSCAPING FRONT LOT: 40.380 SF MIN / 41,376 SF PROVIDED | ISSUE DATI | E:08/28/23 |
| | STREET TREESREQUIRED: 1 TREE PER 50'-0" OF STREET FRONTAGEFRONTAGE ROAD372' LF. CANOPY TREE10 STREET TREES | | |
| | FRONTAGE ROAD 372' LF. ACCENT TREE18 STREET TREESTOTAL STREET TREES PROVIDED16 STREET TREES | | |
| | NOTE 01:Canopy Trees shall be a minimum of four (4) caliper inches at DBH. Accent Trees shall be a minimum of four (4) feet in total | THE STREET | FTER |
| | height. Shrubs shall be a minimum of three (3) gallons in size FRONTAGE SHRUBS | | ZIH OBEID |
| | TOTAL SHRUBS PROVIDED17 STREET SHRUBSBerms and shrubbery shall have a total minimum height of 30-inches. | JCE SSION | NSED |
| | PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 10 SPACES. | 08/28/202 | 3 Am |
| | 110 SPACES / 1012 PKNG. LOT TREESTOTAL PARKING LOT TREES PROVIDED17 PKNG. LOT TREES | 00/20/202 | 0 |
| | LANDSCAPE SCREENING REQUIRED: 1 TREE PER 20'-0" | | |
| | 87' LF. CANOPY TREE 5 STREET TREES 87' LF. ACCENT TREE 5 STREET TREES | LANDS | SCAPE |
| | TOTAL STREET TREES PROVIDED 10 STREET TREES | DRAWN BY: | CHECKED: |
| | SCREENING SHRUBS PER AIRPORT REGULATIONTOTAL SHRUBS PROVIDED155 STREET SHRUBS | | |
| | Berms and shrubbery shall have a total minimum height of 30-inches. | PROJECT No | |
| SP2023-028 | CANOPY TREE 22 STREET TREES | 23420.02 | A0.3 |
| | | | |

| | DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 | | | City Until the Pl Signed Below. Director of Pla City Engineer: | NG CASE NO. CATION IS NOT CON ANNING DIRECTOR | SIDERED ACCEPTED BY THE R AND CITY ENGINEER HAVE |
|--|--|---|--|--|---|--|
| PLEASE CHECK THE AP | PROPRIATE BOX BELOW TO INDICATE THE TYPE OF | DEVEL | OPMENT | REQUEST [SELI | ECT ONLY ONE B | OX]: |
| □ PRELIMINARY PLA □ FINAL PLAT (\$300.0) □ REPLAT (\$300.00 - □ AMENDING OR MI □ PLAT REINSTATEI SITE PLAN APPLICA ☑ SITE PLAN (\$250.0) | 00.00 + \$15.00 ACRE) ¹ AT (\$200.00 + \$15.00 ACRE) ¹ .00 + \$20.00 ACRE) ¹ + \$20.00 ACRE) ¹ NOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES: | 07. 07. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10 | ZONING SPECIFI PD DEVE TREE RE VARIANO <u>ES:</u> DETERMIN ACRE AMO <u>\$1,000.00</u> DUVES CON | C USE PERMIT (ELOPMENT PLAN PLICATION FEES EMOVAL (\$75.00) CE REQUEST/SP ING THE FEE, PLEASE JUNT. FOR REQUESTS FEE WILL BE ADDEC | 00 + \$15.00 ACRE) \$200.00 + \$15.00 A NS (\$200.00 + \$15. COLAL EXCEPTIO E USE THE EXACT ACRE ON LESS THAN ONE AC TO THE APPLICATION | ACRE) 1 & 2 00 ACRE) 1 |
| | MATION [PLEASE PRINT] | | | | | |
| ADDRESS | 1760 Airport rd, Rockwall, TX 75087 | | | | | |
| | A102, D Harr, Tract 2-01 | | | LO [*] | г | BLOCK |
| | Aluz, Ditian, Hact 2-01 | | | LU | | |
| GENERAL LOCATION | | | | | | |
| ZONING, SITE PLA | N AND PLATTING INFORMATION [PLEAS | | | | | |
| CURRENT ZONING | Light Industrial | CU | JRRENT | USE Vacan | t | |
| PROPOSED ZONING | | PRO | POSED | USE Light in | dustrial | |
| ACREAGE | 6.18 LOTS [CURRENT] | 1 | 1 | | LOTS [PROPOSEI | D] |
| SITE PLANS AND P REGARD TO ITS AP RESULT IN THE DEM | <u>LATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE TH PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S IIAL OF YOUR CASE. | HAT DUE STAFF'S C | to the i comment | PASSAGE OF <u>HB3</u> 'S BY THE DATE P | <u>167</u> THE CITY NO I ROVIDED ON THE I | LONGER HAS FLEXIBILITY WITH DEVELOPMENT CALENDAR WILL |
| OWNER/APPLICA | NT/AGENT INFORMATION [PLEASE PRINT/CH | ECK THE | PRIMARY | | | |
| S-OWNER F | lexSpace Business Parks LLC | | APPLICA | NT RSG E | ENGINEERIN | G |
| CONTACT PERSON R | oy Bhavi | CONTAC | T PERS | ON HINI | D SAAD | |
| ADDRESS 83 | 5 Tillman Dr, | | ADDRE | ^{SS} 13501 | KATY FREE | WAY, STE. 3180 |
| CITY, STATE & ZIP | Allen TX 75013 | CITY, S | TATE & | ^{ZIP} Housto | n, TX 77041 | |
| PHONE 9 | 72.674.8933 | | PHO | ^{NE} 281-2 | 48- 6785 | |
| E-MAIL ro | oy.bhavi@flexspacebusinessparks.co | | E-M | AlL hind@ | rsgcompanies | s.com |
| NOTARY VERIFICA BEFORE ME, THE UNDERSI STATED THE INFORMATION | ATION [REQUIRED] IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAREI N ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE | D FOLLOW | 267 ING: Y | Bhavi | [OWNE | er] The Undersigned, who |
| S INFORMATION CONTAINED SUBMITTED IN CONJUNCTIO | M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; AL TO COVER THE COST OF THIS APPLICATION, HA 20 22 BBY SIGNING THIS APPLICATION, I AGRE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO NO SEAL OF OFFICE ON THIS THE DO DAY OF DO OWNER'S SIGNATURE | S BEEN PA EE THAT T ALSO AU OCIATED O | AID TO THI HE CITY (ITHORIZEI R IN RESP | E CITY OF ROCKWALL OF ROCKWALL (I.E. D AND PERMITTED YONSE TO A REQUE | | |

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

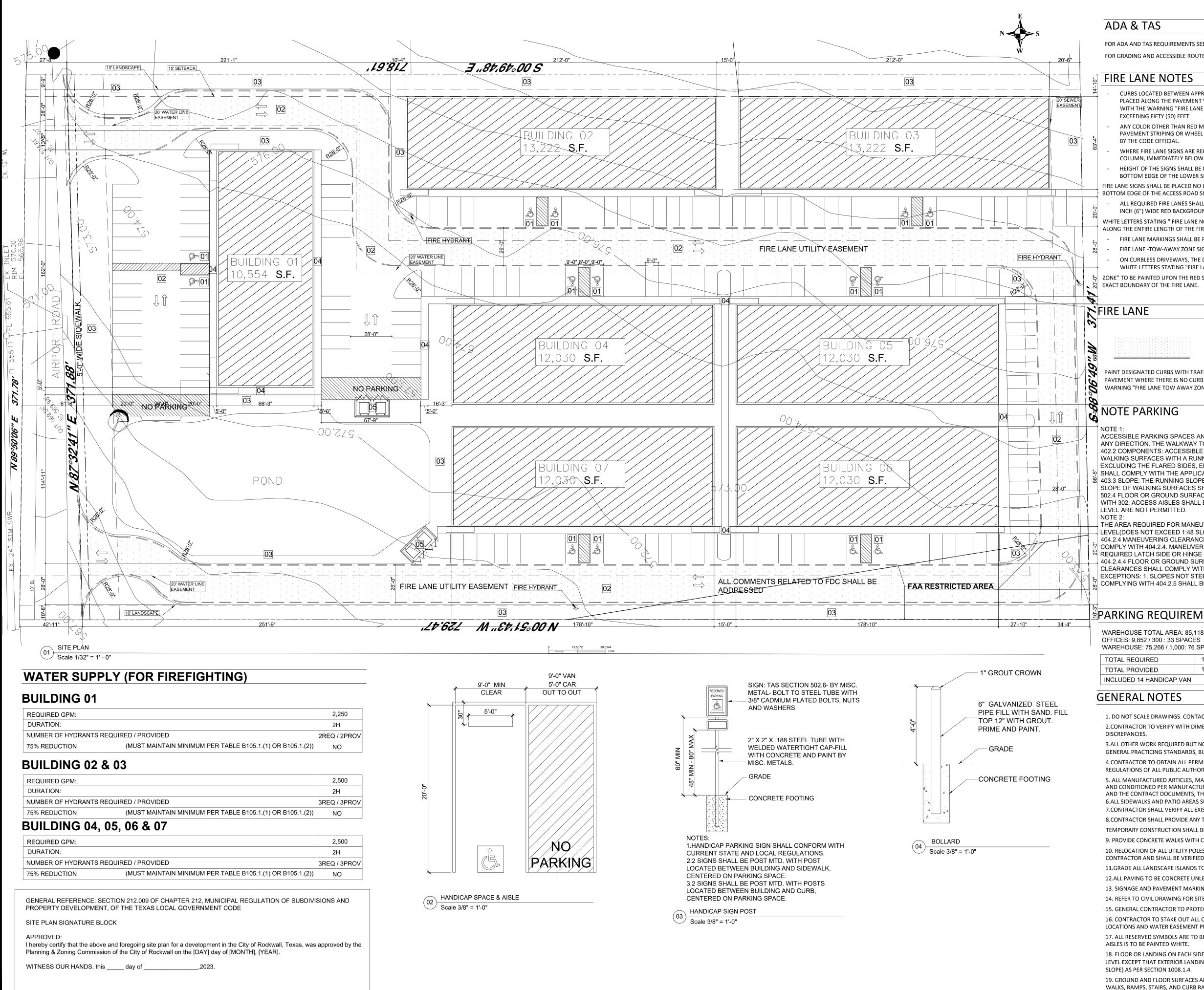




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ADA & TAS

FOR ADA AND TAS REQUIREMENTS SEE THE SHEETS NUMBER G 2.1, G 2.2, G 2.3 & G 2.4.

FOR GRADING AND ACCESSIBLE ROUTE RE: CIVIL

FIRE LANE NOTES

- CURBS LOCATED BETWEEN APPROVED FIRE LANE TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL.
- WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVEDTOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.
- HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN. FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND O HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE
- BOTTOM EDGE OF THE ACCESS ROAD SIGN. ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX
- INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING " FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE
- FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS
- FIRE LANE -TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART.
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY
- ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

FIRE LANE

FIRE LANE

PAINT DESIGNATED CURBS WITH TRAFFIC PAINT "FIRE ENGINE RED" FACE & TOP OF CURB OR A STRIPE SHALL BE PAINT ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS AND STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED W/ THE WARNING "FIRE LANE TOW AWAY ZONE" IN WHITE COLOR. USE STENCIL W/ 4" HIGH X 3/4" THICK LETTERS @ 20'-0" O.C.

NOTE PARKING

- ACCESSIBLE PARKING SPACES AND ACCESS AISLES MUST BE LEVEL-NOT EXCEEDING 1:48 CROSS SLOPES IN ANY DIRECTION. THE WALKWAY TO THE ACCESSIBLE ENTRANCES DOES NOT HAVE CROSS SLOPES. 402.2 COMPONENTS: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM ALL COMPONENTS OF AN ACCESSIBLE ROUTE
- SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4. $\,^{mega}$ 403.3 SLOPE: THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- 502.4 FLOOR OR GROUND SURFACES: PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY LIFTS. CHANGES IN LEVEL ARE NOT PERMITTED.
- , THE AREA REQUIRED FOR MANEUVERING CLEARANCE AT ACCESSIBLE EXTERIOR ENTRY DOORS MUST BE \downarrow LEVEL(DOES NOT EXCEED 1:48 SLOPE IN ANY DIRECTION). 404.2.4 MANEUVERING CLEARANCES: MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL
- COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTHOF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE 404.2.4.4 FLOOR OR GROUND SURFACE: FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING
- CLEARANCES SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTIONS: 1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. 2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404.2.5 SHALL BE PERMITTED.

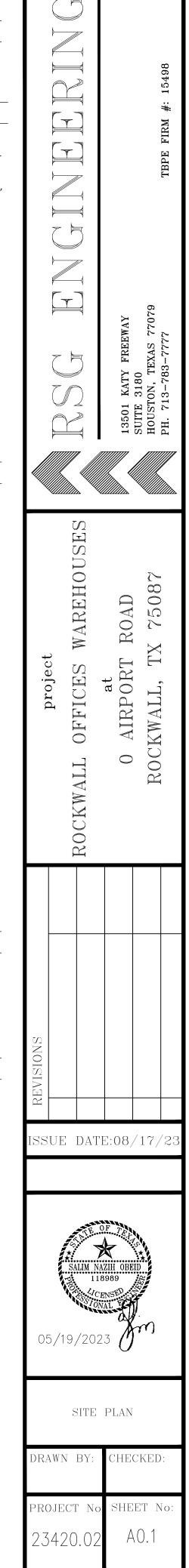
PARKING REQUIREMENT

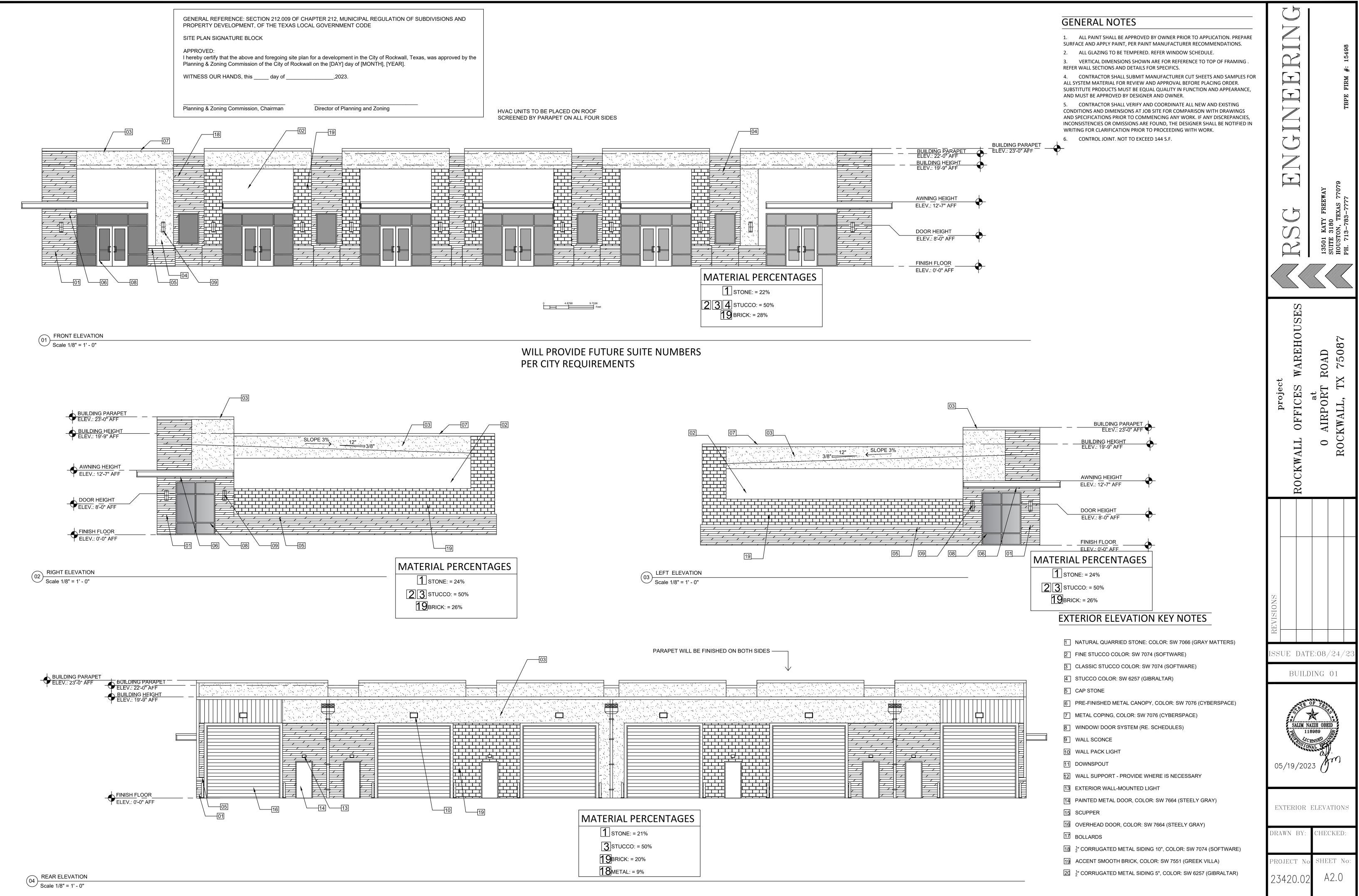
WAREHOUSE TOTAL AREA: 85,118 SF

| WAREHOUSE: 75,266 / 1,000: 76 SPACES | | | | |
|--------------------------------------|--|--|--|--|
| TOTAL REQUIRED 109 | | | | |
| TOTAL PROVIDED 110 | | | | |
| INCLUDED 14 HANDICAP VAN | | | | |

GENERAL NOTES

- 1. DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
- 2.CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
- 3.ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. 4.CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND
- REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY. 5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
- 6.ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE. 7.CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
- 8.CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
- 9. PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
- 10. RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES (IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
- 11.GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL. 12.ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
- 13. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 14. REFER TO CIVIL DRAWING FOR SITE WORK.
- 15. GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS(IF ANY) IN AREA OF NEW CONSTRUCTION.
- 16. CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
- 17. ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE. 18. FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE
- LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
- 19. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS.

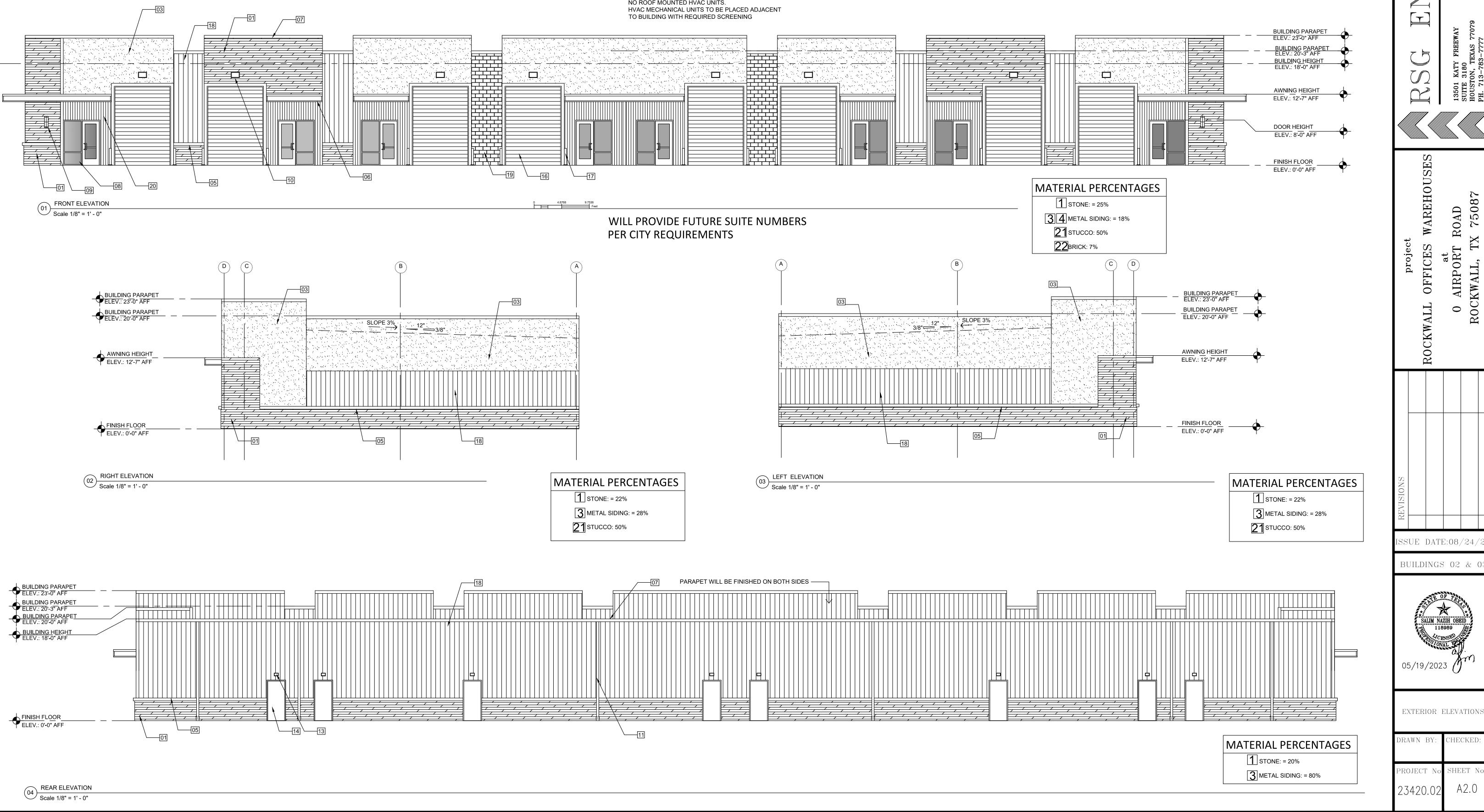


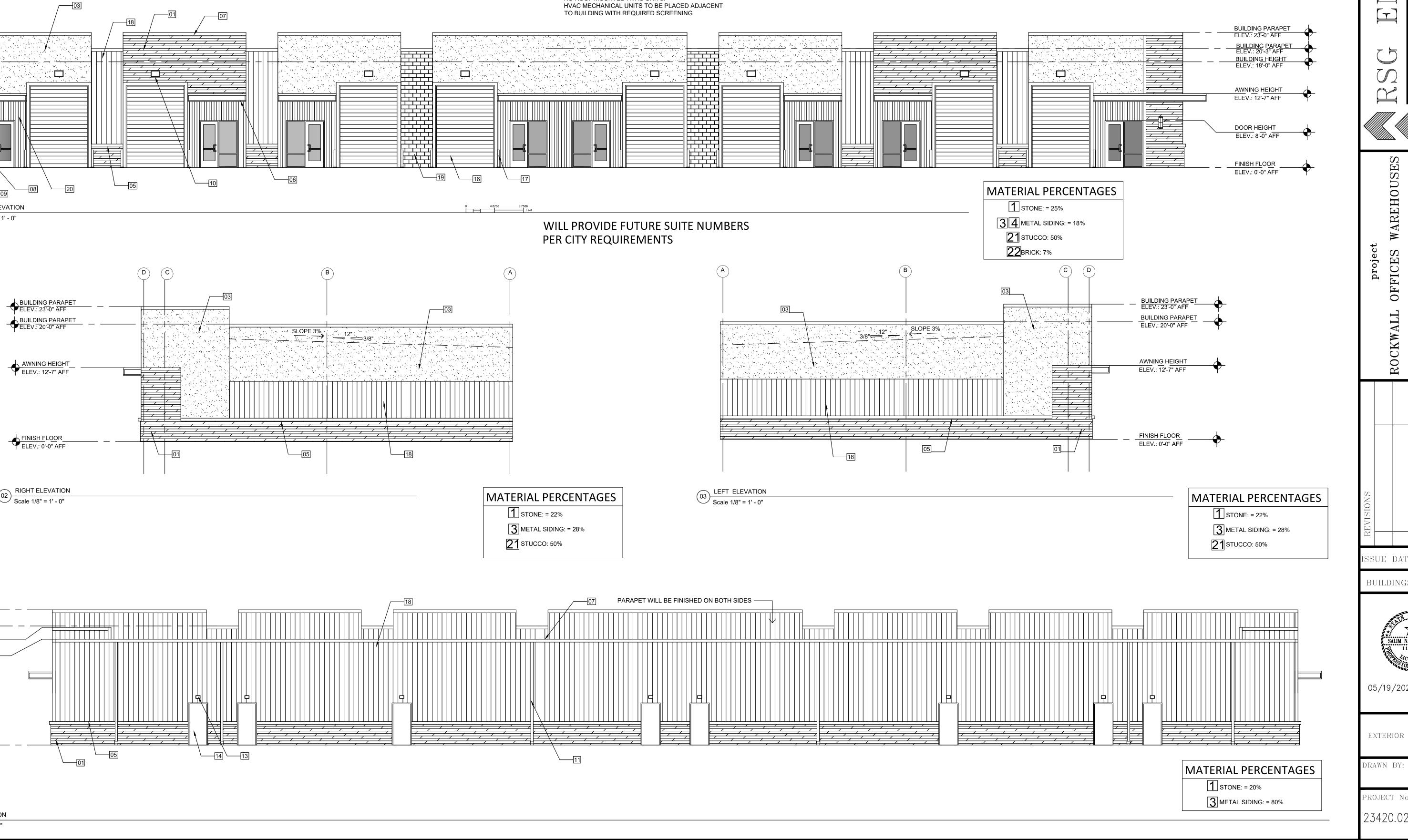


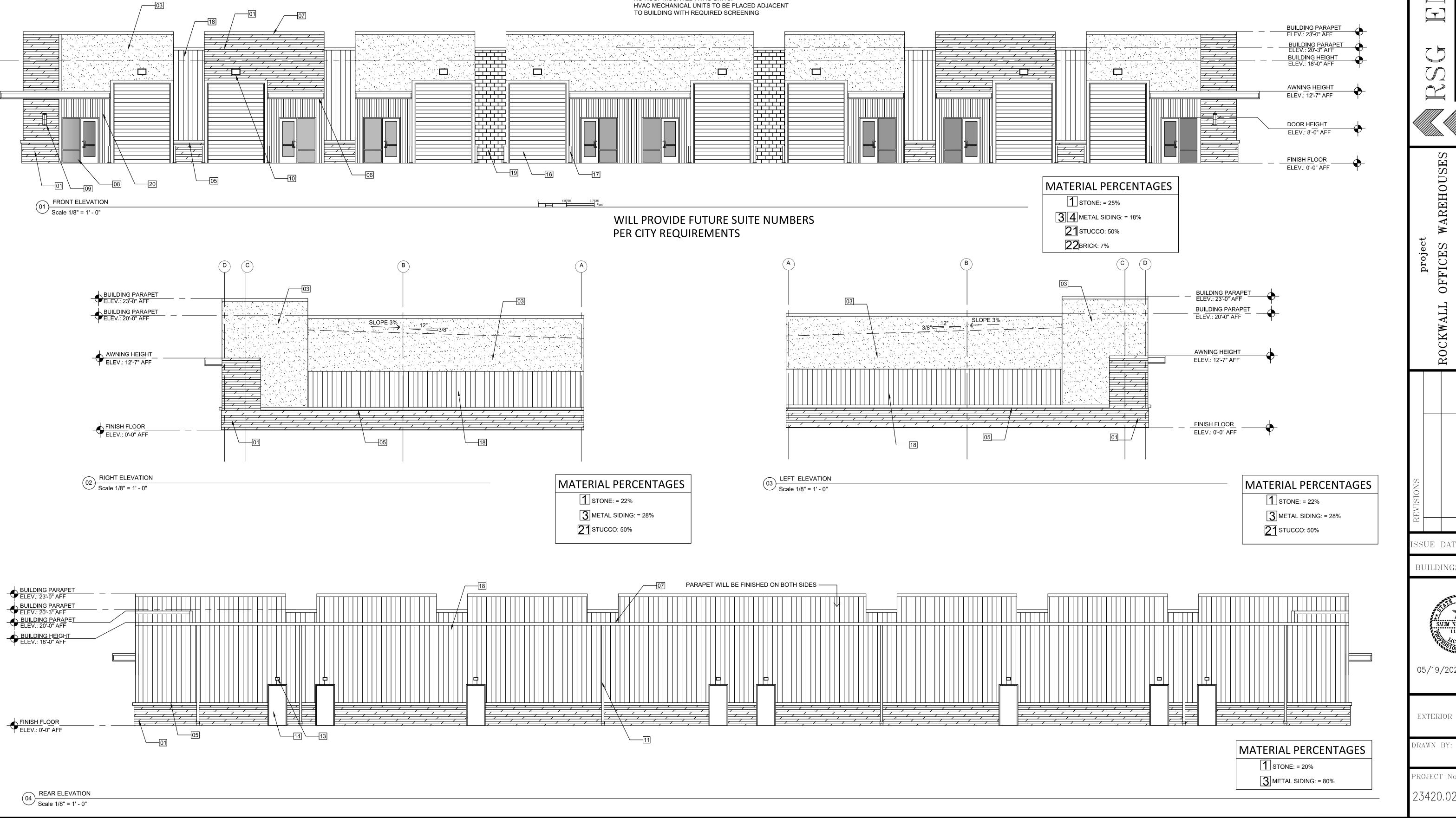
EXTERIOR ELEVATION KEY NOTES

- 1 NATURAL QUARRIED STONE: COLOR: SW 7066 (GRAY MATTERS)
- 2 FINE STUCCO COLOR: SW 7074 (SOFTWARE)
- 3 CLASSIC STUCCO COLOR: SW 7074 (SOFTWARE)
- 4 STUCCO COLOR: SW 6257 (GIBRALTAR)
- 5 CAP STONE
- 6 PRE-FINISHED METAL CANOPY, COLOR: SW 7076 (CYBERSPACE)
- 7 METAL COPING, COLOR: SW 7076 (CYBERSPACE)
- 8 WINDOW/ DOOR SYSTEM (RE. SCHEDULES)
- 9 WALL SCONCE
- 10 WALL PACK LIGHT

- 11 DOWNSPOUT
- 12 WALL SUPPORT PROVIDE WHERE IS NECESSARY
- 13 EXTERIOR WALL-MOUNTED LIGHT
- Image: Table PAINTED METAL DOOR, COLOR: SW 7664 (STEELY GRAY)
- 15 SCUPPER
- 16 OVERHEAD DOOR, COLOR: SW 7664 (STEELY GRAY)
- 17 BOLLARDS
- 18 ¹/₂" CORRUGATED METAL SIDING 10", COLOR: SW 7074 (SOFTWARE)
- 19 ACCENT SMOOTH BRICK, COLOR: SW 7551 (GREEK VILLA)
- 20 ¹/₂" CORRUGATED METAL SIDING 5", COLOR: SW 6257 (GIBRALTAR)







GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NO ROOF MOUNTED HVAC UNITS.



GENERAL NOTES

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.

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FR

KA 318 0N,

13501 SUITE HOUST(PH ~

ROAD K 75087

CHECKED:

SHEET No

A2.0

2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE. 3. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING .

REFER WALL SECTIONS AND DETAILS FOR SPECIFICS. 4. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.

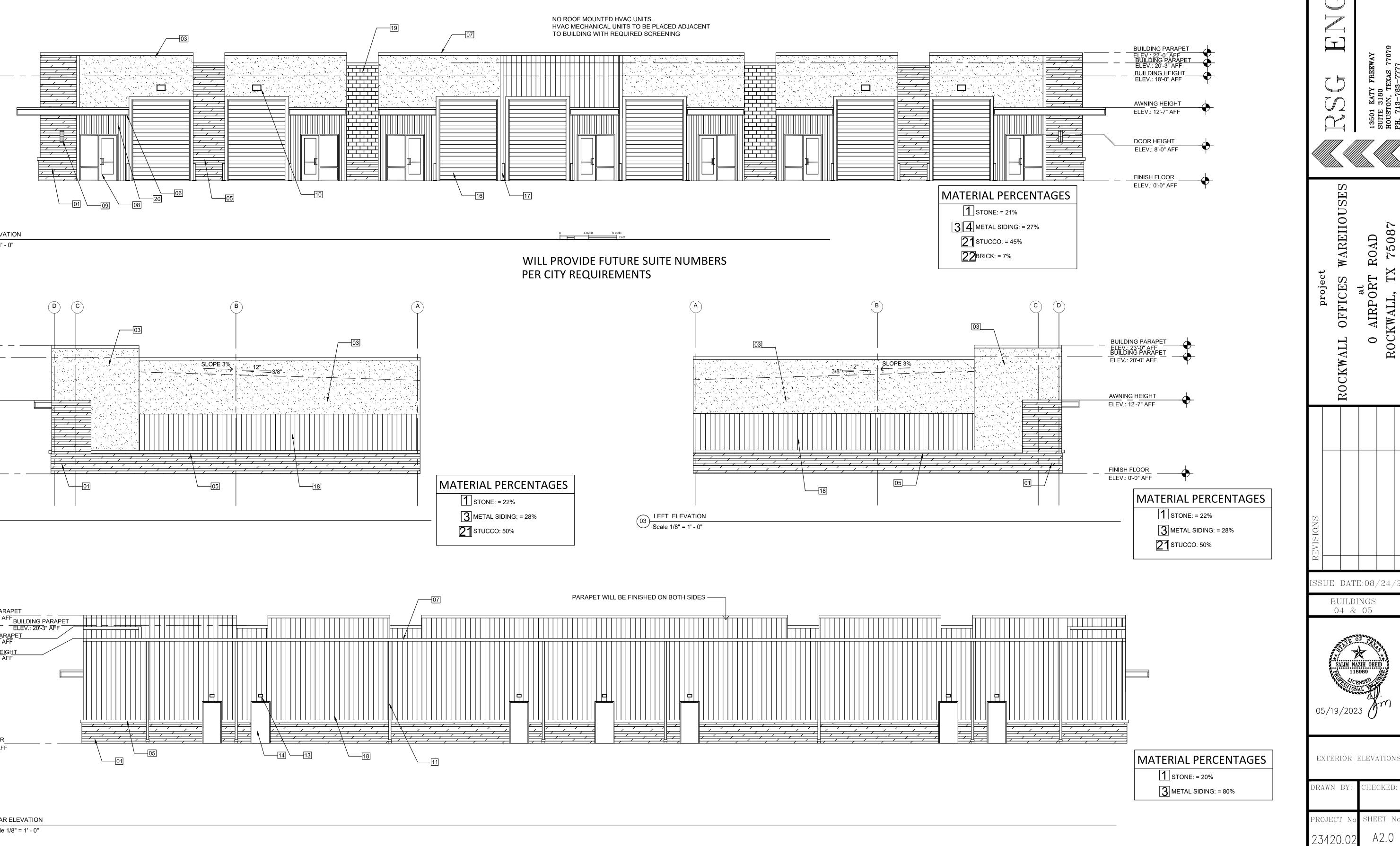
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

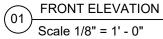
6. CONTROL JOINT. NOT TO EXCEED 144 S.F.

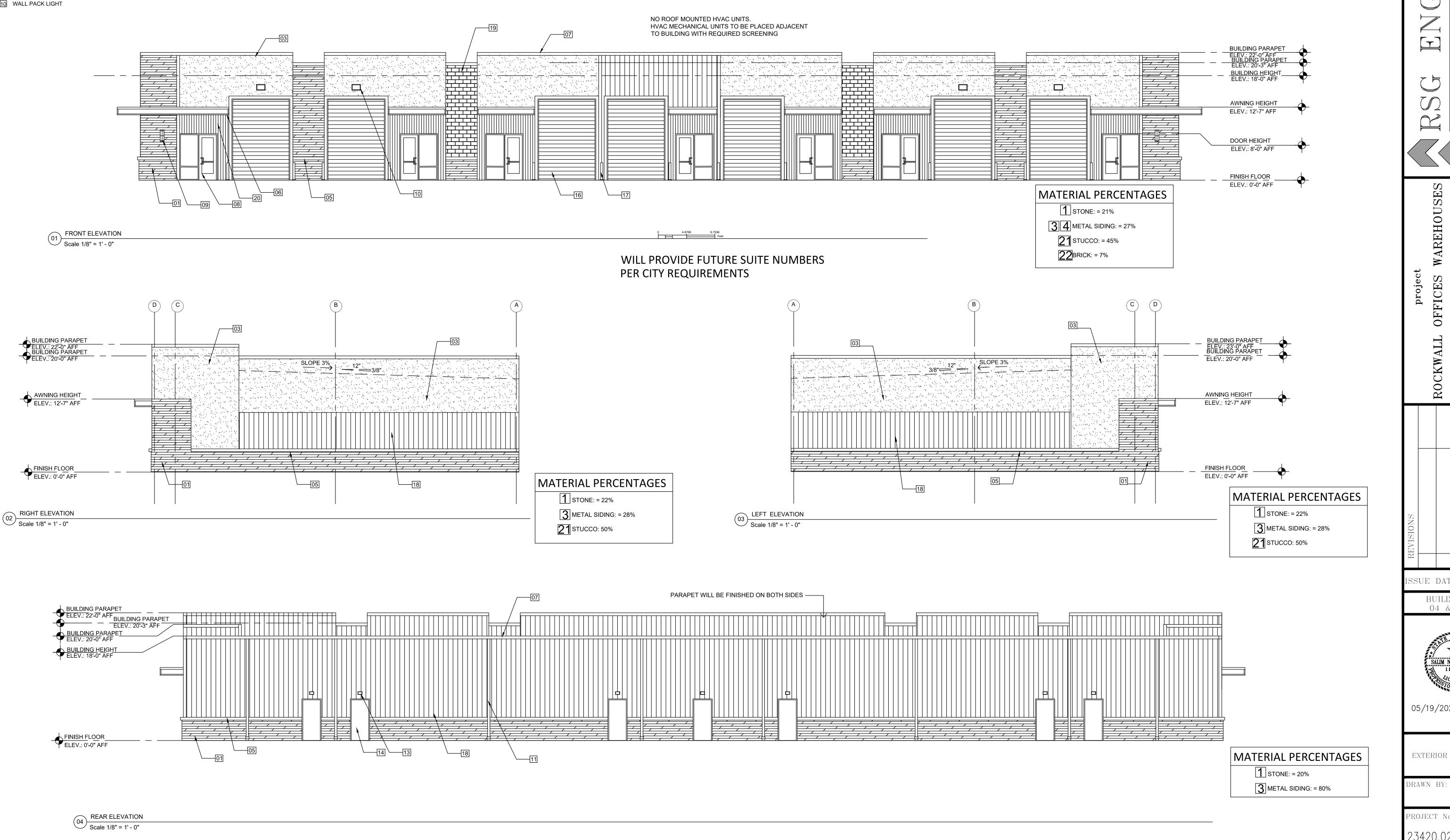
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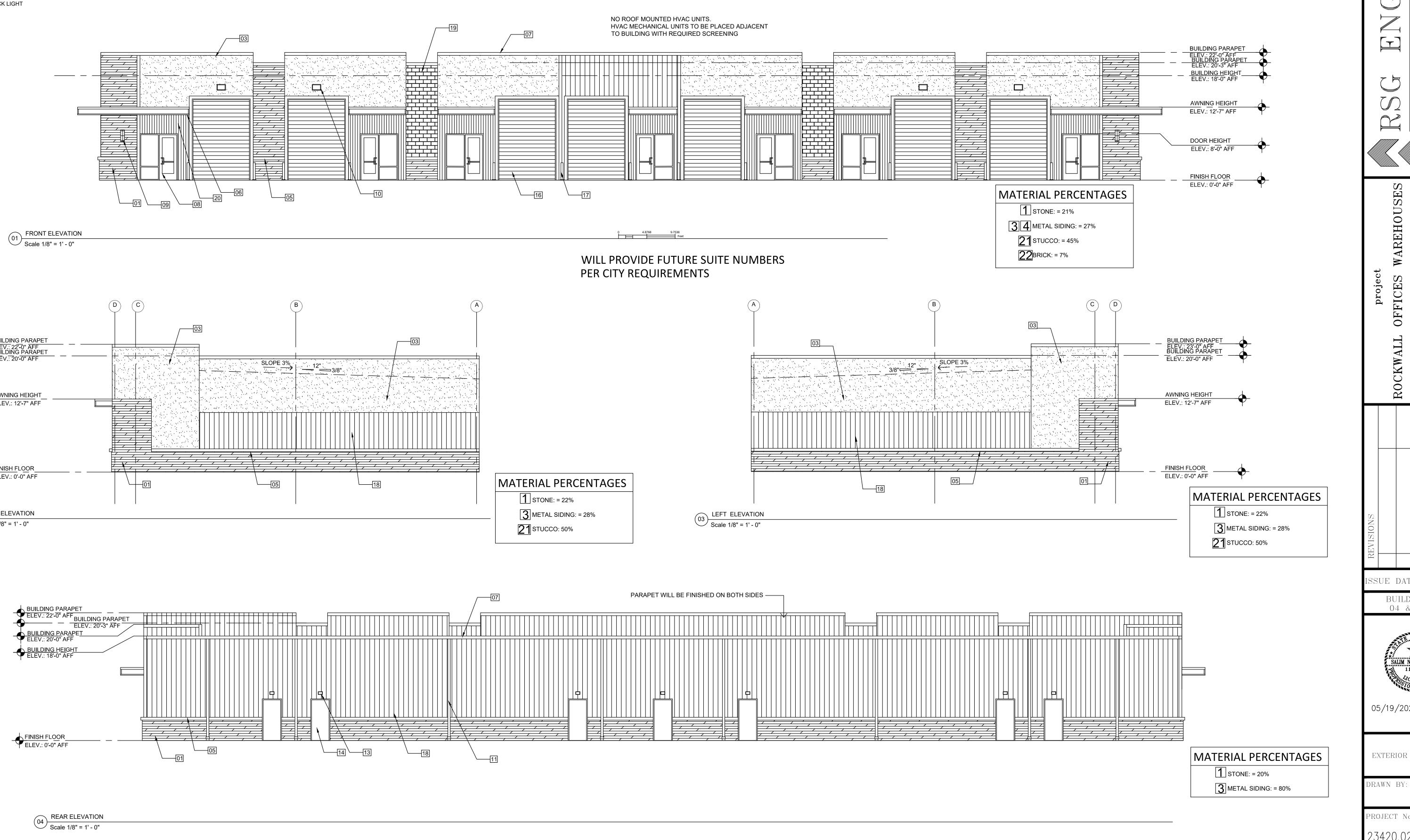
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GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GENERAL NOTES

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.

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KATY 3180 0N, TJ

13501 SUITE HOUSTG PH. 71:

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R0AD 75087

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SHEET No

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VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING . REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.

4. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.

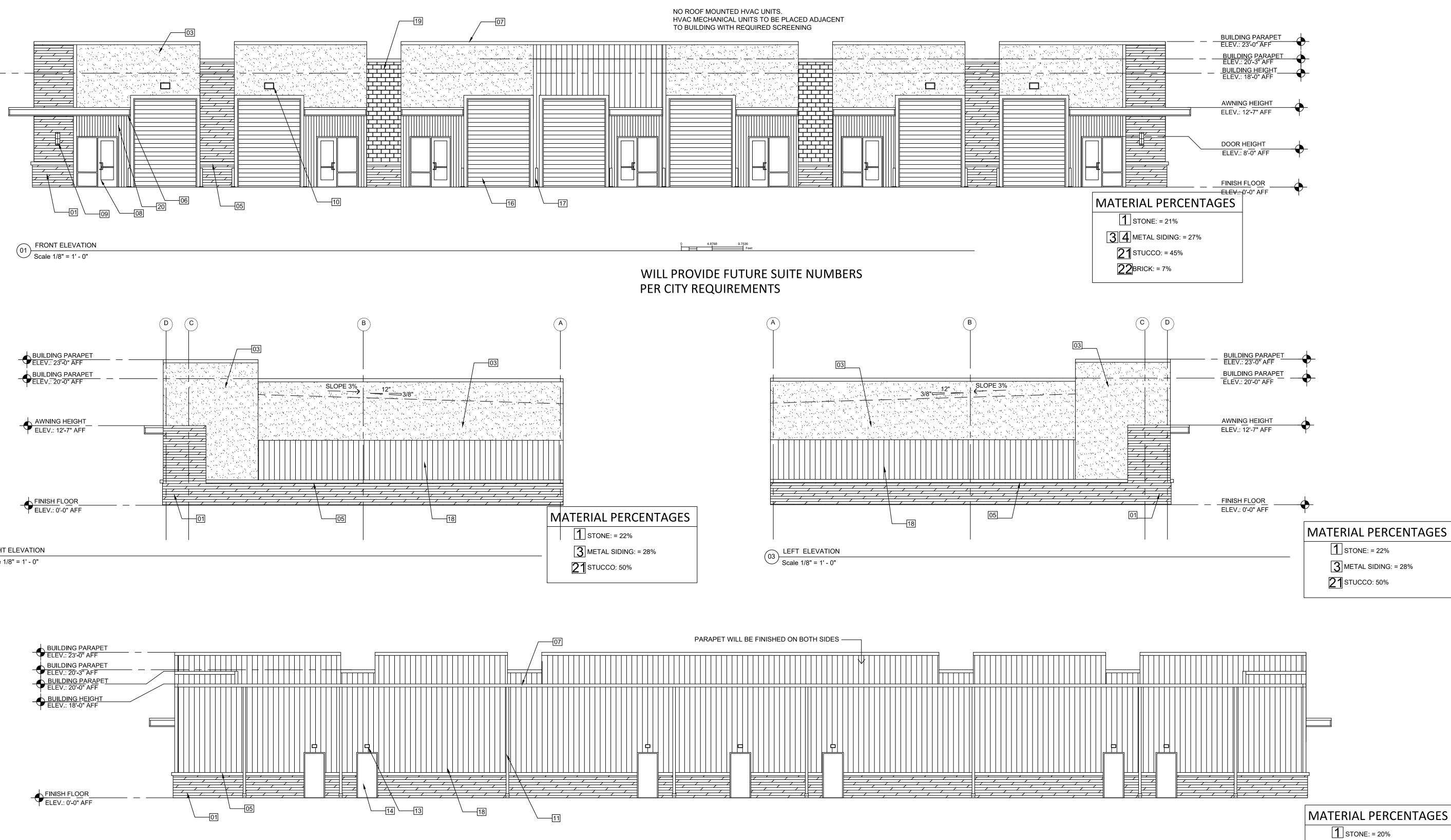
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

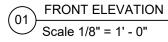
6. CONTROL JOINT. NOT TO EXCEED 144 S.F.

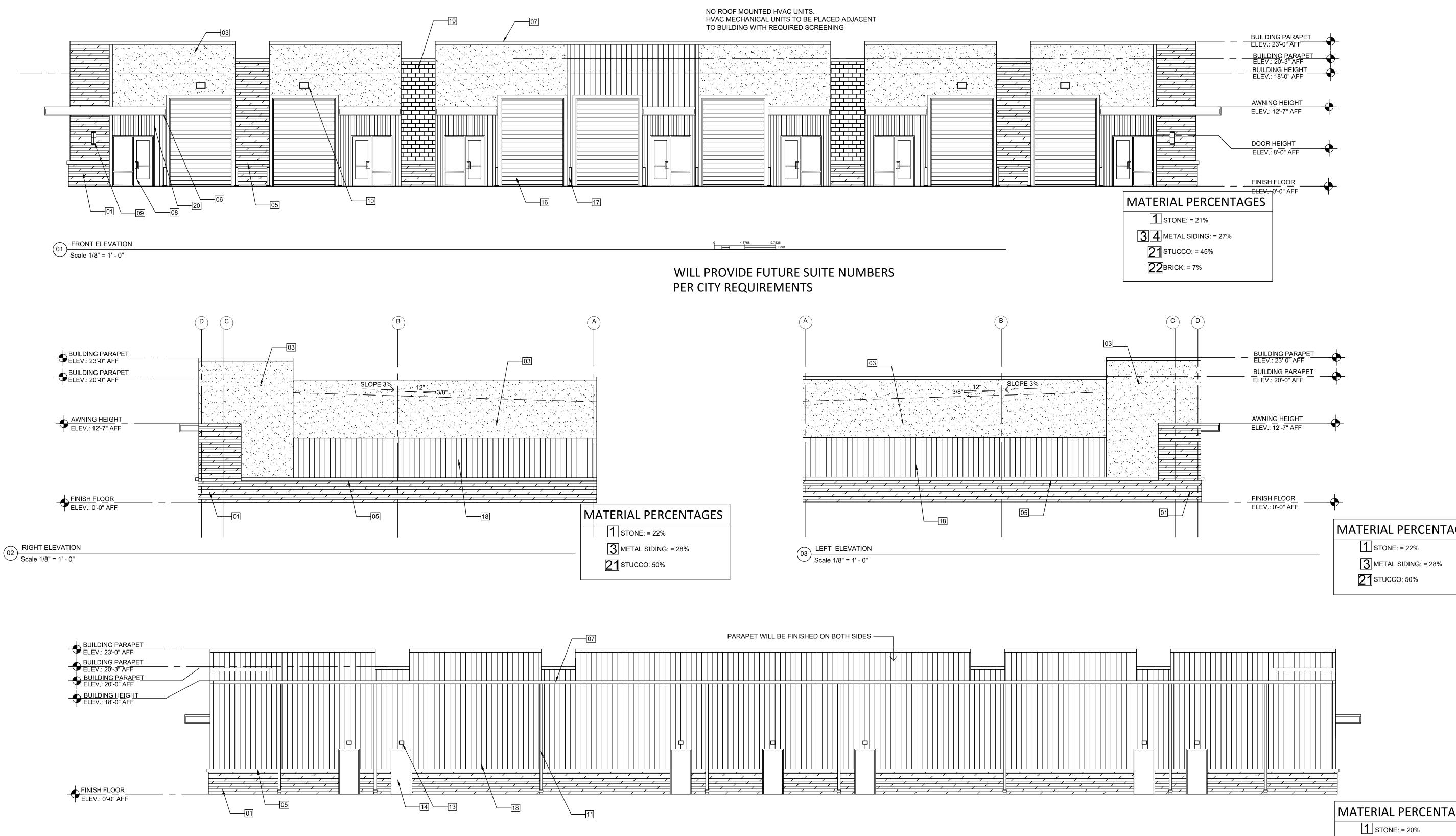
EXTERIOR ELEVATION KEY NOTES

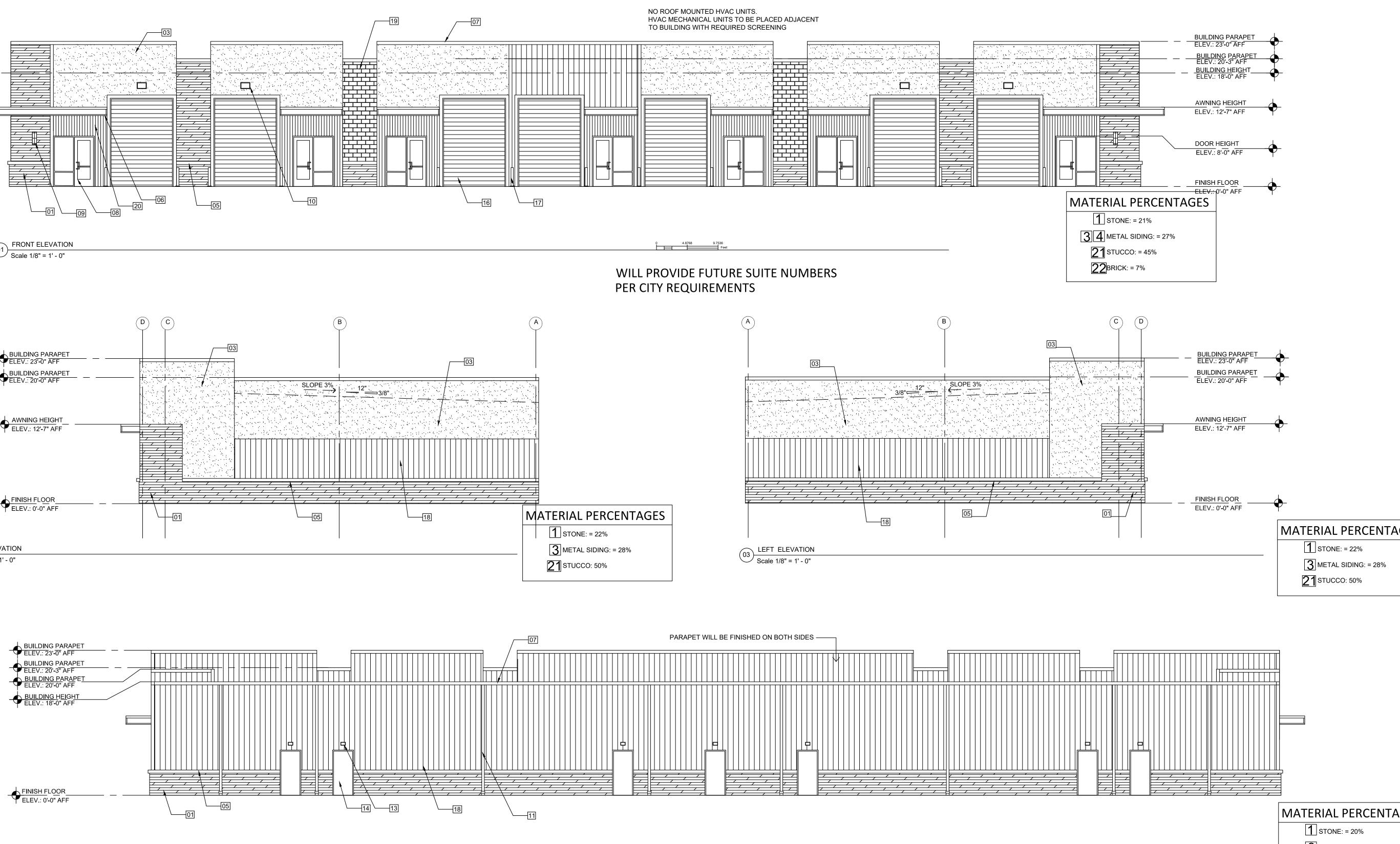
- 1 NATURAL QUARRIED STONE: COLOR: SW 7066 (GRAY MATTERS)
- 2 FINE STUCCO COLOR: SW 7074 (SOFTWARE)
- 3 CLASSIC STUCCO COLOR: SW 7074 (SOFTWARE)
- 4 STUCCO COLOR: SW 6257 (GIBRALTAR)
- 5 CAP STONE
- 6 PRE-FINISHED METAL CANOPY, COLOR: SW 7076 (CYBERSPACE)
- 7 METAL COPING, COLOR: SW 7076 (CYBERSPACE)
- 8 WINDOW/ DOOR SYSTEM (RE. SCHEDULES)
- 9 WALL SCONCE
- 10 WALL PACK LIGHT

- 12 WALL SUPPORT PROVIDE WHERE IS NECESSARY
- 13 EXTERIOR WALL-MOUNTED LIGHT
- 14 PAINTED METAL DOOR, COLOR: SW 7664 (STEELY GRAY)
- 15 SCUPPER
- 16 OVERHEAD DOOR, COLOR: SW 7664 (STEELY GRAY)
- 17 BOLLARDS
- 18 ¹/₂" CORRUGATED METAL SIDING 10", COLOR: SW 7074 (SOFTWARE)
- 19 ACCENT SMOOTH BRICK, COLOR: SW 7551 (GREEK VILLA)
- 20 ¹/₂" CORRUGATED METAL SIDING 5", COLOR: SW 6257 (GIBRALTAR)









04 REAR ELEVATION Scale 1/8" = 1' - 0"

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

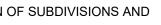
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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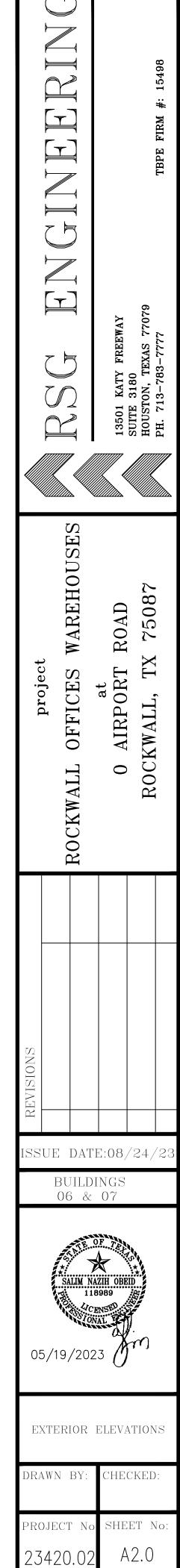
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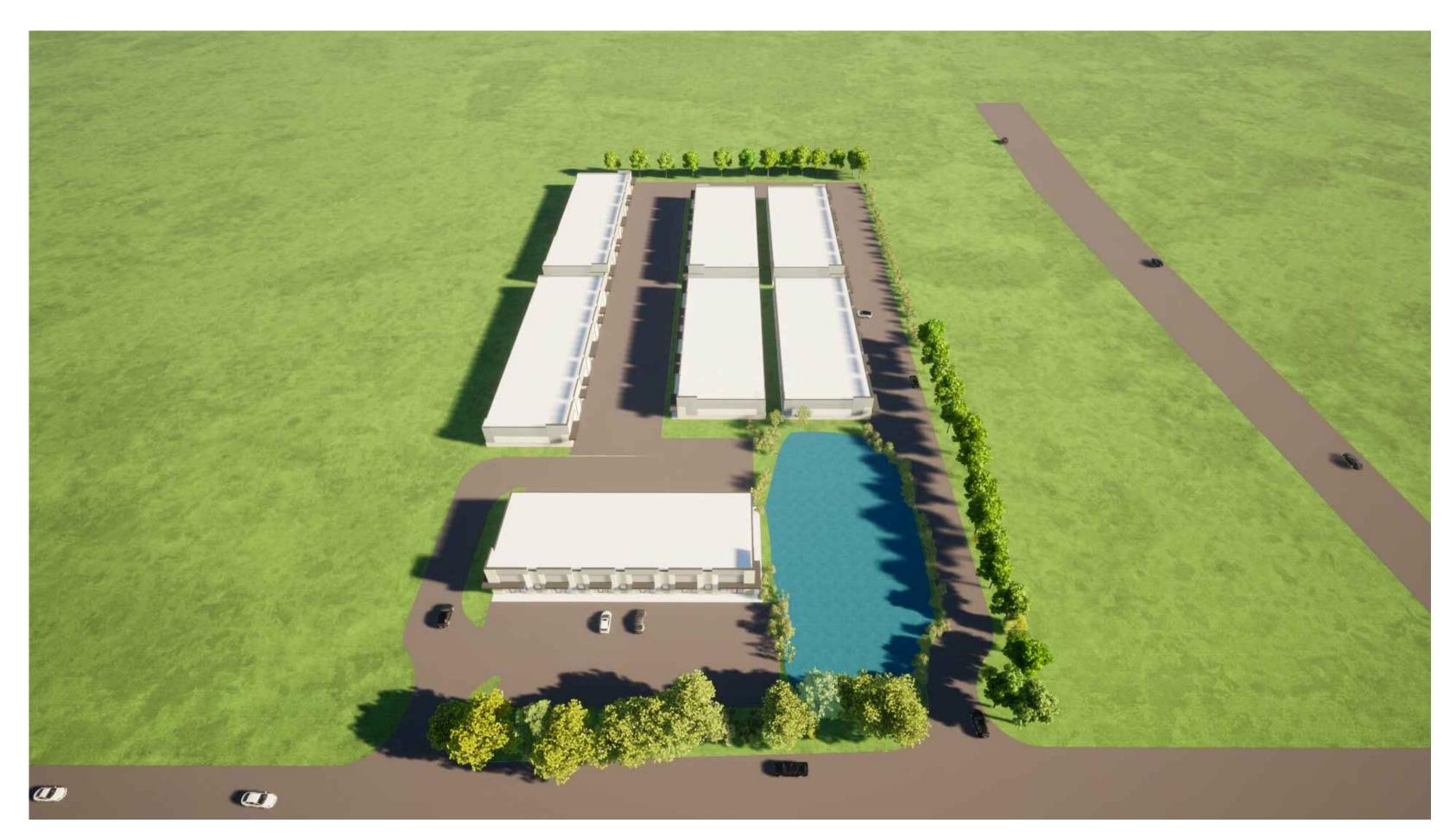
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6. CONTROL JOINT. NOT TO EXCEED 144 S.F.

3 METAL SIDING: = 80%







| IMAGES | SHEET No: 01 |
|---------------------|--|
| IMA | PROJECT No: |
| STRIAL | SITE |
| ROCKWALL INDUSTRIAL | BUILDINGS ON SITE |
| ROCKWA | BUILD |
| | |
| | TBPE FIRM #: 15498 |
| | T |
| | 13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777 |
| | 13501 KATY 13501 KATY SUITE 3180 HOUSTON, TH PH. 713-783 |
| | |









| IMAG | PROJECT No: SHEET No: 01 |
|------|--|
| | NOKTH JOHN KING BLVD. |
| | TBPE FIRM #: 15498 |
| | 13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777 |

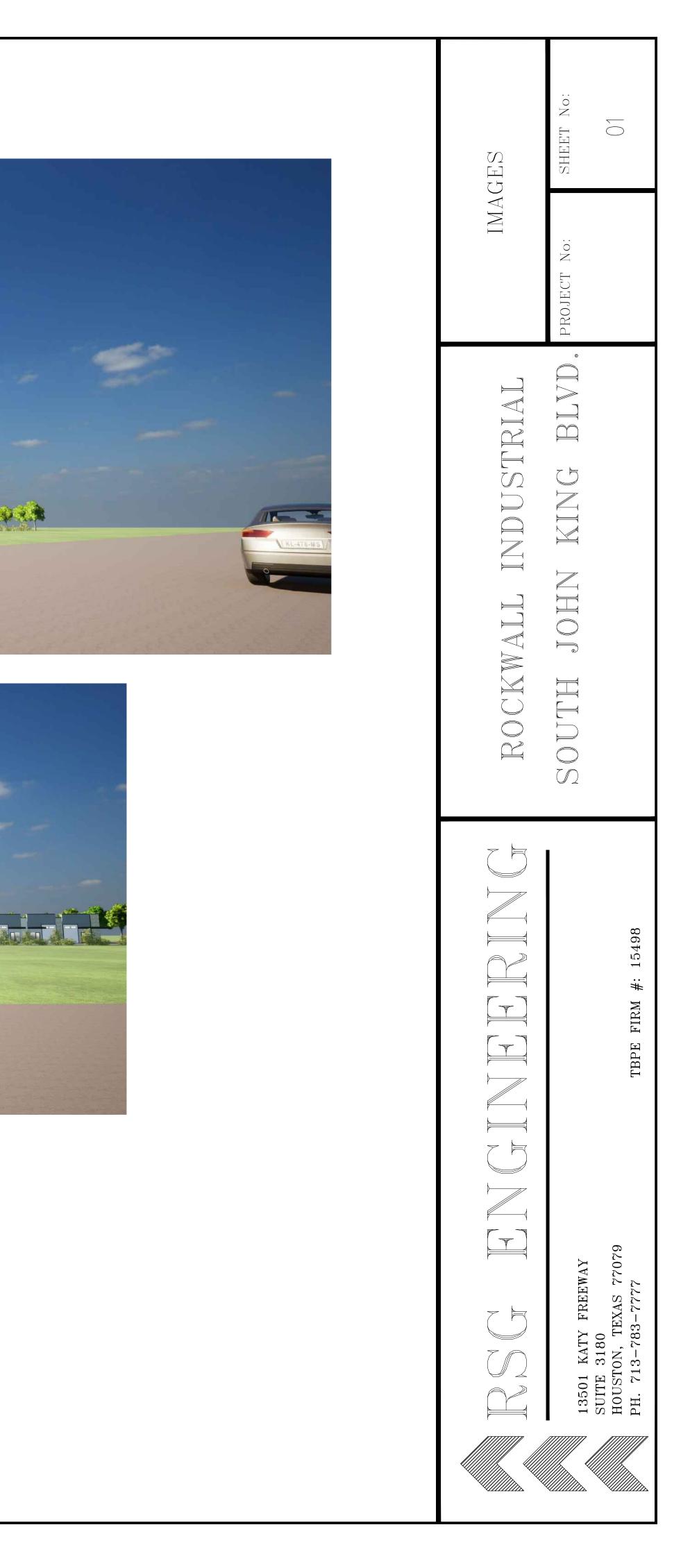
















| IMAGES | SHEET No: 01 |
|---------------------|--|
| IM | PROJECT No: |
| ROCKWALL INDUSTRIAL | ALLEY VIEW |
| | TBPE FIRM #: 15498 |
| | 13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777 |







| ZIAL | PROJECT No: SHEET No: 01 |
|---------------------|--|
| ROCKWALL INDUSTRIAL | BUILDING 01 |
| | EWAY 77079 77 TBPE FIRM #: 15498 |
| | 13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 770 PH. 713-783-7777 |







| IMAGES | SHEET No: 01 |
|------------------|--|
| IM | PROJECT No: |
| USTRIAL | |
| ROCKWALL INDUSTR | BUILDING 02,03 |
| ROCK | |
| | 15498 |
| | TBPE FIRM #: |
| | FREEWAY SXAS 77079 1-7777 |
| | 13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777 |
| | |







| PROJECT No: SHEET No: 01 |
|---|
| ROCKWALL INDUSTRIAL BUILDING 04,05,06,07 |
| REACTINEERING 13501 KATY FREEWAY SUITE 3180 H. 713-783-777 TBPE FIRM #: 15498 |





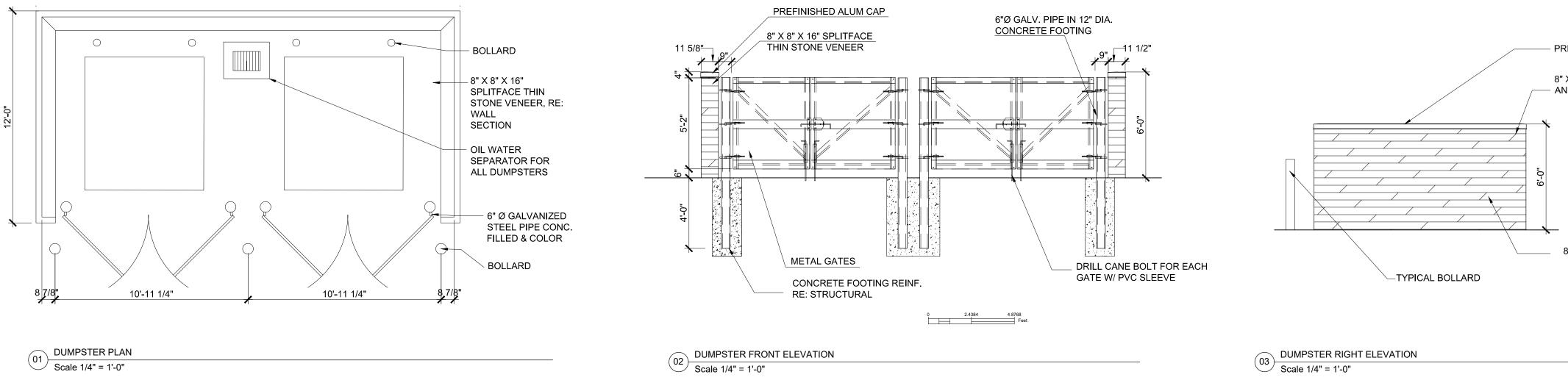
BUILDING 02,03 DETAIL

BUILDING 01 DETAIL



BUILDING 04,05,06,07 DETAIL

| IMAGES | SHEET No: 01 |
|--------------------|--|
| IM | PROJECT No: |
| OCKWALL INDUSTRIAL | BUILDING DETAILS |
| | TBPE FIRM #: 15498 |
| | 13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777 |
| | |



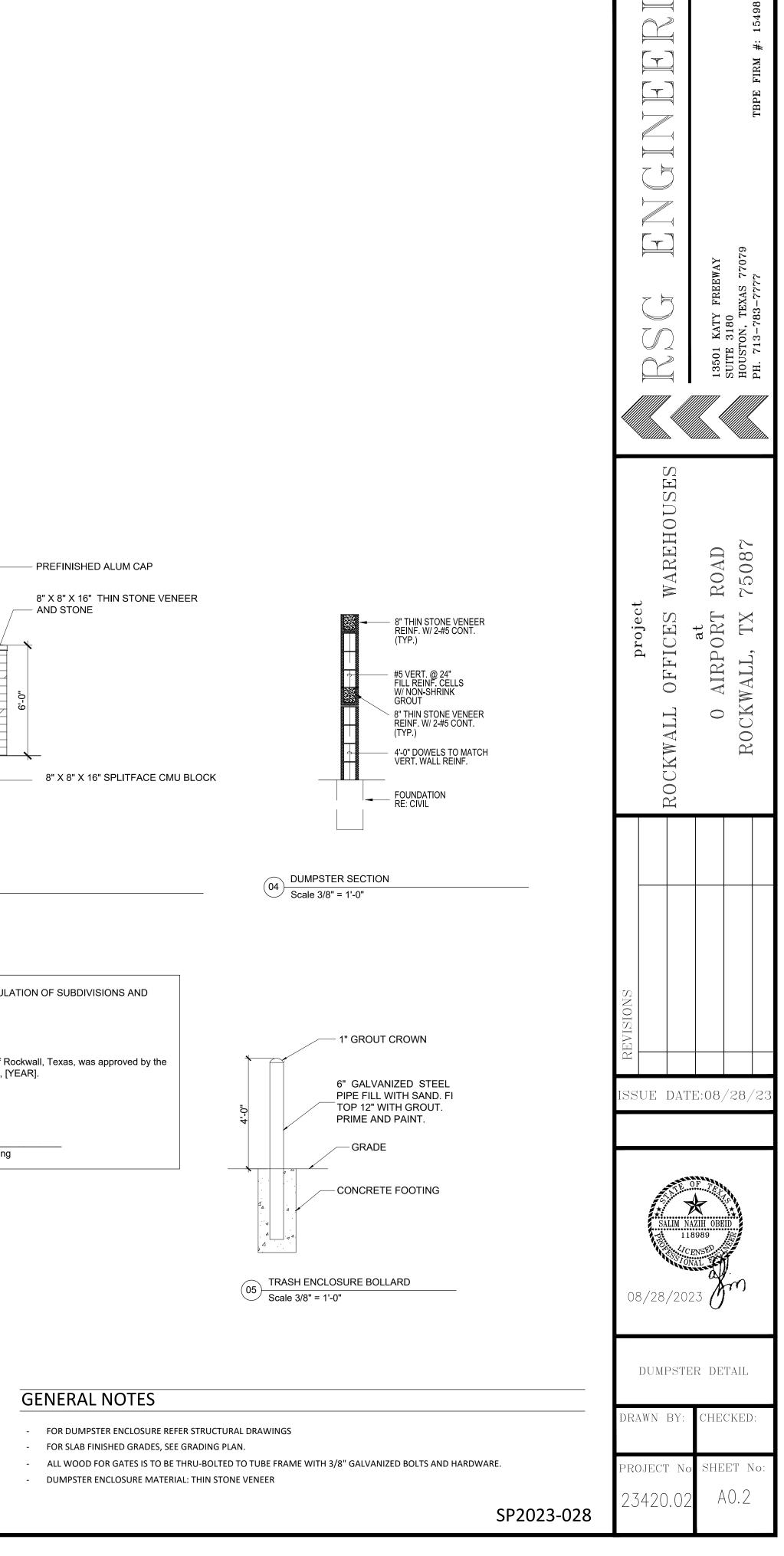
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I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this _____ day of _____ ____,2023.

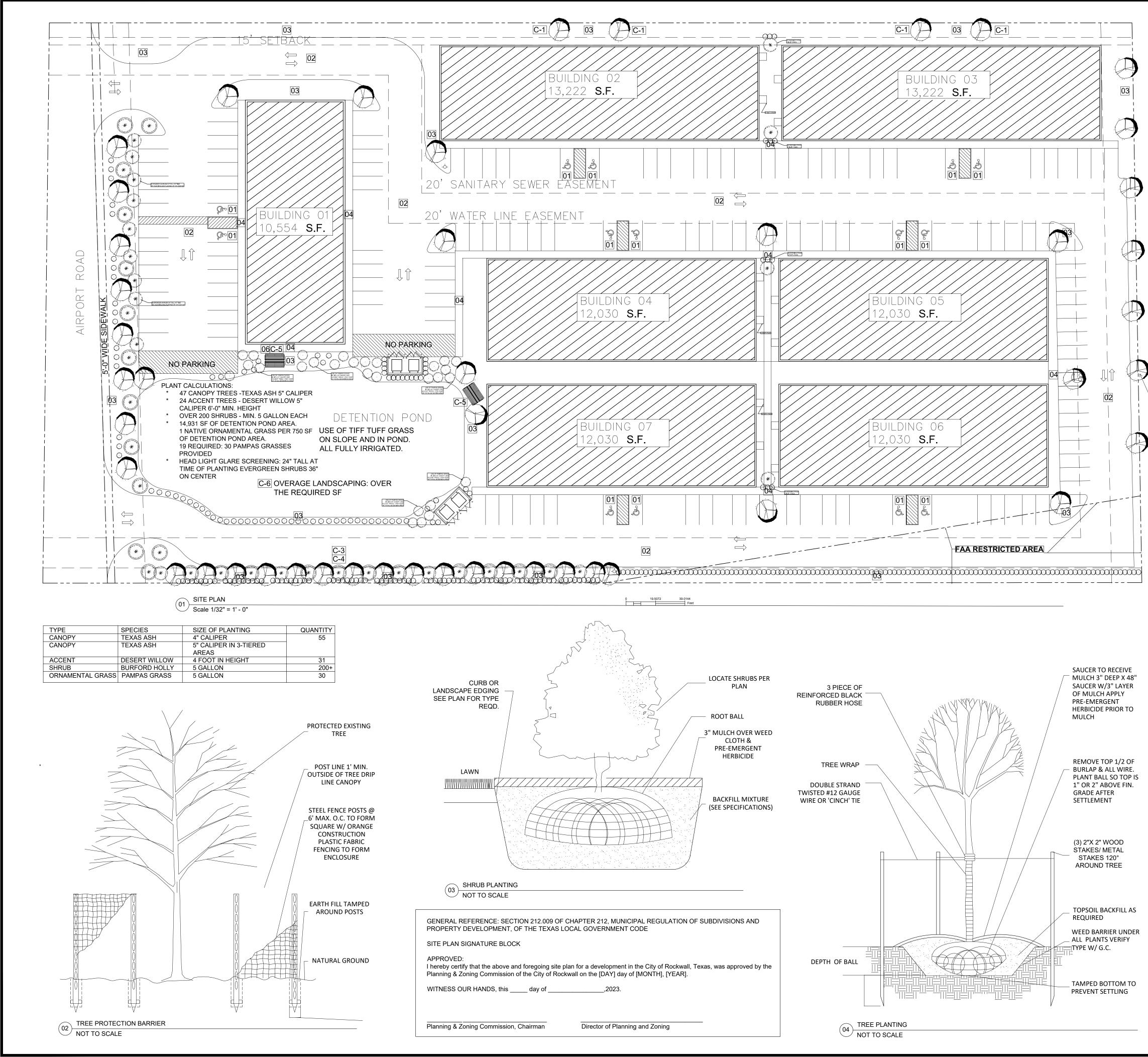
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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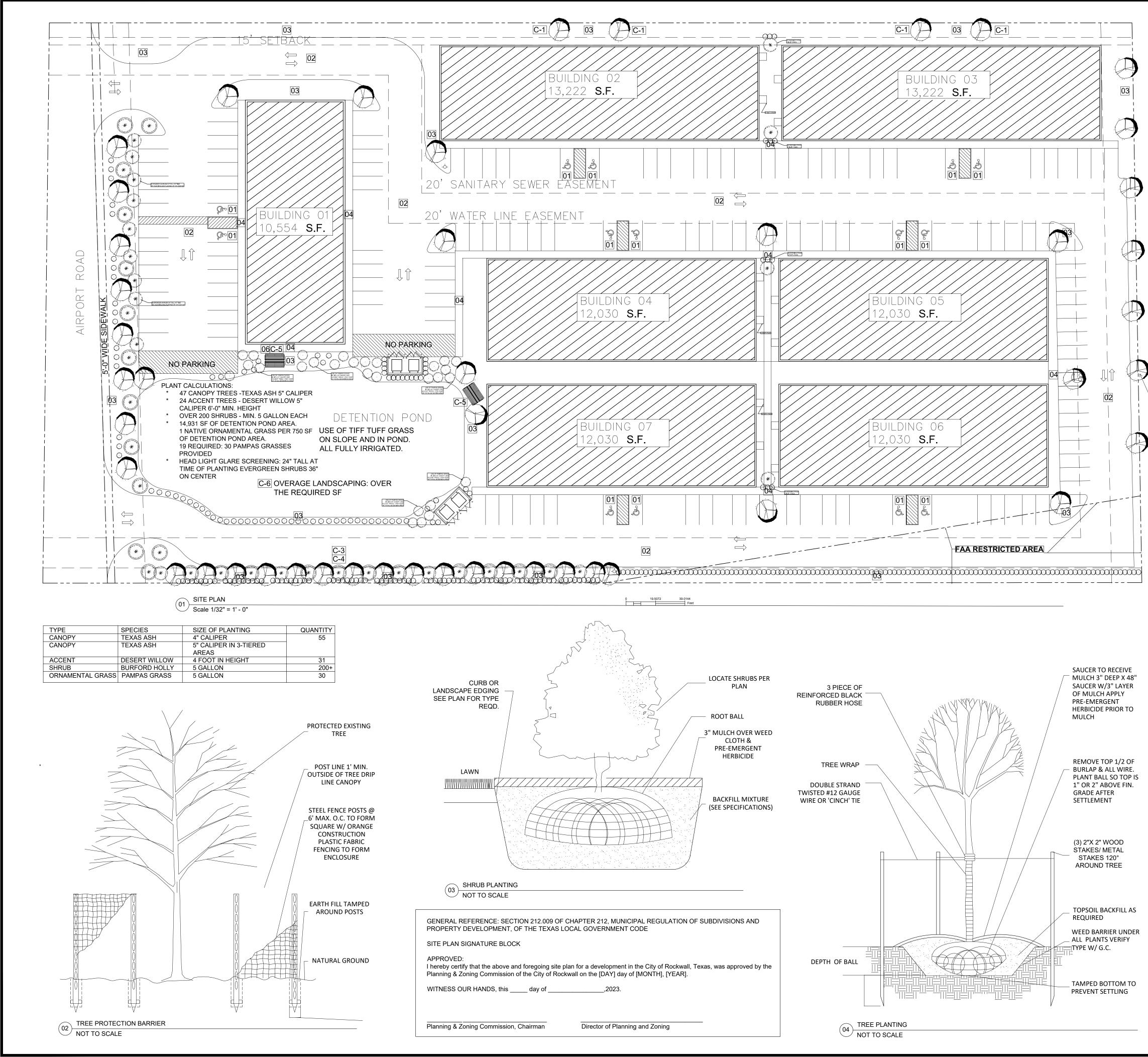
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| | SYMBOL LEGE | IND | ₹ | |
|---|---|---|-----------------|---|
| | CANOPY TREE - TEXAS ASH | | | |
| | (*) ACCENT TREE - DESERT WILLOW OR | EASTERN REDBUD | | |
| | PAMPAS GRASS | | | 15498 |
| | T. 8 | PUBLIC BENCH | | : # |
| | KEYED NOTES | | | FIRM |
| | 01 - HANDICAP SYMBOL & SIGN | | | TBPE |
| | 02- PAVING 03 - LANDSCAPING | | | F |
| | 04 - SIDEWALK SAME LEVEL / ACCESSI | BLE ROUTE | | |
| | 05 - DUMPSTER C-1 - 2 CANOPY TREES PROVIDED: COI | MPENSATORY | | I. |
| | MEASURE C-2 - 2 CANOPY TREES PROVIDED: COI MEASURE | MPENSATORY | | |
| | C-3 - 3 TIER SCREENING: COMPENSAT | ORY MEASURE | | |
| | C-4 - 5" CALIPER CANOPY TREES: COM MEASURE | PENSATORY | | 620' |
| | C-5 - PUBLIC BENCH: COMPENSATORY C-6 - OVERAGE LANDSCAPING (OVER F | | | FREEWAY XAS 770 -777 |
| | IMPERVIOUS COVERAGE | | \bigcirc | 3.3 |
| | TOTAL PROPERTY AREA: 269,076 SF | | | KATY 3180 TON, T 13-78 |
| | TOTAL IMPERVIOUS COVER: 205,736 SF TOTAL PERVIOUS COVER: 63,340 SF TOTAL % OF IMPERVIOUS COVER: 76.46% | | | 13501 K/ SUITE 31 HOUSTON PH. 713- |
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| | COMMENCING WORK. 2- CONTRACTOR SHALL LOCATE ALL L UNDERGROUND | UTILITIES PRIOR | | |
| | COMMENCING WORK. CONTACT UTILITIES COMPANIES ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR | S MINIMUM 48 HOURS PRIOR | V | 2 |
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| RUBS REMAIN @ RR AREA | GIVE SUCH NOTIFICATION. 4- CONTRACTOR SHALL COORDINATE ALL WORK WITH | | | IAO 75 |
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| | Berms and shrubbery shall have a total minimum height | | 1900 | STONAL V |
| | PARKING LOT TREES REQUIRED: 1 LARGE TREE 110 SPACES / 10 | E FOR EACH 10 SPACES. 12 PKNG. LOT TREES | 08/28/ | 2023 Am |
| | TOTAL PARKING LOT TREES PROVIDED | 17 PKNG. LOT TREES | | |
| | LANDSCAPE SCREENING REQUIRED: 1 TREE PE | | | |
| | 87' LF. CANOPY TREE 87' LF. ACCENT TREE | 5 STREET TREES 5 STREET TREES | LA | NDSCAPE |
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| | LANDSCAPE EASEMENT 10'-0" | | | |
| SP2023-028 | CANOPY TREE | 22 STREET TREES | 23420. | 02 A0.3 |
| | | | | |

CANOPY TREES @ EXISTING TREES A SHRUBS

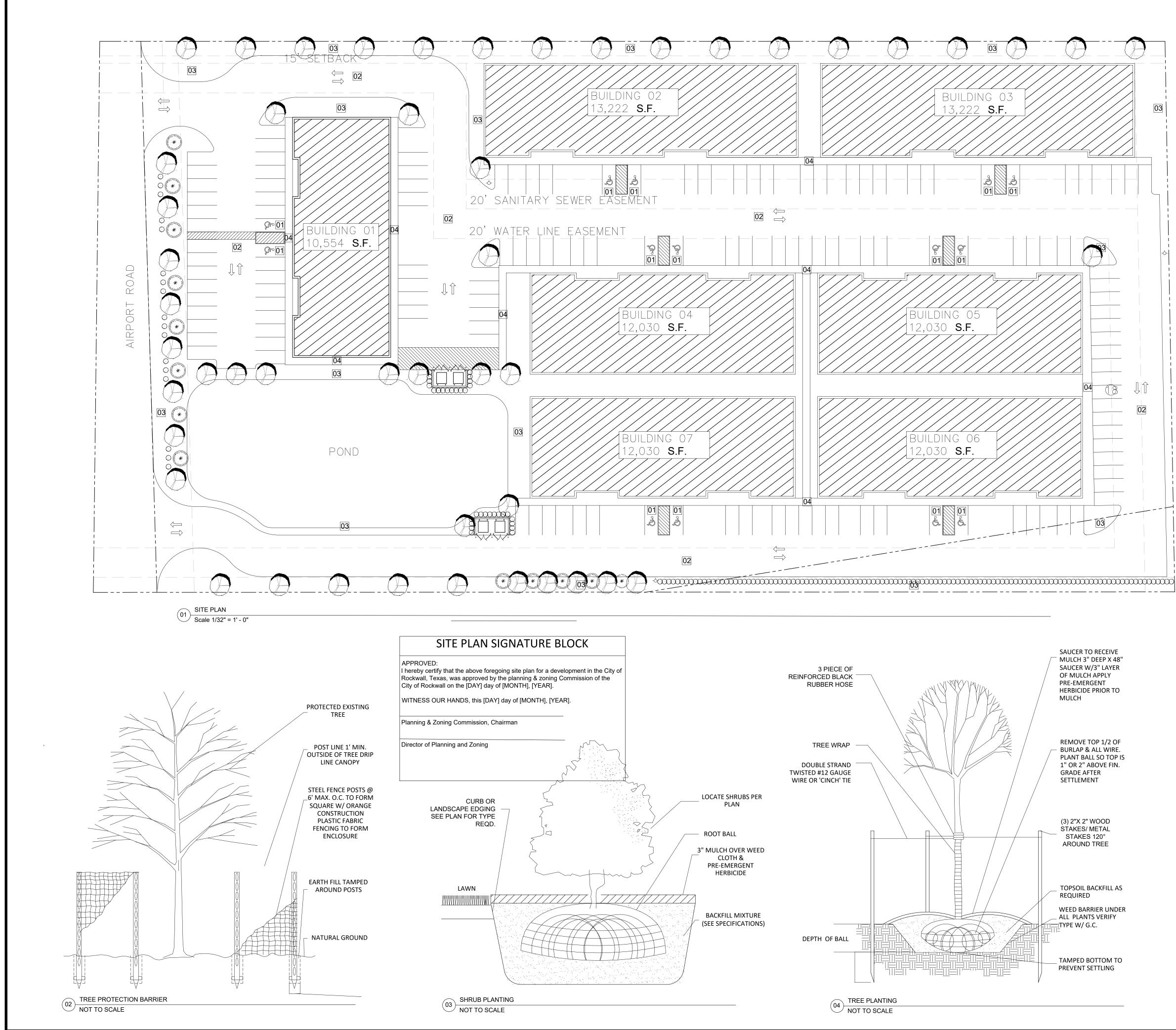
TO REMAIN @ RR /



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| | | | | |

CANOPY TREES @ EXISTING TREES A SHRUBS

TO REMAIN @ RR /





SYMBOL LEGEND CANOPY TREE - TEXAS ASH (*) ACCENT TREE - OCTOBER GLORY MAPLE

O SHRUB

KEYED NOTES

05 - DUMPSTER

01 - HANDICAP SYMBOL & SIGN 02- PAVING 03 - LANDSCAPING 04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE

NOTE:NO EXISTING TREES, LAND IS CLEAR, REFER TO THIS PLAN FOR PROPOSED TREES

NOTES

1- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS TO COMMENCING WORK.

2- CONTRACTOR SHALL LOCATE ALL L UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.

3- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL REASONABILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

4- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.

5- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY. FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD.

6- CONTRACTORS SHALL BE RESPONSIBLE FOR QUANTITIES ON PLAN SHOWN BY SYMBOLS. THE PURPOSE IS FOR CONVENIENCE ONLY.

GENERAL LANDSCAPE NOTES

1 - ALL PLANTS SHALL BE FULL POT AND HEAD. SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.

2- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS. 3- GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AIR AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING, OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING. 4- CONVENTIONAL SYSTEM. AN AUTOMATIC IRRIGATION PLAN WILL BE PROVIDED

AND PERMITTED BY LANDSCAPE CONTRACTOR BASED ON ROCKWALL CITY REGULATIONS. 5- ALL AREAS NOT COVERED WITH CONCRETE SHALL BE SOD WITH (SAN AGUSTIN)

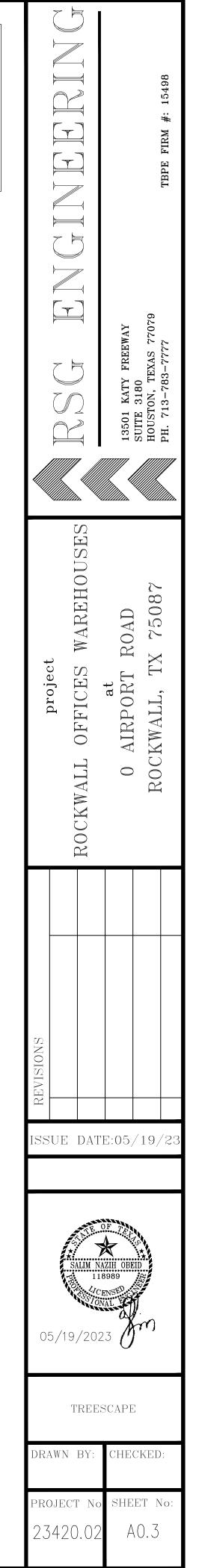
6- ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE. 7- LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE. 8- GENERAL CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN.

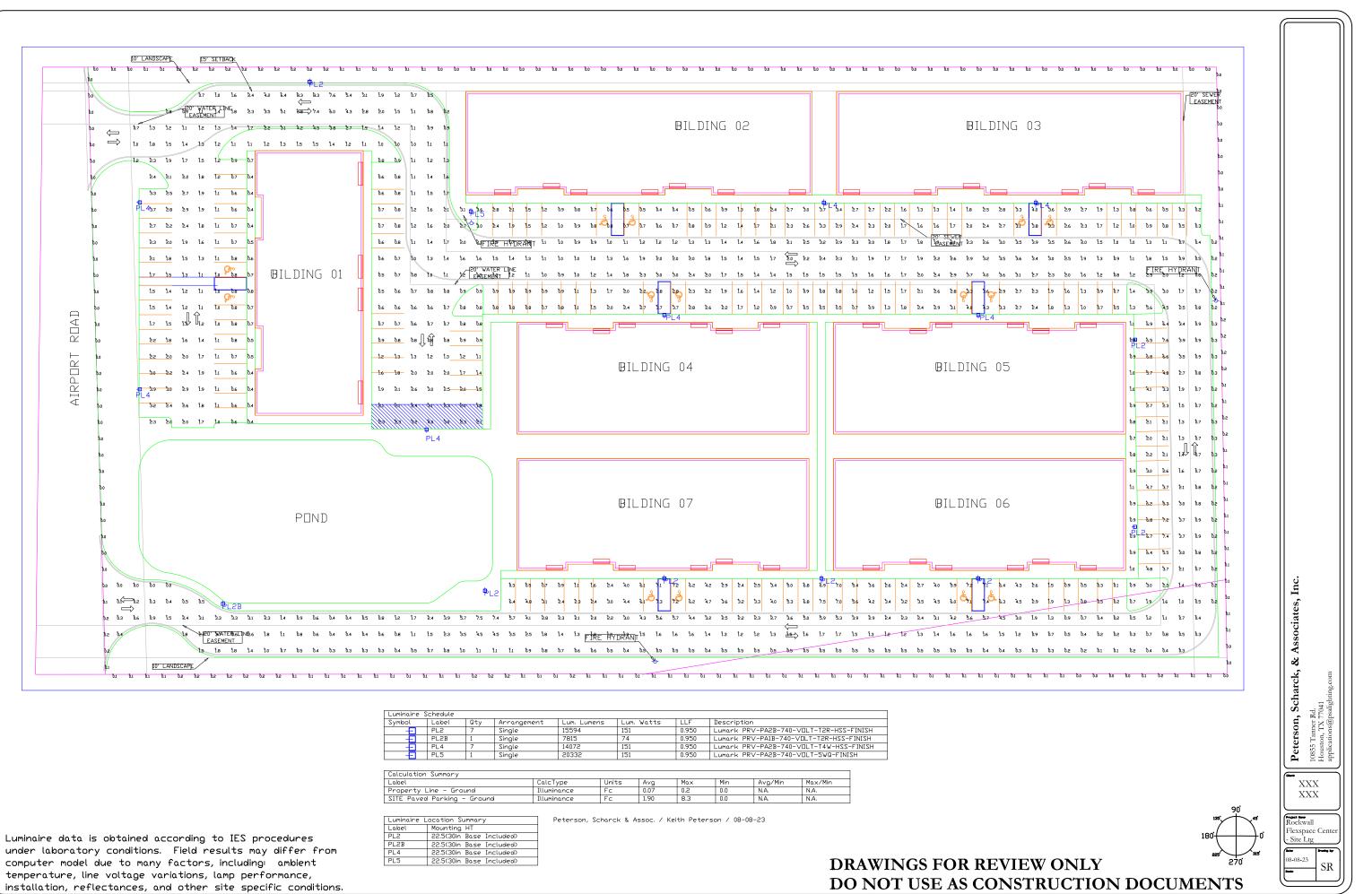
9- ALL LANDSCAPE BEDS SHALL BE RAISED TO PROVIDE ADEQUATE DRAINAGE 10 - AFTER PLANTS/TREES HAVE BEEN INSTALLED PROVIDE AND INSTALL MULCH TO ALL LANDSCAPE BEDS.

Treescape CALCULATIONS

SITE AREA: 6.18 A.C. 15% LANDSCAPING FRONT LOT: 40.380 SF MIN / 41,376 SF PROVIDED

| STREET TREES REQUIRED: 1 TREE PER 50'-0" | OF STREET FRONTAGE |
|---|-----------------------|
| FRONTAGE ROAD <u>372' LF.</u> CANOPY TREE | 8 STREET TREES |
| FRONTAGE ROAD 372' LF. ACCENT TREE | 8 STREET TREES |
| TOTAL STREET TREES PROVIDED | 16 STREET TREES |
| NOTE 01:Canopy Trees shall be a minimum of four (4) of inches at DBH. Accent Trees shall be a minimum of four height. Shrubs shall be a minimum of three (3) gallons in | (4) feet in total |
| FRONTAGE SHRUBS | |
| TOTAL SHRUBS PROVIDED | 17 STREET SHRUBS |
| Berms and shrubbery shall have a total minimum heigh | t of 30-inches. |
| PARKING LOT TREES REQUIRED: 1 LARGE TRE | E FOR EACH 10 SPACES. |
| 114 SPACES / 10 | 12 PKNG. LOT TREES |
| TOTAL PARKING LOT TREES PROVIDED | 15 PKNG. LOT TREES |
| LANDSCAPE SCREENING REQUIRED: 1 TREE P | 'ER 20'-0" |
| 87' LF. CANOPY TREE | 5 STREET TREES |
| 87' LF. ACCENT TREE | 5 STREET TREES |
| TOTAL STREET TREES PROVIDED | 10 STREET TREES |
| | |
| SCREENING SHRUBS PER AIRPORT REGULATI | ON |
| TOTAL SHRUBS PROVIDED | 118 STREET SHRUBS |
| Berms and shrubbery shall have a total minimum heigh | t of 30-inches. |
| LANDSCAPE EASEMENT 10'-0" | |
| CANOPY TREE | 22 STREET TREES |

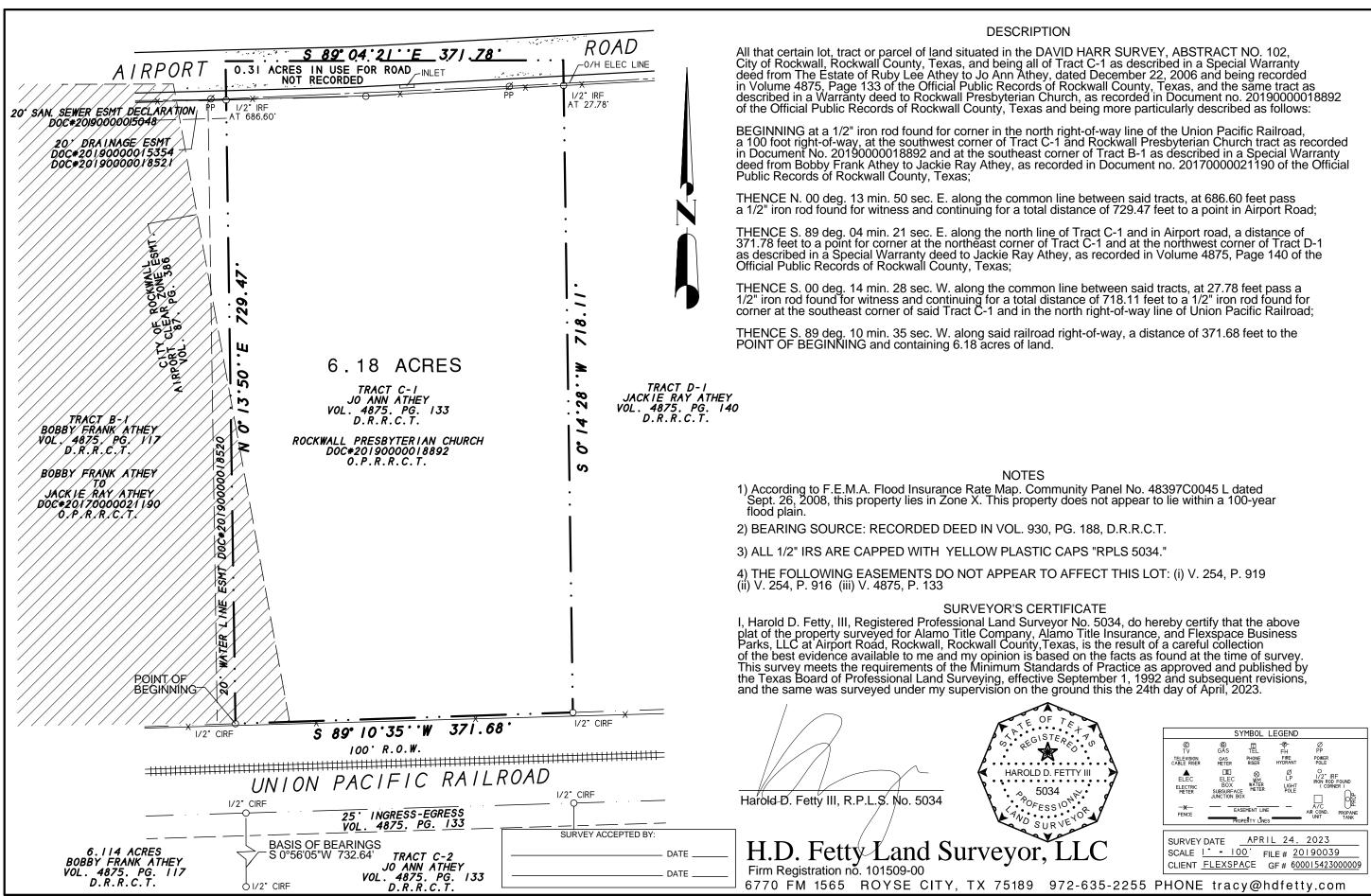


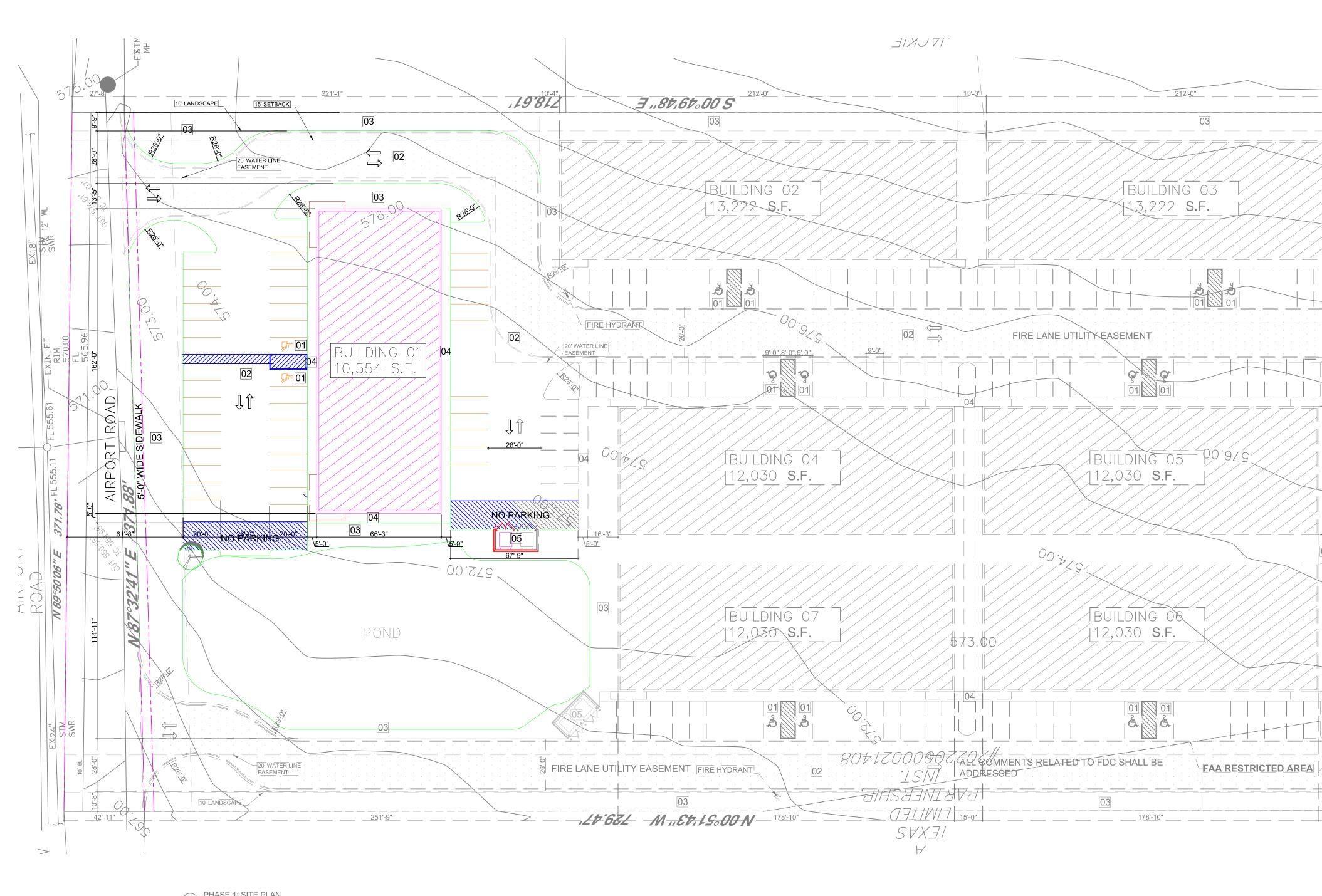


| | Luminaire Schedule | | | | | | | |
|-----|--------------------|-------|-----|-------------|-------------|------------|-------|---|
| - [| Symbol | Label | Qty | Arrangement | Lum. Lumens | Lum. Watts | LLF | Description |
| | -Ð | PL2 | 7 | Single | 15594 | 151 | 0.950 | Lumark PRV-PA2B-740-VOLT-T2R-HSS-FINISH |
| Γ | | PL2B | 1 | Single | 7815 | 74 | 0.950 | Lumark PRV-PA1B-740-VOLT-T2R-HSS-FINISH |
| Γ | | PL4 | 7 | Single | 14072 | 151 | 0.950 | Lumark PRV-PA2B-740-VOLT-T4W-HSS-FINISH |
| [| | PL5 | 1 | Single | 20332 | 151 | 0.950 | Lumark PRV-PA2B-740-VOLT-5WQ-FINISH |

| Calculation Summary | | | | | | | |
|-----------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Property Line - Ground | Illuminance | Fc | 0.07 | 0.2 | 0.0 | N.A. | N.A. |
| SITE Paved Parking - Ground | Illuminance | Fc | 1.90 | 8.3 | 0.0 | N.A. | N.A. |







01 PHASE 1: SITE PLAN Scale 1/32" = 1' - 0"

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

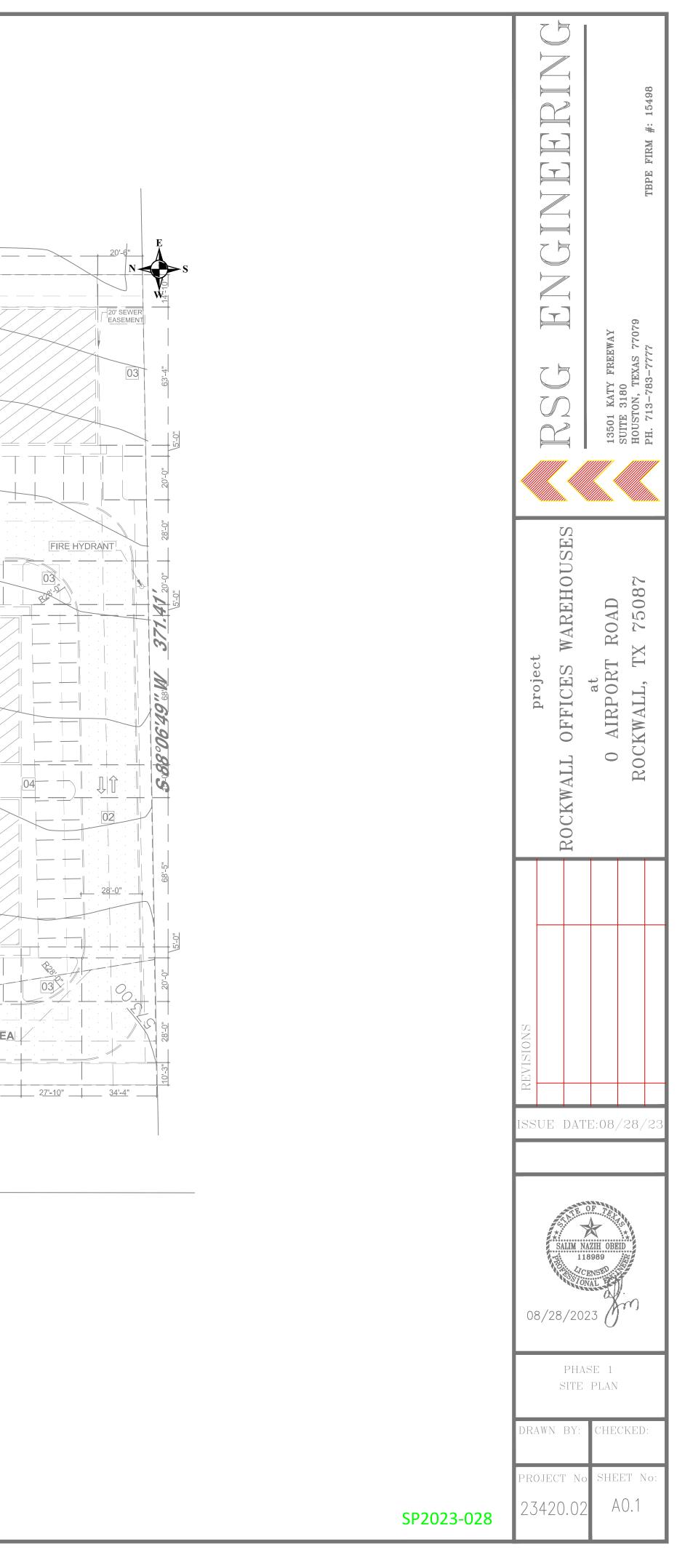
APPROVED:

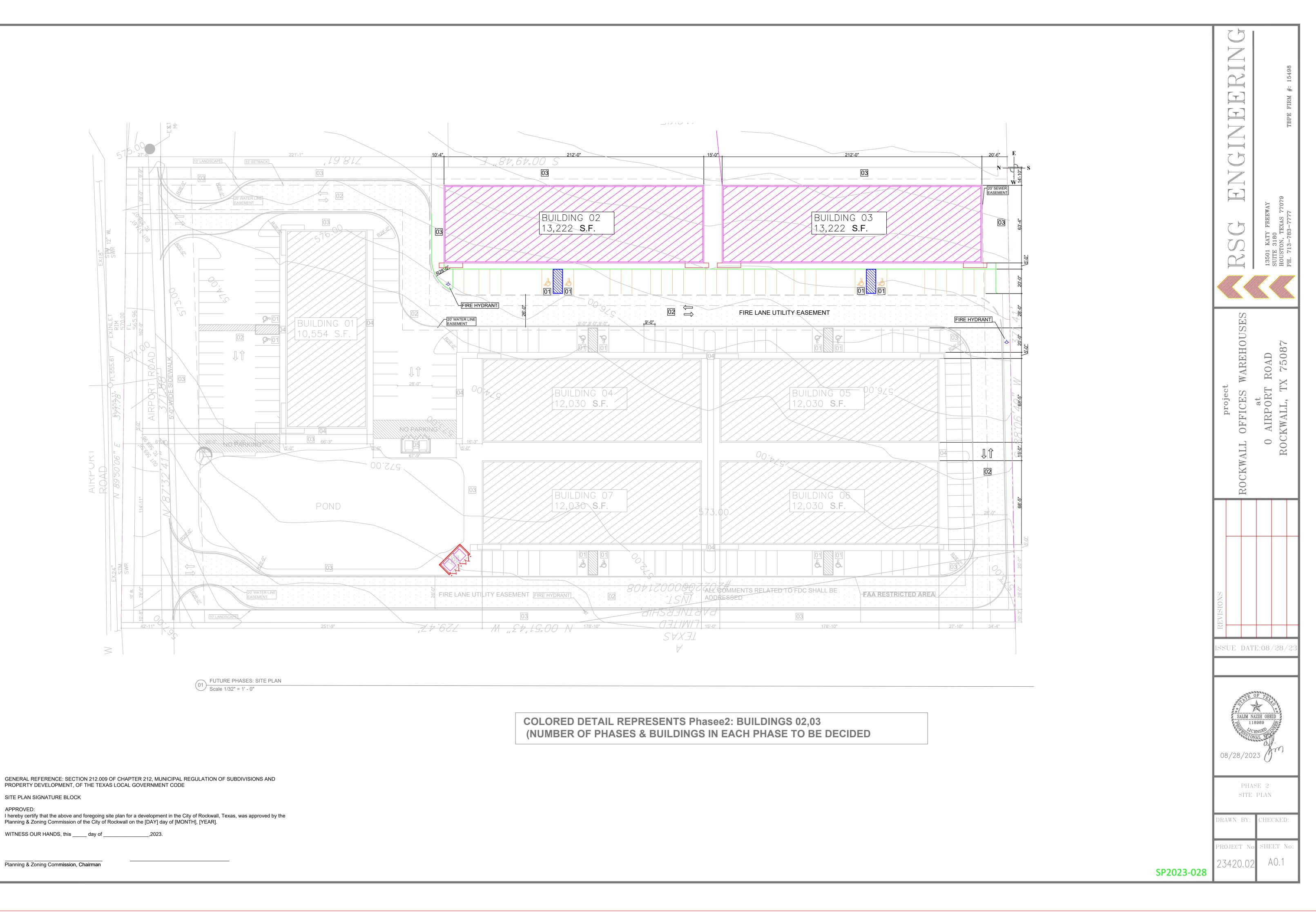
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

Planning & Zoning Commission, Chairman

COLORED DETAIL REPRESENTS PHASE 1





GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND

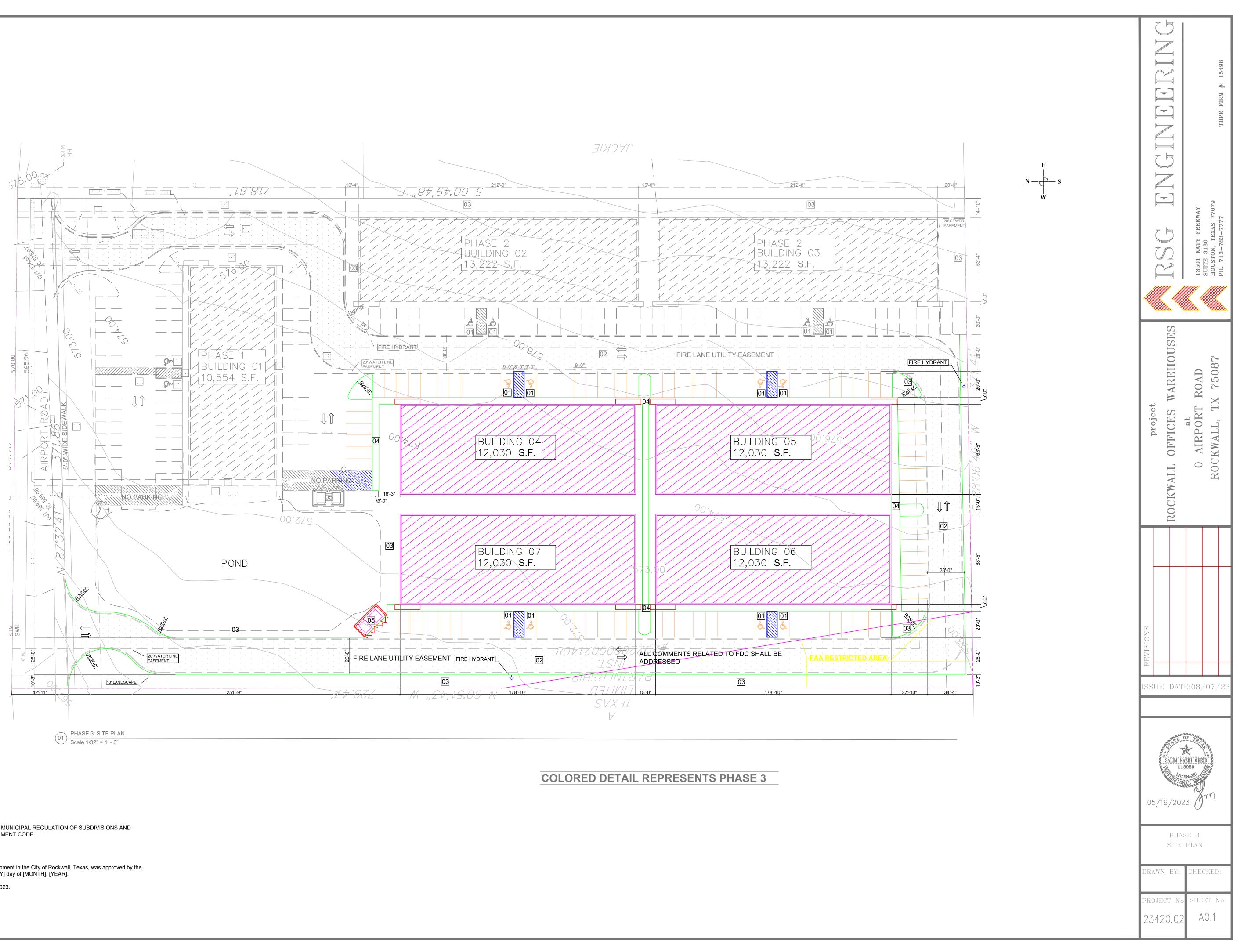
SITE PLAN SIGNATURE BLOCK

APPROVED:

Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this _____ day of ____

Planning & Zoning Commission, Chairman



GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this _____ day of ___ _,2023.

Planning & Zoning Commission, Chairman



Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177

Issued Date: 09/27/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| Structure: | Commercial Use Building Flex Space Business Park |
|------------|--|
| Location: | Rockwall, TX |
| Latitude: | 32-55-32.00N NAD 83 |
| Longitude: | 96-25-59.20W |
| Heights: | 573 feet site elevation (SE) |
| | 23 feet above ground level (AGL) |
| | 596 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

___X__ At least 10 days prior to start of construction (7460-2, Part 1)

___X___Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact

on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13750-OE.

Signature Control No: 598974876-600361930 Mike Helvey Manager, Obstruction Evaluation Group

(DNH)

Attachment(s) Additional Information Case Description Map(s)



Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177

Issued Date: 09/27/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| Structure: | Commercial Use Building Flex Space Business Park Bldg 2 |
|------------|---|
| Location: | Rockwall, TX |
| Latitude: | 32-55-30.70N NAD 83 |
| Longitude: | 96-25-57.70W |
| Heights: | 577 feet site elevation (SE) |
| _ | 23 feet above ground level (AGL) |
| | 600 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

___X__ At least 10 days prior to start of construction (7460-2, Part 1)

___X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

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This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13751-OE.

Signature Control No: 598974877-600361931 Mike Helvey Manager, Obstruction Evaluation Group

(DNH)

Attachment(s) Additional Information Case Description Map(s)



Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177

Issued Date: 09/27/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| Structure: | Commercial Use Building Flex Space Business Park Bldg 3 |
|------------|---|
| Location: | Rockwall, TX |
| Latitude: | 32-55-28.50N NAD 83 |
| Longitude: | 96-25-57.80W |
| Heights: | 578 feet site elevation (SE) |
| | 23 feet above ground level (AGL) |
| | 601 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

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___X___Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

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If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13752-OE.

Signature Control No: 598974878-600361928 Mike Helvey Manager, Obstruction Evaluation Group

(DNH)

Attachment(s) Additional Information Case Description Map(s)



Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177

Issued Date: 09/27/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| Structure: | Commercial Use Building Flex Space Business Park Bldg 4 |
|------------|---|
| Location: | Rockwall, TX |
| Latitude: | 32-55-30.50N NAD 83 |
| Longitude: | 96-25-59.40W |
| Heights: | 573 feet site elevation (SE) |
| - | 22 feet above ground level (AGL) |
| | 595 feet above mean sea level (AMSL) |

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- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13753-OE.

(DNH)

Signature Control No: 598974879-600361932 Mike Helvey Manager, Obstruction Evaluation Group

Attachment(s) Additional Information Case Description Map(s)



Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177

Issued Date: 09/27/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| Structure: | Commercial Use Building Flex Space Business Park Bldg 5 |
|------------|---|
| Location: | Rockwall, TX |
| Latitude: | 32-55-28.50N NAD 83 |
| Longitude: | 96-25-59.50W |
| Heights: | 574 feet site elevation (SE) |
| | 22 feet above ground level (AGL) |
| | 596 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

___X__ At least 10 days prior to start of construction (7460-2, Part 1)

___X___Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before October 27, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager of the Rules and Regulations Group via e-mail at OEPetitions@faa.gov, via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW, Washington, DC 20591, or via facsimile (202) 267-9328. FAA encourages the use of email to ensure timely processing.

This determination becomes final on November 06, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact

on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13754-OE.

Signature Control No: 598974880-600361929 Mike Helvey Manager, Obstruction Evaluation Group

(DNH)

Attachment(s) Additional Information Case Description Map(s)



Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177

Issued Date: 11/08/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| Structure: | Commercial Use Building Flex Space Business Park Bldg 6 |
|------------|---|
| Location: | Rockwall, TX |
| Latitude: | 32-55-28.60N NAD 83 |
| Longitude: | 96-26-00.50W |
| Heights: | 573 feet site elevation (SE) |
| | 23 feet above ground level (AGL) |
| | 596 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

___X__ At least 10 days prior to start of construction (7460-2, Part 1)

___X___Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 05/08/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before December 08, 2023. In the event an interested party files a petition for review, it must contain a full statement of the basis upon which the petition is made. Petitions can be submitted to the Manager, Rules and Regulations Group via email at OEPetitions@faa.gov, or via mail to Federal Aviation Administration, Air Traffic Organization, Rules and Regulations Group, Room 425, 800 Independence Ave, SW., Washington, DC 20591. FAA encourages the use of email to ensure timely processing.

This determination becomes final on December 18, 2023 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. Any questions regarding your petition, contact Rules and Regulations Group via telephone (202) 267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13755-OE.

Signature Control No: 598974881-604223805 David Maddox Manager, Obstruction Evaluation Group

(DNH)

Attachment(s) Additional Information Case Description Map(s)



Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177

Issued Date: 11/08/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| Structure: | Commercial Use Building Flex Space Business Park Bldg 7 |
|------------|---|
| Location: | Rockwall, TX |
| Latitude: | 32-55-30.50N NAD 83 |
| Longitude: | 96-26-00.40W |
| Heights: | 572 feet site elevation (SE) |
| - | 23 feet above ground level (AGL) |
| | 595 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

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___X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 05/08/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13756-OE.

Signature Control No: 598974882-604223804 David Maddox Manager, Obstruction Evaluation Group (**DNH**)

Attachment(s) Additional Information Case Description Map(s)



November 13, 2023

Mr. Ryan Miller City of Rockwall Director of Planning 385 S. Goliad Rockwall, TX 75087

Re: SP2023-xxx Exceptions/ Variances Requested Flex Office/ Warehouse Development 1760 Airport Road Rockwall, TX. 75087

Mr. Miller,

I am writing to formally request exceptions/variances to specific sections of the UDC (Unified Development Code) as detailed below:

- 1. Primary & Secondary Articulation Standards UDC Subsection 04.01 C1 of Article 5.
- 2. 90% Primary/ 10% Secondary Material UDC Subsection 05.01 A.1 (a) of Article 05.
- 3. Screening of Loading Docks (Bay Doors) UDC Subsection 05.02 (A) of Article 08.

Our architectural design team has made following design changes to lessen the effects of above variances.

• **Primary and Secondary Articulation Standards Variance** – We have tried to meet the spirit of the code with respect to these articulation standards in order to achieve the same look the city is seeking. One, we have created a version of vertical articulation with a stair step pattern across the top parapets of the front and side façades which provides a visual line break. Two, we are providing covered awnings at each entry point.

835 Tillman Dr Allen, TX 75013 Tel: (972) 674-8933 www.flexspacebusinessparks.co



• 90% Primary Materials & 10% Secondary Materials Variance - We are requesting that the materials requirement not be applied to the hidden rear side elevations of interior buildings 2-7. Building 1 meets all material requirements standards i.e. 90% Primary Material, 10% Secondary Material, less than 50% Stucco, and minimum 20% natural stone. The front, left, and right elevations of Buildings 2-7 meet all material requirements standards.

• Screening of Loading Docks (Bay Doors) Variance – This variance pertains to required 3-tier screening of bay doors on buildings 6 & 7. Due to the FAA runway protection zone in the southwest corner of the property, we are unable to extend 3-tier screening along the western property line all the way to the southwest corner – we stopped at the boundary of FAA restriction zone. However, we upgraded the caliper size of canopy trees from 4" to 5", and planted taller than normal shrubs in the FAA restricted zone.

We are providing 2 compensatory items for each requested variance for a total of eight (8) compensatory items for this development. They are detailed below:

• (2 points) - We are providing 2 canopy trees along the east property line behind buildings 2 & 3

• (1 point) - We are providing 3 tier screening along the west property line from Airport Road to the FAA line. We are continuing the screening along the west property line to provide additional screening of the loading dock area with taller shrubs in the FAA Zone

• (1 point) - We are providing to upgrade the canopy trees in the 3-tier screening along the west property line from 4" to 5" trees.

• (2 points) - We are providing two (2) decorative benches west of building 1 along the landscape detention pond.

• (1 point) - We are providing more landscaping than required

• (1 point) - We are providing a row of canopy trees 40'-0" on center along the Railroad south property line.

835 Tillman Dr Allen, TX 75013 Tel: (972) 674-8933 www.flexspacebusinessparks.co



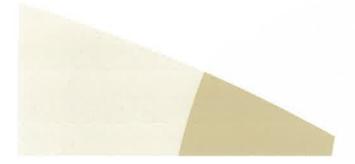
Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Bhew

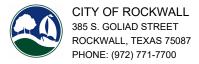
Deepak "Roy" Bhavi

Principal & Founder | FlexSpace Business Parks



835 Tillman Dr Allen, TX 75013 Tel: (972) 674-8933 www.flexspacebusinessparks.co

PROJECT COMMENTS



DATE: 11/20/2023

| PROJECT NUMBER: | SP2023-046 |
|-------------------------|--|
| PROJECT NAME: | Site Plan for Phase 1, Homestead Subdivision |
| SITE ADDRESS/LOCATIONS: | 3200 FISHER RD, ROCKWALL, 75032 |

CASE CAPTION: Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|-----------|----------------|-------------------|--|
| PLANNING | Henry Lee | 11/20/2023 | Needs Review | |

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-046) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

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

M.5 Site Plan:

(1) Wood fencing is not permitted as for the pool utility screening. That being said, horizontal composite board fencing has been approved previously. (Planned Development District 92)

(2) Please provide fence exhibits for each fence type. (Planned Development District 92)

(3) Please provide exhibits of the shade structures. (Planned Development District 92)

M.6 Photometric Plan:

- (1) The foot-candles cannot exceed 0.2 FC at the property lines. (Subsection 03.03. G, of Article 07)
- (2) No light pole, base or combination thereof shall exceed 20 feet. (Planned Development District 92)
- (3) Up lighting is not permitted for any of the proposed light fixtures. (Subsection 03.03, of Article 07)
- (4) Please provide cut sheets for all proposed lighting fixtures. (Subsection 03.03, of Article 07)

M.7 Building Elevations:

- (1) Please remove the doors and windows from the material percentages. (Subsection 05.01, of Article 05, UDC)
- (2) Cementitious material shall not exceed 50% on each façade. (Planned Development District 92)
- (3) Exterior walls shall consist of 90% masonry materials excluding doors and windows. (Planned Development District 92)
- (4) Please continue the brick up the columns. (Planned Development District 92)
- (5) The minimum roof pitch is 8:12. (Planned Development District 92)

(6) The building elevations indicate the final materials and colors will be selected by the owner. This statement must be removed and all final materials and colors must be selected before approval. (Planned Development District 92)

1.8 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

1.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on November 28, 2023.

2) Planning & Zoning meeting/public hearing meeting will be held on December 12, 2023.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|---------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 11/14/2023 | Approved w/ Comments |

11/14/2023: 1. Shaddock Boulevard

2. Please show proposed water and sewer house connections on site plan for this building.

3. Retaining walls over 3' in height will need to be engineered and a retaining wall permit application shall be submitted to the engineering department for review.

4. Label as rock or stone retaining wall.

5. Make sure landscaping doesn't impede drainage and can't fill in swale.

6. Edging must be higher than mulch to contain.

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)

- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.

- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Need to show proposed water and sewer on site plan.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Water and sewer must be 10' apart.
- Sanitary sewer service must be connected to a manhole.

Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. Fire lane to be in a platted easement.

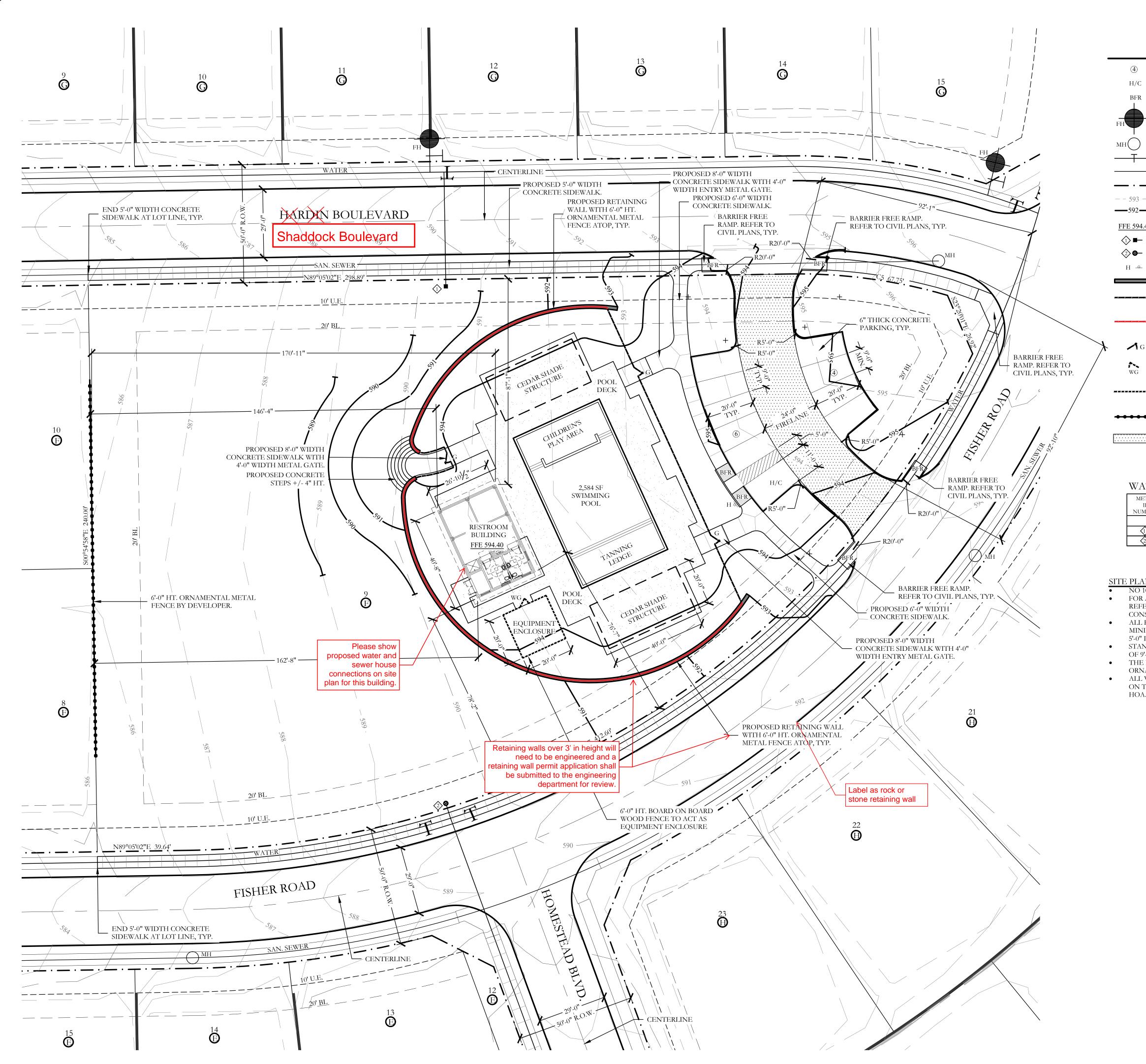
Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|----------------------------------|---|---|---|
| BUILDING | Henry Lee | 11/20/2023 | Approved w/ Comments |
| 11/16/2023: SEPARATE PERMI | T REQUIRED FOR AMENITY CENTER, RET | FAINING WALL, IRRIGATION AND POOL, POOL A | ND BARRIER REQUIREMENT TO MEET 2021 ISPSC |
| AND TEXAS HEALTH AND SAF | ETY CODES | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE | Ariana Kistner | 11/17/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 11/14/2023 | Approved w/ Comments |
| 11/14/2023: Amenity Center add | Iress will be 3200 FISHER RD, ROCKWALL, | TX 75032 | |
| Also, Hardin Blvd. should be Sha | ddock Blvd on drawings. | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Henry Lee | 11/20/2023 | N/A |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 11/14/2023 | Approved w/ Comments |

11/14/2023: 1. Very nice looking landscape

2. Suggestion of replacing the Common Bermuda Sod which one of the newer varieties such as Tif Tuf, Tahoma 31, Northbridge, Lattiude 36 of which all are more cold, drought, wear tolerant.

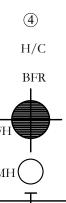


LEGEND

PROPOSED PARKING COUNT

PROPOSED BARRIER FREE RAMP

PROPOSED HANDICAP PARKING SPACE



<1>■

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1×~

WG

| _ | EXISTING FIRE HYDRANT |
|-----------|---|
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING WATER MAIN W/ VALVE |
| | EXISTING SANITARY SEWER |
| | RIGHT-OF-WAY |
| | EXISTING CONTOUR INTERVAL |
| _ | PROPOSED CONTOUR INTERVAL |
| <u>40</u> | FINISHED FLOOR ELEVATION |
| | PROPOSED 1.5" DOMESTIC WATER METER |
| | PROPOSED 1.5" IRRIGATION WATER METER |
| | HANDICAP PARKING SIGN |
| | PROPOSED RETAINING WALL |
| | ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA) |
| | ORNAMENTAL METAL FENCE ATOP RETAINING WALL. (6'-0" HT. AROUND SWIMMING POOL AREA) |
| | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE |
| | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE |
| | 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE |
| | ORNAMENTAL METAL FENCE ALONG PROPERTY LINE. |

FIRELANE PAVING PER CITY STANDARD DETAILS

WATER METER SCHEDULE

| METER | WATER | WATER | MF | TER | SAN. |
|---------------------|-----------------|---------------|------|------|-----------------|
| ID NUMBER | SERVICE SIZE | METER SIZE | DOM. | IRR. | SERVICE SIZE |
| | | | | | |
| $\langle 1 \rangle$ | 1.5" | 1.5" | Х | | 6" |
| $\langle 2 \rangle$ | 1.5" | 1.5" | | Х | |

SITE PLAN NOTES:

 NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY. FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.

ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.

STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH. THE PERIMETER FENCING SHALL BE 6'-0" HT.

ORNAMENTAL METAL FENCE. ALL VEHICULAR AND SIDEWALK PAVING SHOWN

ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

General Items:

- Must meet City's 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway) - Minimum easement width is 20' for new easements. No
- structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or
- stone face. No smooth concrete walls.
- All utilities must be underground.
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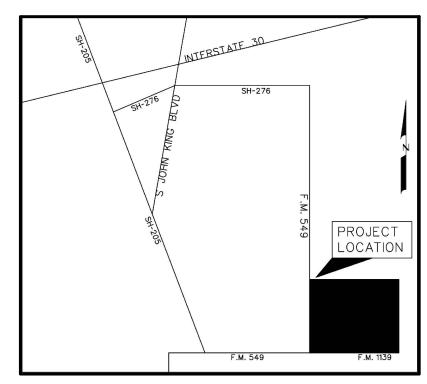
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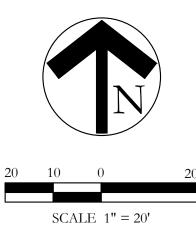
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LOCATION MAP NOT TO SCALE



SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

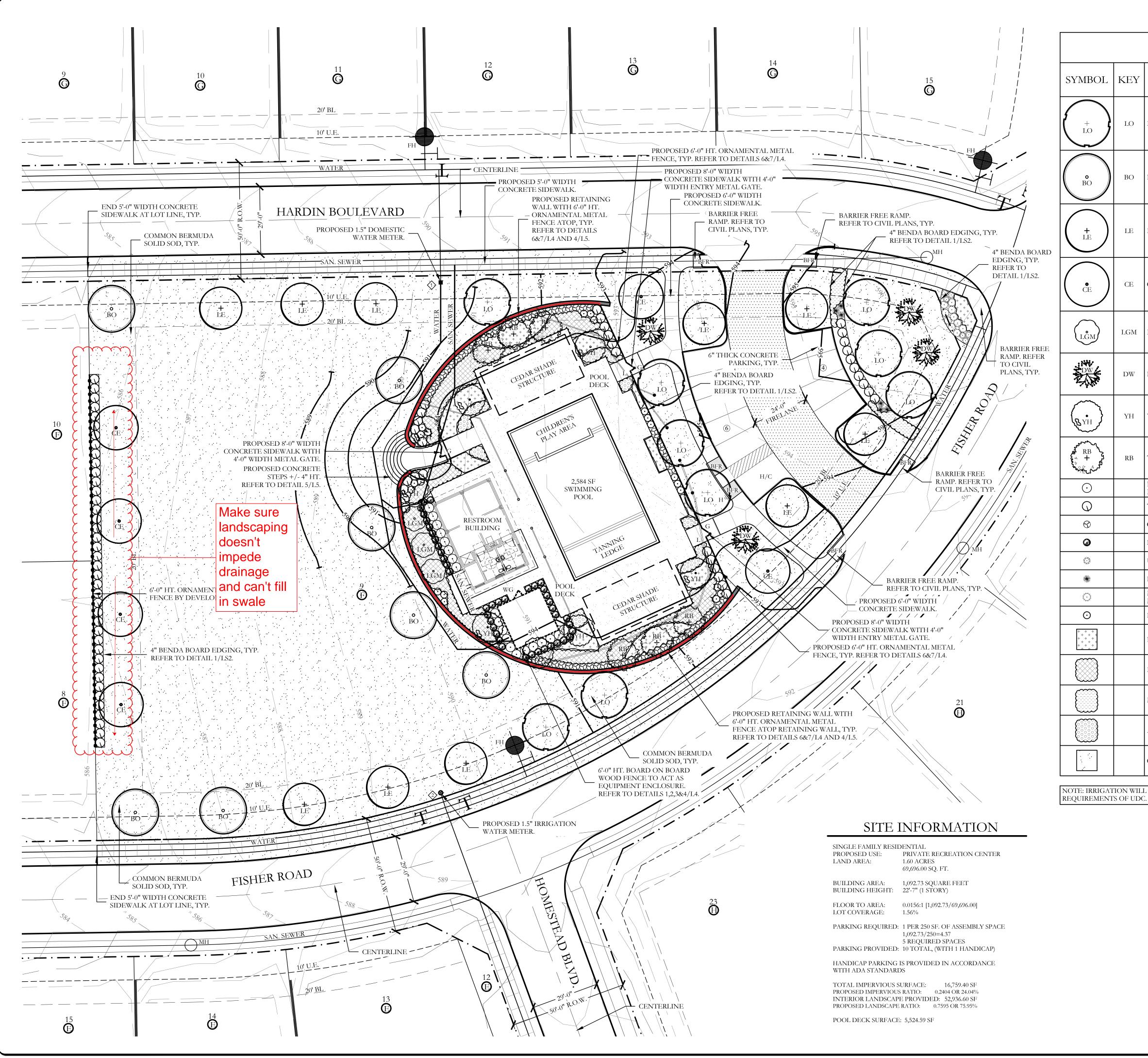
BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER / DEVELOPER: SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 CONTACT: LORA ERDMAN LANDSCAPE ARCHITECT/CIVIL ENGINEER:

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

SP1



| PLANT LEGEND | | | | | | |
|--------------|-----|-------------------------------|--|----------------|-----------|--|
| [] | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | |
|) | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN | |
| | ВО | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN | |
|) | LE | LACEBARK ELM | ULMUS PARVIFOLIA | 4" CALIPER | AS SHOWN | |
|) | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN | |
| | LGM | LITTLE GEM MAGNOLIA | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | 2" CALIPER | AS SHOWN | |
| | DW | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN | |
| | ΥH | YAUPON HOLLY | ILEX VOMITORIA | 2" CALIPER | AS SHOWN | |
| j | RB | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN | |
| | | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSIS ' PURPLE DIAMOND' | 7 GALLON | 48" O.C. | |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. | |
| | | GLOSSY ABELIA | LINNAEA X GRANDIFLORA | 7 GALLON | 36" O.C. | |
| | | DWARF BURFORD HOLLY | ILEX CORNUTA' DWARF BURFORD' | 7 GALLON | 36" O.C. | |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 3 GALLON | 36" O.C. | |
| | | DWARF MAIDEN GRASS | MISCANTHUS SINENSIS ADAGIO' | 3 GALLON | 36" O.C. | |
| | | MORNING LIGHT MISCANTHUS | MISCANTHUS SINENSIS 'MORNING LIGHT' | 3 GALLON | 36" O.C. | |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 3 GALLON | 36" O.C. | |
| | | PLUM YEW PROSTRATA | CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' | 3 GALLON | 48" O.C. | |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. | |
| | | MEXICAN FEATHER GRASS | NASSELLA TENUISSIMA | 1 GALLON | 18" O.C. | |
| | | ANNUAL COLOR | TO BE SELECTED BY OWNER | 4" POT | 8" O.C. | |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | |

NOTE: IRRIGATION WILL MEET

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

APPROVED:

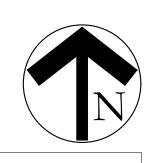
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

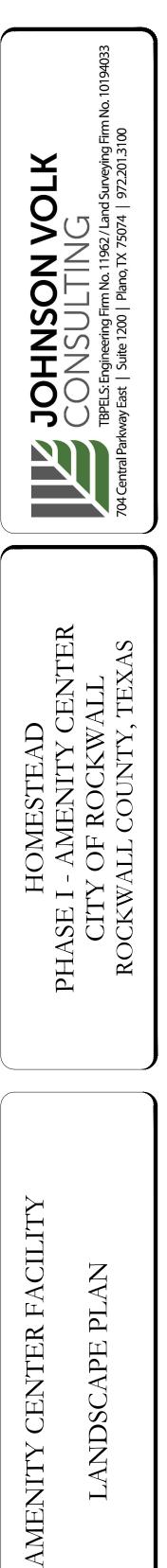
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

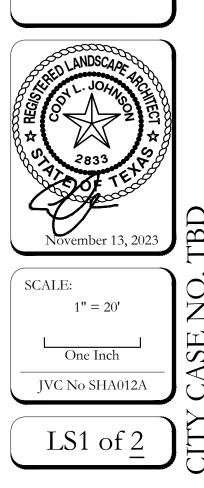
SCALE 1'' = 20'

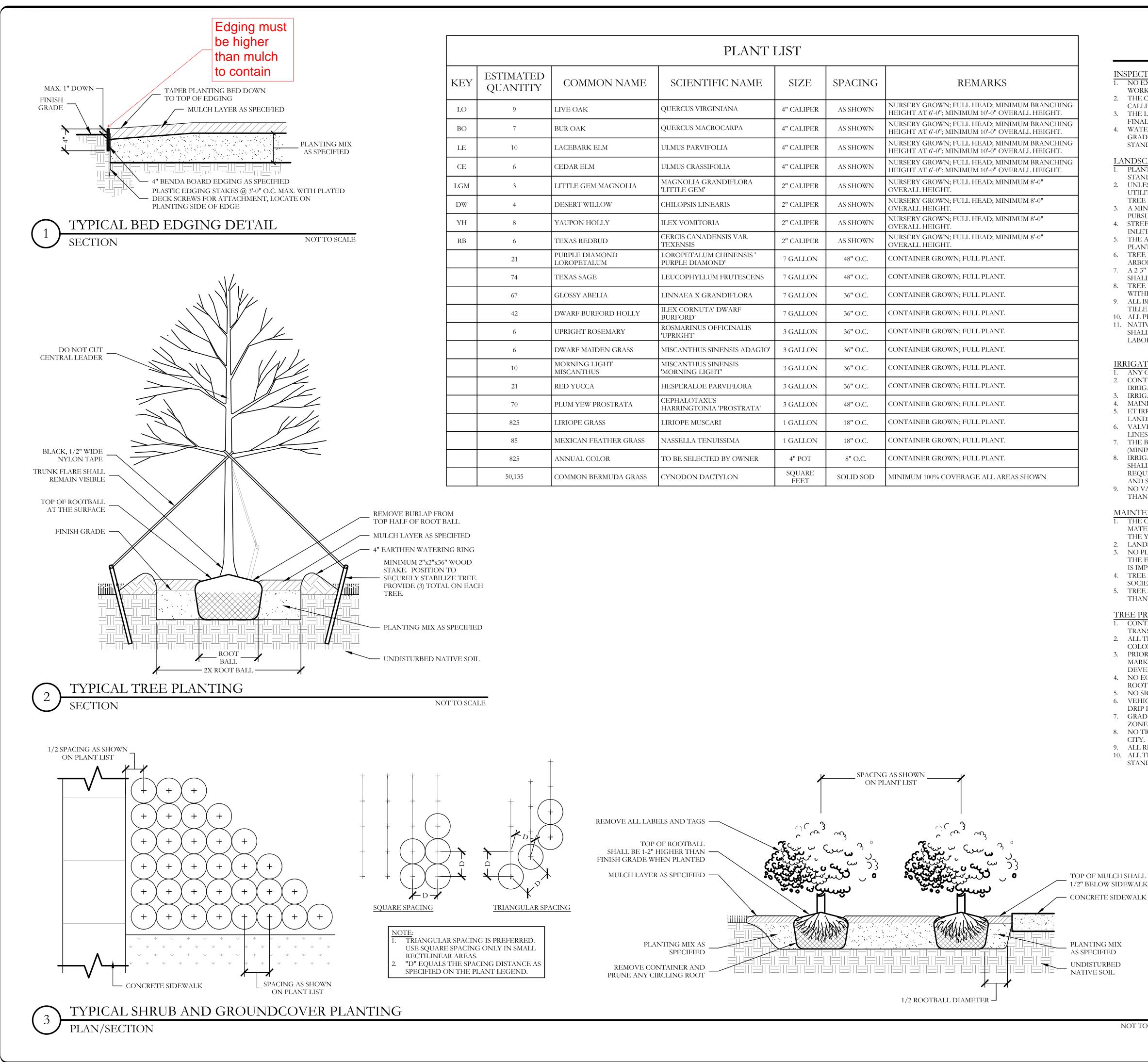
Planning & Zoning Commission, Chairman

Director of Planning and Zoning









| | PLANT LIST | | | | | | |
|--------------|-------------------------------|--|----------------|-----------|--|--|--|
| ATED TITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | REMARKS | | |
| | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. | | |
| | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. | | |
|) | LACEBARK ELM | ULMUS PARVIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. | | |
| | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. | | |
| | LITTLE GEM MAGNOLIA | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. | | |
| | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. | | |
| | YAUPON HOLLY | ILEX VOMITORIA | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. | | |
| | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. | | |
| l | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSIS ' PURPLE DIAMOND' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. | | |
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| | DWARF MAIDEN GRASS | MISCANTHUS SINENSIS ADAGIO' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. | | |
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| 5 | ANNUAL COLOR | TO BE SELECTED BY OWNER | 4" POT | 8" O.C. | CONTAINER GROWN; FULL PLANT. | | |
| 35 | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE ALL AREAS SHOWN | | |

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 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 STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENT'S 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 HYDRANT 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 Z60.1-2004) 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 VALVES.
- 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (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.
- 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 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 THE TREES. 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.

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

TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK

APPROVED:

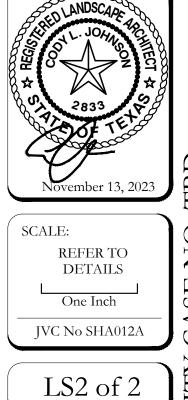
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

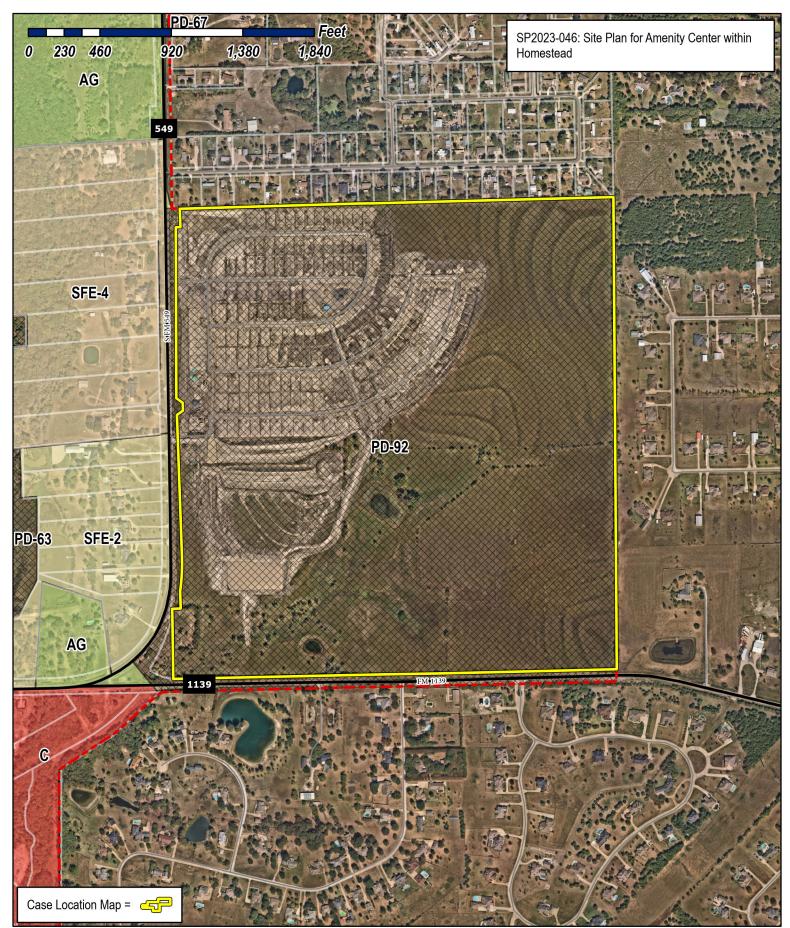
Director of Planning and Zoning

NOT TO SCALE



| | DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 | | PLAN NOTE CITY I SIGNE DIREC | F USE ONLY NING & ZONING CAS THE APPLICATION JINTIL THE PLANNING D BELOW. CTOR OF PLANNING ENGINEER: | IS NOT CONS G DIRECTOR / | AND CITY ENGIN | |
|---|---|---|---|--|---|---|--|
| PLEASE CHECK THE | APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF CATION FEES: | ZONING | APPLIC | ATION FEES: | | | |
| ☐ PRELIMINARY I ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTA SITE PLAN APPLIN ☑ SITE PLAN (\$25 | (\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ .00.00 + \$20.00 ACRE) ¹ .00 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00) CATION FEES: 50.00 + \$20.00 ACRE) ¹ E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | □ SPEC □ PD D OTHER. □ TREE □ VARI. <u>NOTES:</u> 1: IN DETEF PER ACEF 2: A \$1.000 | IFIC US EVELOF APPLICA REMON ANCE R MINING TH AMOUNT. | NGE (\$200.00 + \$1 E PERMIT (\$200.00 PMENT PLANS (\$20 ATION FEES: /AL (\$75.00) EQUEST/SPECIAL HE FEE, PLEASE USE TH FOR REQUESTS ON LES: WILL BE ADDED TO THI CTION WITHOUT OR NO | D + \$15.00 Å(00.00 + \$15.0 EXCEPTION E EXACT ACREA S THAN ONE ACF E APPLICATION | CRE) 1& 2 10 ACRE) 1 IS (\$100.00) 2 AGE WHEN MULTIPL RE, ROUND UP TO O FEE FOR ANY RE | NE (1) ACRE. QUEST THAT |
| PROPERTY INFO | ORMATION [PLEASE PRINT] | | | | | | |
| ADDRES | ^S Amenity Center within Homestea | d | | | | | |
| SUBDIVISIO | N Homestead | | | LOT | 9 | BLOCK | E |
| GENERAL LOCATIO | Corner of Fisher Road and Hard | in Boulev | ard | | | | |
| ZONING, SITE P | LAN AND PLATTING INFORMATION [PLEASI | E PRINT1 | | | | | |
| CURRENT ZONING | | CURRE | VT USE | Private Re | creatior | Center | |
| PROPOSED ZONIN | | PROPOSI | ED USE | Private Re | | | |
| ACREAG | AND DECK A STANDARD | 4 | | | [PROPOSED | | |
| SITE PLANS AN REGARD TO ITS | <u>D PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE TH APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S DENIAL OF YOUR CASE. | HAT DUE TO TI | IE PASS ENTS BY | AGE OF HB3167 TH | E CITY NO L | ONGER HAS FL | EXIBILITY WITH CALENDAR WILL |
| OWNER/APPLIC | ANT/AGENT INFORMATION [PLEASE PRINT/CH | ECK THE PRIM | RY CON | TACT/ORIGINAL SIG | NATURES AR | RE REQUIRED] | |
| | SH DEV KLUTTS ROCKWALL LLC | 🗹 APPL | CANT | Johnson Vo | olk Cons | sulting | |
| CONTACT PERSON | Stephen Pepper | CONTACT PE | RSON | Cody Johr | | | |
| ADDRESS | 2400 Dallas Parkway | ADE | RESS | 704 Centra | al Parkw | ay East | |
| | Suite 460 | | | Suite 1200 |) | | |
| CITY, STATE & ZIP | Plano, Texas 75093 | CITY, STATE | & ZIP | Plano, Tex | as 7507 | 74 | |
| PHONE | 972-526-7700 | P | HONE | 972-201-3 | | | |
| E-MAIL | stephen.pepper@shaddockhomes.com | E | -MAIL | cody.johns | son@joh | nsonvolk | .com |
| BEFORE ME, THE UNDE STATED THE INFORMAT "I HEREBY CERTIFY THAT \$ 382.00 NFORMATION CONTAIN SUBMITTED IN CONJUNC | CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TON ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE TIAM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; AI , TO COVER THE COST OF THIS APPLICATION, IA , 20 BY SIGNING THIS APPLICATION, I AGRE ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO O AND SEAL OF OFFICE ON THIS THE 13 DAY OF Non- OWNER'S SIGNATURE | EFOLLOWING: IS BEEN PAID TO EE THAT THE CI ALSO AUTHOR DCIATED OR IN R | THE CIT TY OF RC IZED ANI ESPONSI | Y OF ROCKWALL ON OCKWALL (I.E. "CITY") D PERMITTED TO BL | AND CORREC THIS THE IS AUTHORIZI PRODUCE AN PUBLIC INFO | T; AND THE APPL 13th ED AND PERMITI | ED TO PROVIDE ED TO PROVIDE MER 6108 Expires |

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

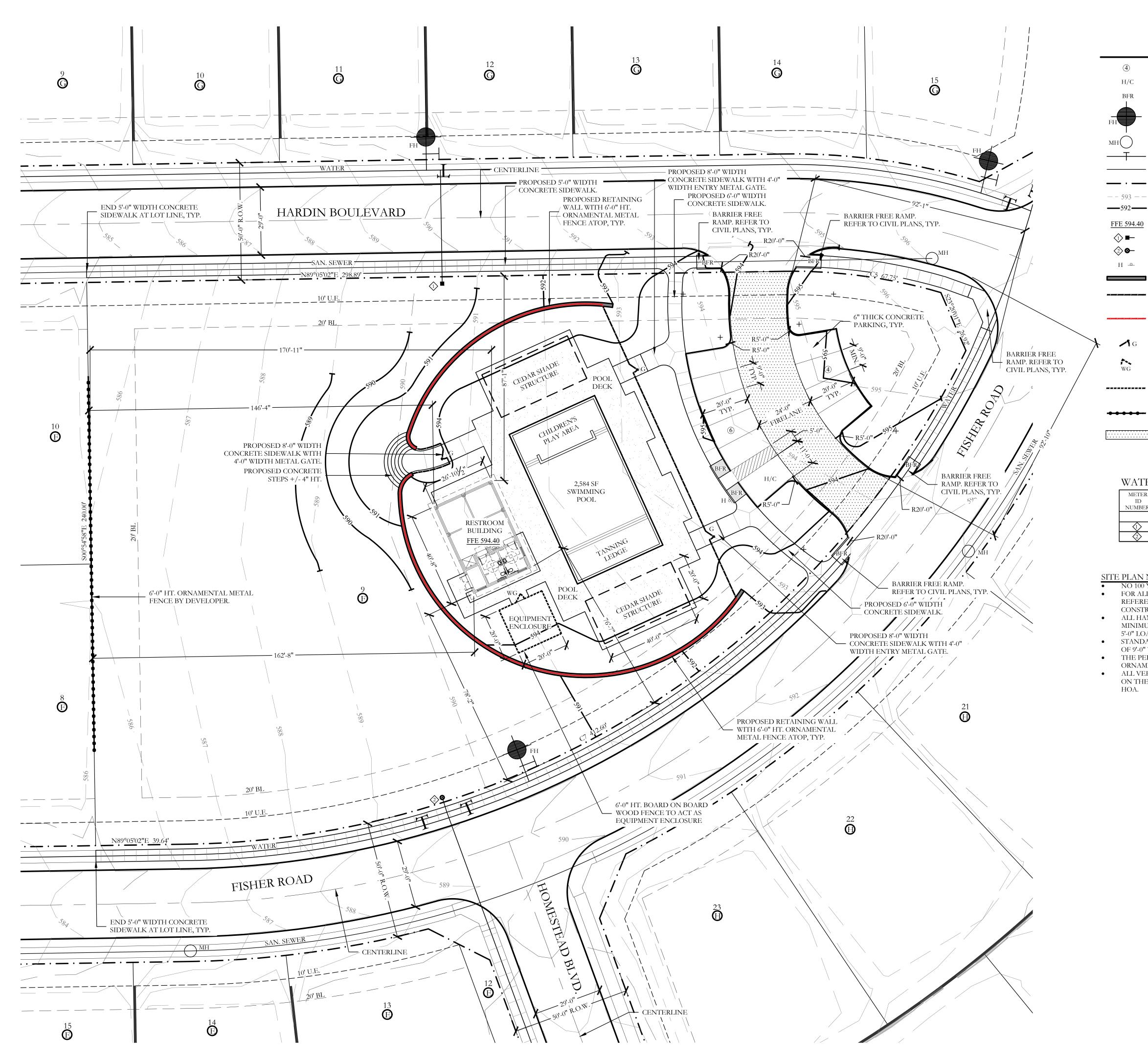




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.





LEGEND

| PROPOSED PARKING COUNT |
|---------------------------------|
| PROPOSED HANDICAP PARKING SPACE |
| PROPOSED BARRIER FREE RAMP |
| |

EXISTING FIRE HYDRANT

| EXISTING SANITARY SEWER MANHOLE |
|---|
| EXISTING WATER MAIN W/ VALVE |
| EXISTING SANITARY SEWER |
| RIGHT-OF-WAY |
| EXISTING CONTOUR INTERVAL |
| PROPOSED CONTOUR INTERVAL |
| FINISHED FLOOR ELEVATION |
| PROPOSED 1.5" DOMESTIC WATER METER |
| PROPOSED 1.5" IRRIGATION WATER METER |
| HANDICAP PARKING SIGN |
| PROPOSED RETAINING WALL |
| ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA) |
| ORNAMENTAL METAL FENCE ATOP RETAINING WALL. (6'-0" HT. AROUND SWIMMING POOL AREA) |
| 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE |
| 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE |
| 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE |
| ORNAMENTAL METAL FENCE ALONG PROPERTY LINE. |
| FIRELANE PAVING PER CITY |

WATER METER SCHEDULE

STANDARD DETAILS

| METER | WATER | WATER | ME | TER | SAN. |
|--------------|-----------------|---------------|------|------|-----------------|
| ID NUMBER | SERVICE SIZE | METER SIZE | DOM. | IRR. | SERVICE SIZE |
| | | | | | |
| | 1.5" | 1.5" | Х | | 6" |
| | 1.5" | 1.5" | | Х | |

SITE PLAN NOTES:

• NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY. FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.

ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.

STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH. THE PERIMETER FENCING SHALL BE 6'-0" HT.

ORNAMENTAL METAL FENCE. ALL VEHICULAR AND SIDEWALK PAVING SHOWN

ON THESE PLANS SHALL BE MAINTAINED BY THE

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL PRIVATE RECREATION CENTER PROPOSED USE: LAND AREA: 1.60 ACRES 69,696.00 SQ. FT.

BUILDING AREA: 1,092.73 SQUARE FEET BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00] LOT COVERAGE: 1.56%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE 1,092.73/250=4.37 **5 REQUIRED SPACES** PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04% INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF

POOL DECK SURFACE: 5,524.59 SF

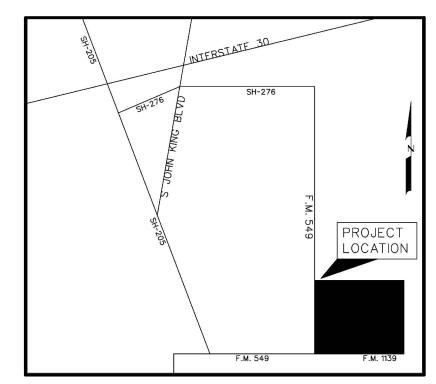
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

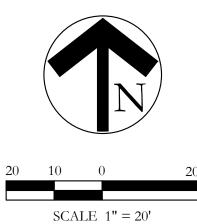
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LOCATION MAP NOT TO SCALE



SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER / DEVELOPER: SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 CONTACT: LORA ERDMAN LANDSCAPE ARCHITECT/CIVIL ENGINEER:

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

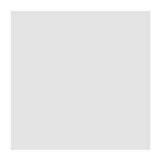
SP1



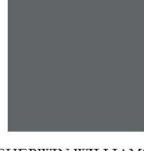
WHITE BLUFF



MUELLER, INC. DARK CHARCOAL



SHERWIN WILLIAMS ICE CUBE SW 6252



SHERWIN WILLIAMS WEB GRAY SW 7075



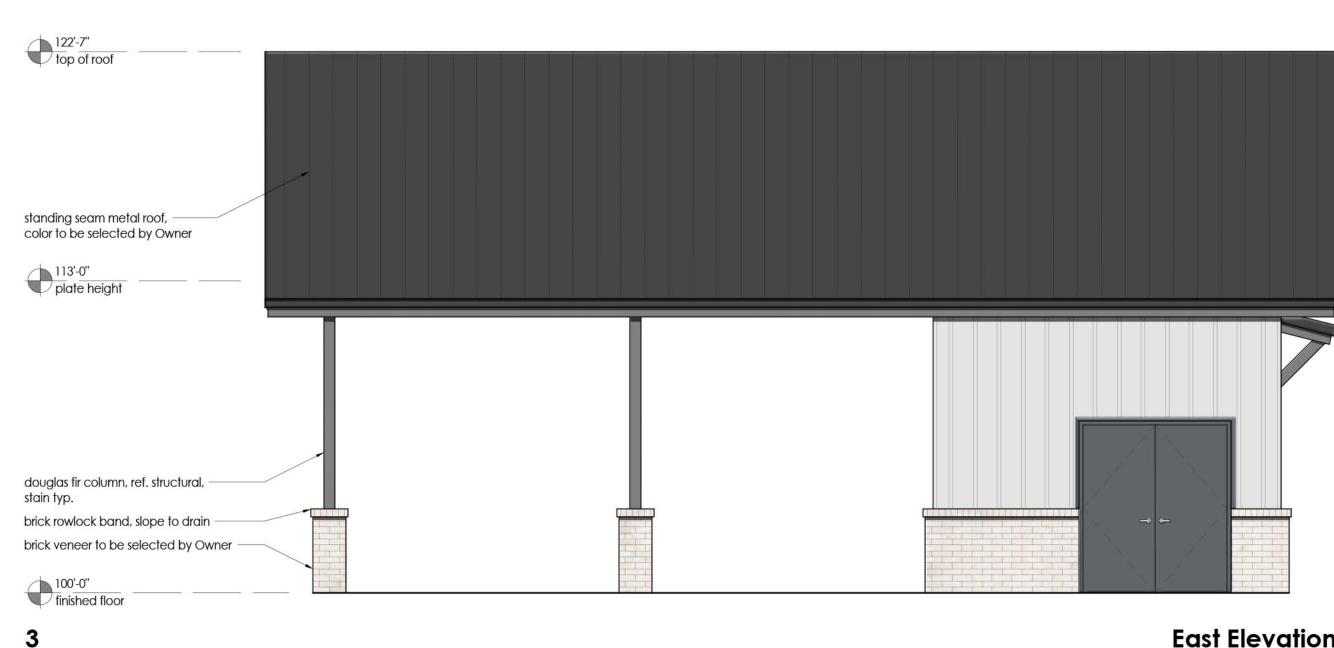
SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



DALTILE DARK GREY (TILE) 12 X 24



GLASS WINDOW WITH FROSTED GLAZING



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

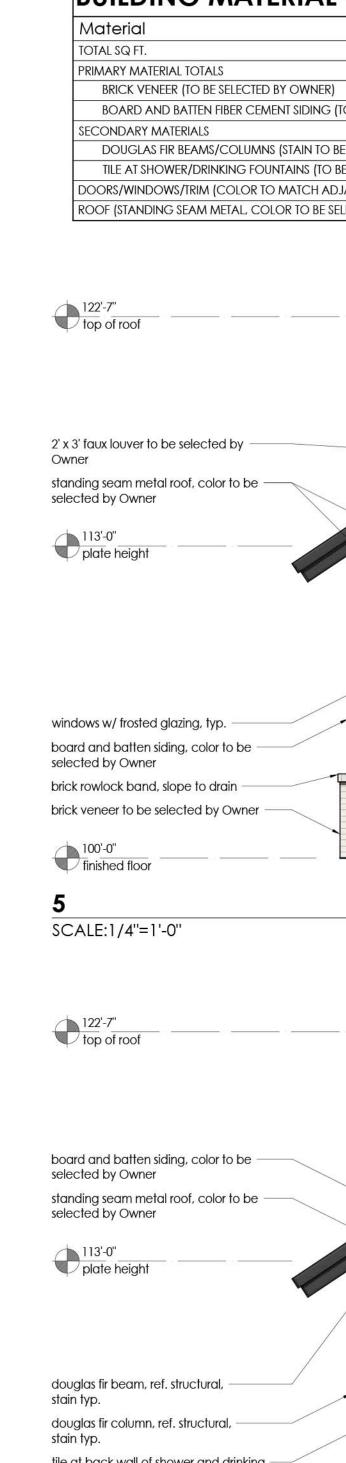


windows w/ frosted glazing, typ. brick rowlock band, slope to drain -

100'-0" finished floor

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

BUILDING MATERIAL



tile at back wall of shower and drinking fountains, to be selected by Owner

brick rowlock band, slope to drain – brick veneer to be selected by Owner

100'-0" finished floor

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

East Elevation elevation

West Elevation elevation

HOMESTEAD AMENITY CENTER ROCKWALL, TEXAS

DESIGN TEAM ARCHITECT: MCCARTHY ARCHITECTURE 1000 N. FIRST ST. GARLAND, TX. 75040 P: 972.272.2500 ISSUE

| CALCULATIC | NS | | | | | | | |
|--------------------------|-----------|---------|----------|---------|----------|---------|----------|---------|
| | North | Percent | South | Percent | East | Percent | West | Percent |
| | 413 S.F. | - | 448 S.F. | 2 | 186 S.F. | 12 | 186 S.F. | |
| | 338 S.F. | 81.84% | 222 S.F. | 49.56% | 134 S.F. | 72.04% | 157 S.F. | 84.41% |
| | 94 S.F. | 22.76% | 36 S.F. | 8.04% | 41 S.F. | 22.04% | 63 S.F. | 33.87% |
| TO BE SELECTED BY OWNER) | 244 S.F. | 59.08% | 186 S.F. | 41.52% | 93 S.F. | 50.00% | 94 S.F. | 50.54% |
| | 3 S.F. | 0.73% | 178 S.F. | 39.73% | 7 S.F. | 3.76% | 7 S.F. | 3.76% |
| BE SELECTED BY OWNER) | 3 S.F. | 0.73% | 81 S.F. | 18.08% | 7 S.F. | 3.76% | 7 S.F. | 3.76% |
| BE SELECTED BY OWNER) | 275 | - | 97 S.F. | 21.65% | 5 | 15 | 1.75 | - |
| JACENT MATERIALS) | 72 S.F. | 17.43% | 48 S.F. | 10.71% | 45 S.F. | 24.20% | 22 S.F. | 11.83% |
| ELECTED BY OWNER) | - | 273 | 1.53 | | | 20 | - | 1.7.1 |



SEAL



Copyright © 2023

| DATE: | 10.24.2023 |
|---------|------------|
| SCALE: | |
| JOB NO. | MA23027 |
| DRAWN: | JV |
| APPD: | KM |
| ACAD # | |
| | TIONO |

EXTERIOR ELEVATIONS

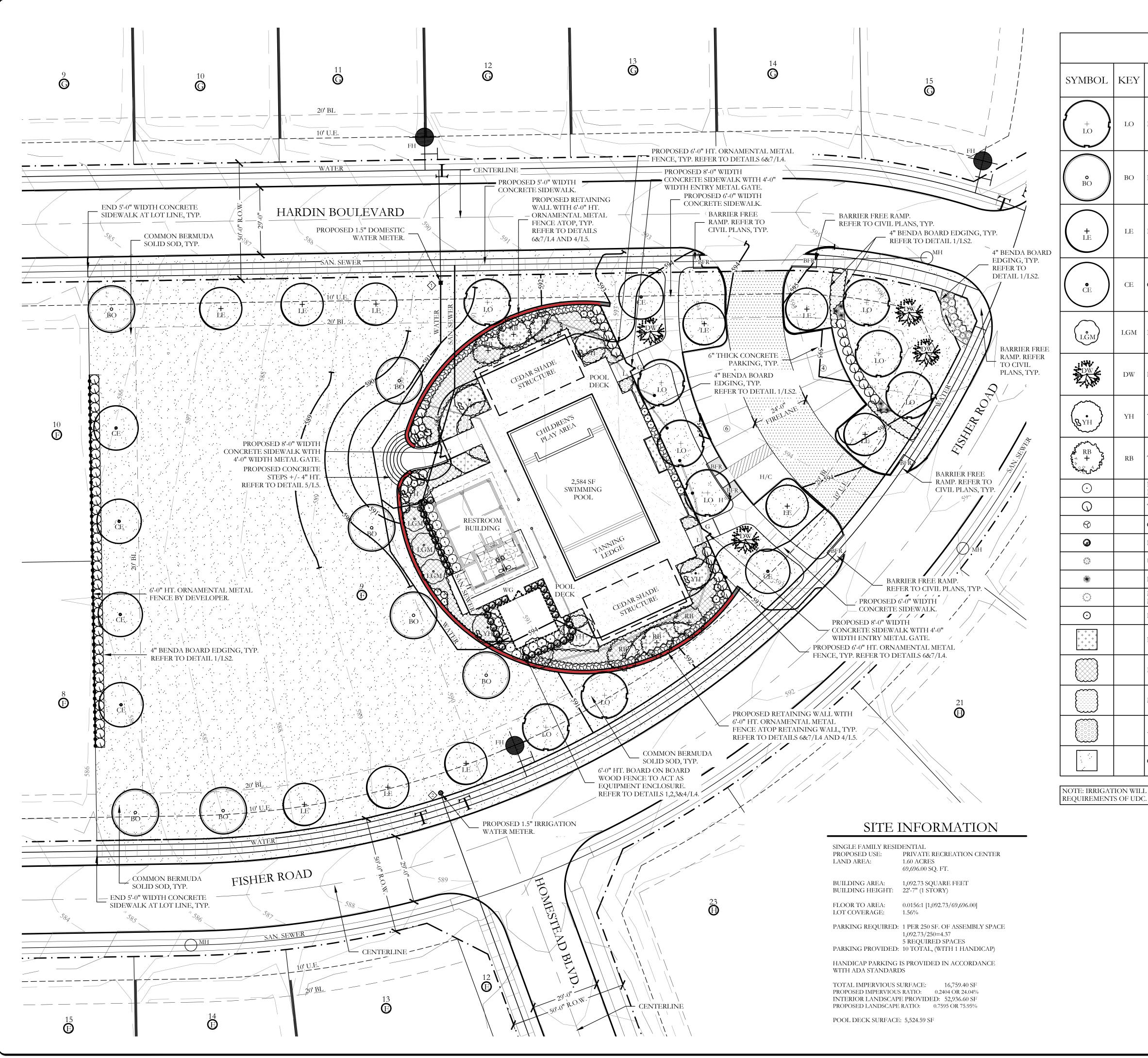
South Elevation elevation

North Elevation

elevation

DRAWING NO. REV. NO.





| | | PLAN | NT LEGEND | | |
|-------|-----|-------------------------------|--|----------------|-----------|
|)L | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
| | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| | ВО | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN |
|) | LE | LACEBARK ELM | ULMUS PARVIFOLIA | 4" CALIPER | AS SHOWN |
| | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
|) | LGM | LITTLE GEM MAGNOLIA | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | 2" CALIPER | AS SHOWN |
| | DW | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN |
| } | ΥH | YAUPON HOLLY | ILEX VOMITORIA | 2" CALIPER | AS SHOWN |
| Jv742 | RB | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN |
| | | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSIS ' PURPLE DIAMOND' | 7 GALLON | 48" O.C. |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. |
| | | GLOSSY ABELIA | LINNAEA X GRANDIFLORA | 7 GALLON | 36" O.C. |
| | | DWARF BURFORD HOLLY | ILEX CORNUTA' DWARF BURFORD' | 7 GALLON | 36" O.C. |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 3 GALLON | 36" O.C. |
| | | DWARF MAIDEN GRASS | MISCANTHUS SINENSIS ADAGIO' | 3 GALLON | 36" O.C. |
| | | MORNING LIGHT MISCANTHUS | MISCANTHUS SINENSIS 'MORNING LIGHT' | 3 GALLON | 36" O.C. |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 3 GALLON | 36" O.C. |
| | | PLUM YEW PROSTRATA | CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' | 3 GALLON | 48" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | MEXICAN FEATHER GRASS | NASSELLA TENUISSIMA | 1 GALLON | 18" O.C. |
| | | ANNUAL COLOR | TO BE SELECTED BY OWNER | 4" POT | 8" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |

NOTE: IRRIGATION WILL MEET

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

APPROVED:

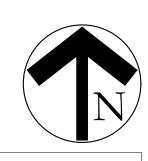
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

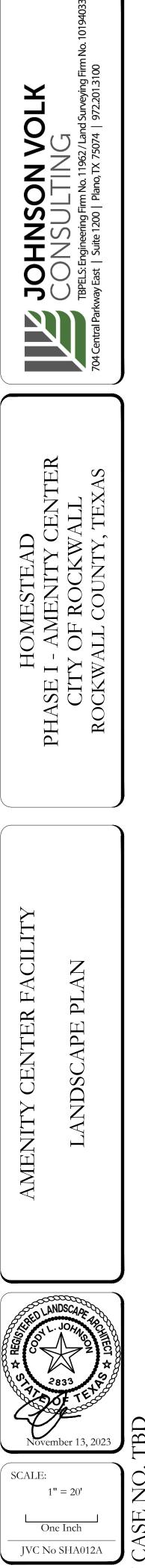
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

SCALE 1" = 20'

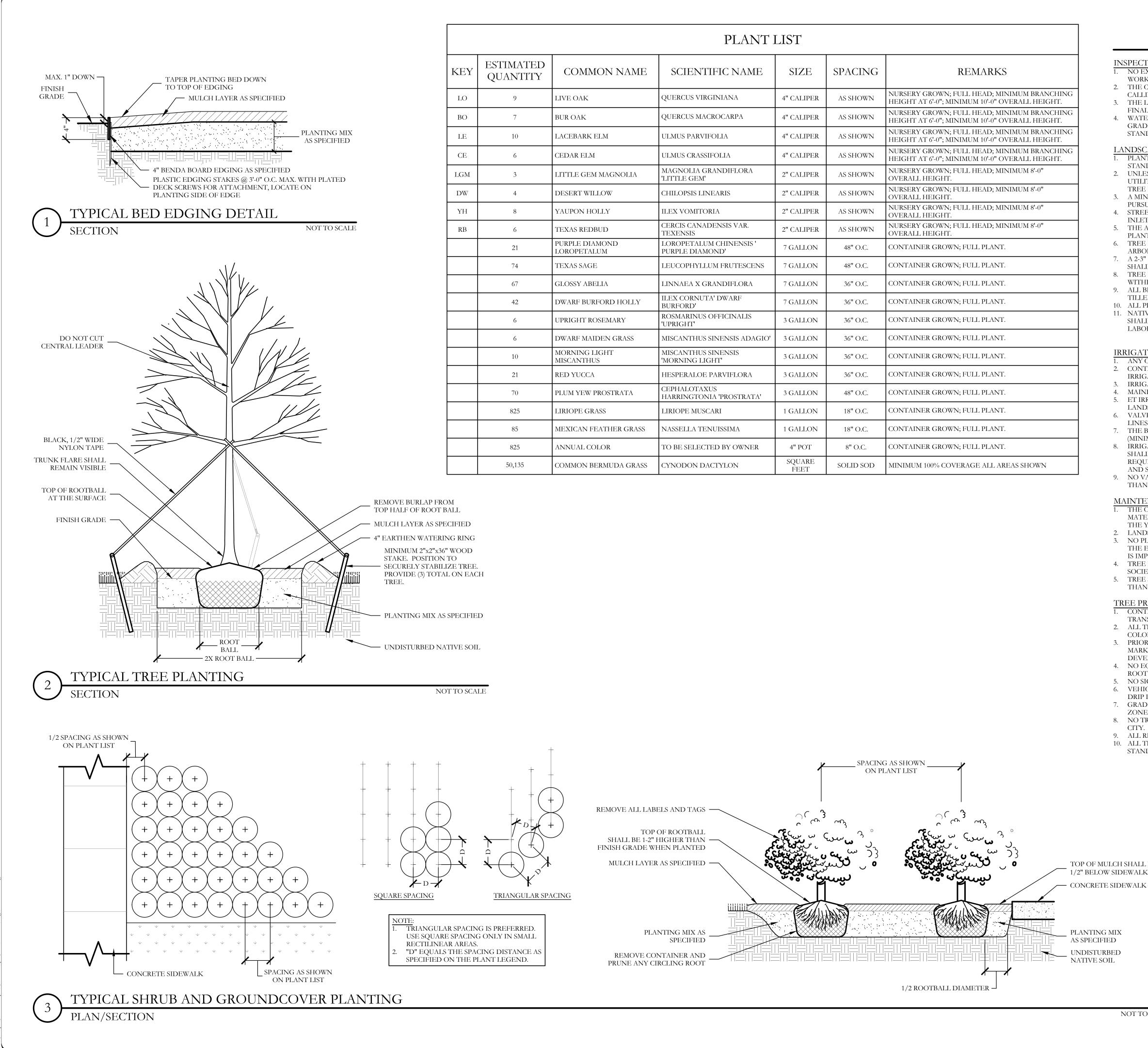
Planning & Zoning Commission, Chairman

Director of Planning and Zoning





LS1 of $\underline{2}$



| | | PLANT] | LIST | | |
|--------------|-------------------------------|--|----------------|-----------|--|
| ATED TITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | REMARKS |
| | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
|) | LACEBARK ELM | ULMUS PARVIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHINC HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| | LITTLE GEM MAGNOLIA | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| | YAUPON HOLLY | ILEX VOMITORIA | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| l | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSIS ' PURPLE DIAMOND' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| 1 | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| 7 | GLOSSY ABELIA | LINNAEA X GRANDIFLORA | 7 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| 2 | DWARF BURFORD HOLLY | ILEX CORNUTA' DWARF BURFORD' | 7 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | DWARF MAIDEN GRASS | MISCANTHUS SINENSIS ADAGIO' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
|) | MORNING LIGHT MISCANTHUS | MISCANTHUS SINENSIS 'MORNING LIGHT' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| l | RED YUCCA | HESPERALOE PARVIFLORA | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
|) | PLUM YEW PROSTRATA | CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' | 3 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| 5 | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| 5 | MEXICAN FEATHER GRASS | NASSELLA TENUISSIMA | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| 5 | ANNUAL COLOR | TO BE SELECTED BY OWNER | 4" POT | 8" O.C. | CONTAINER GROWN; FULL PLANT. |
| 35 | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE ALL AREAS SHOWN |

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 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 STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENT'S 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 HYDRANT 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 Z60.1-2004) 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 VALVES.
- 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (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.
- 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 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 THE TREES. 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.

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

TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NOT TO SCALE

JVC No SHA012A LS2 of 2

SCALE:

REFER TO

DETAILS

One Inch

| | | TBPELS: Engineering Fin | 704 Central Parkway East Suite 1200 | |
|-------------------------|--------------------------|------------------------------|---------------------------------------|--|
| HOMESTEAD | PHASE I - AMENITY CENTER | CITY OF ROCKWALL | ROCKWALL COUNTY, TEXAS | |
| AMENITY CENTER FACILITY | | LANDSCAPE SCHEDULE & DETAILS | | |
| N LANS * REGISTER | LAND 28 20 | SCAPE OANS 33 F TF | | |

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

November 13, 2023

Tree Survey Affidavit Nelson Lake Estates, Phase 1, Amenity Center City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

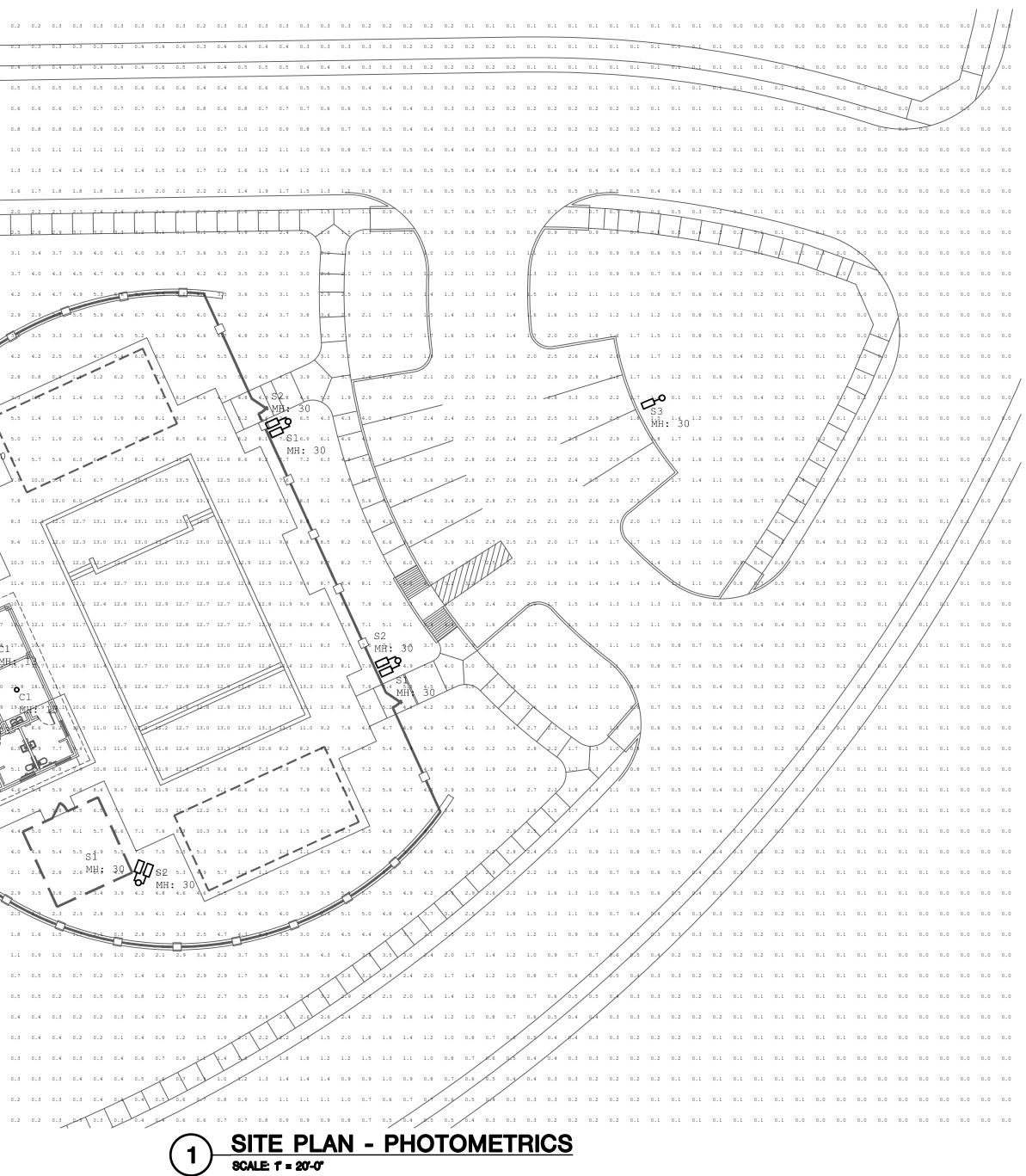
If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI Johnson Volk Consulting 407 Central Parkway East Suite 1200 Plano, Texas 75074

| | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | (|
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| | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.3 | 0.4 | |
| | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.3 | 0.4 | 0.4 | 0.4 | 0.3 | 0.4 | (|
| | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.4 | 0.4 | 0.4 | 0.5 | 0.5 | 0.4 | 0.4 | (|
| | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.4 | 0.5 | 0.5 | 0.6 | 0.6 | 0.5 | 0.6 | (|
| | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.4 | 0.5 | 0.6 | 0.6 | 0.7 | 0.8 | 0.6 | 0.9 | 1 |
| | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.5 | 0.6 | 0.7 | 0.8 | 0.9 | 1.0 | 0.8 | 1.2 | 1 |
| | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.4 | 0.5 | 0.7 | 0.8 | 0.9 | 1.1 | 1.2 | 1.0 | 1.5 | 1 |
| | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.5 | 0.6 | 0.7 | 0.9 | 1.1 | 1.3 | 1.5 | 1.3 | 1.9 | _ |
| Т | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.5 | 0.6 | 0.8 | 1.0 | 1.2 | 1.5 | 1.7 | 1.5 | 2.3 | Ţ |
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| | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.5 | 0.6 | 0.7 | 1.0 | 1.3 | 1.6 | 2.1 | 2.5 | 2.1 | 3.3 | 1 |
| | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.4 | 0.5 | 0.6 | 0.7 | 1.0 | 1.4 | 1.9 | 2.4 | 3.0 | 2.5 | 3.9 | 4 |
| | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.3 | 0.4 | 0.5 | 0.6 | 0.8 | 1.0 | 1.5 | 2.1 | 2.8 | 3.4 | 2.9 | 3.6 | 1 |
| | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.2 | 0.3 | 0.4 | 0.5 | 0.6 | 0.8 | 1.0 | 1.5 | 2.3 | 3.0 | 3.1 | 1.7 | 3.5 | S |
| | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.4 | 0.5 | 0.7 | 1.0 | 1.6 | 2.2 | 2.4 | 3.0 | 2 | 4.0 | 4 |
| | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.4 | 0.4 | 0.5 | 0.6 | 0.4 | 1.0 | 1.6 | 2.5 | | 2.4 | 4.7 | 1 |
| | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.4 | 0.3 | 0.2 | 0.3 | 0.6 | 1.1 | 1.6 | | 3.4 | 2.5 | 5.1 | |
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| | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.4 | 0.2 | 0.3 | 0.4 | 0.2 | 0.2 | 1.3 | 3.1 | 4.0 | śî МН: | ⁴ .8 ₅30 | 1 |
| | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.4 | 0.4 | 0.2 | 0.3 | 0.7 | 1.3 | F# | 1.5 | 0.4 | 4.3 Q | | 5.49 | • \ |
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| | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.4 | 0.4 | 0.6 | 0.7 | 0.9 | 1.3 | | 2.1 | 2.9 | 3.6 | | | 30 ^{7.3} | |
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| | | | | | | | | | | | / / | | | | | | | \ | |
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| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 | 0.3 0.4 0.4 0.5 0.5 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 | 0.6 0.6 0.7 0.7 0.7 0.5 0.4 0.6 0.5 0.4 0.4 0.4 0.4 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.7 0.6 0.5 0.5 0.5 | 1.0 1.1 1.2 1.2 0.7 0.9 0.8 0.8 0.7 0.6 0.5 0.3 | 1.4 1.5 1.5 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 | 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 8 1.1 2.0 1.3 1.3 1.2 0.7 | 2)4 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 2.5 1. 1.6 1.5 0.9 | 4.5 4.4 4.4 5. 4.4 3.7 3.5 3.6 2.2 2.1 1.9 1.0 | 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 2.4 1.9 | 6.0 6.1 7.4 13.0 CI MH 14.2 12.1 14.2 2.8 2.8 2.8 2.6 | 6.6 6.8 7.3 14.6 114.7 14.6 0 114.4 9 0 114.4 9 14.3 14.3 14.3 | 7.2 7.3 7.3 14.7 16.0 2 9 16.0 2 9 16.0 2 9 16.0 3.4 | H |
| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.1 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 | 0.3 0.4 0.4 0.5 0.5 0.4 0.4 0.4 0.3 0.3 0.3 0.2 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.3 | 0.6 0.6 0.7 0.7 0.7 0.7 0.5 0.4 0.5 0.4 0.4 0.4 0.4 0.4 0.3 0.3 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.7 0.6 0.5 0.5 0.4 0.3 | 1.0 1.1 1.2 1.2 0.7 0.7 0.9 0.8 0.8 0.7 0.7 0.6 0.5 0.3 0.4 | 1.4 1.5 1.5 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 0.4 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 0.4 | 2.0 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 0.5 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 8 1.1 2.0 1.3 1.2 0.7 0.6 | 24 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 2.5 1.1 1.6 1.5 0.9 0.8 | 4.5 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 | 6 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 2.4 1.9 1.1 | 6.0 6.1 7.4 13.0 0.2 14.2 14.2 12.1 14.2 12.1 14.2 14.2 1.3 | 6.6 6.8 7.3 14.6 14.6 14.4 9 14.4 9 14.4 9 14.4 9 14.4 9 14.4 14.3 10 14.3 14.3 14.3 14.3 14.3 14.3 14.3 14.3 | 7.2 7.2 14.7 9 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | H |
| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 | 0.3 0.4 0.4 0.5 0.5 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 | 0.6 0.6 0.7 0.7 0.7 0.5 0.4 0.6 0.5 0.4 0.4 0.4 0.4 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.7 0.6 0.5 0.5 0.5 | 1.0 1.1 1.2 1.2 0.7 0.9 0.8 0.8 0.7 0.6 0.5 0.3 | 1.4 1.5 1.5 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 | 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 8 1.1 2.0 1.3 1.3 1.2 0.7 | 2)4 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 2.5 1. 1.6 1.5 0.9 | 4.5 4.4 4.4 5. 4.4 3.7 3.5 3.6 2.2 2.1 1.9 1.0 | 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 2.4 1.9 | 6.0 6.1 7.4 13.0 CI MH 14.2 12.1 14.2 2.8 2.8 2.8 2.6 | 6.6 6.8 7.3 14.6 13 6 21.8 C1 4.3 21.8 C1 4.3 3.0 | 7.2 7.3 7.3 14.7 16.0 2 9 16.0 2 9 16.0 2 9 16.0 3.4 | H |
| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.1 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 | 0.3 0.4 0.4 0.5 0.5 0.4 0.4 0.4 0.3 0.3 0.3 0.2 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.3 | 0.6 0.6 0.7 0.7 0.7 0.7 0.5 0.4 0.5 0.4 0.4 0.4 0.4 0.4 0.3 0.3 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.7 0.6 0.5 0.5 0.4 0.3 | 1.0 1.1 1.2 1.2 0.7 0.7 0.9 0.8 0.8 0.7 0.7 0.6 0.5 0.3 0.4 | 1.4 1.5 1.5 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 0.4 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 0.4 | 2.0 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 0.5 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 8 1.1 2.0 1.3 1.2 0.7 0.6 | 24 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 2.5 1.1 1.6 1.5 0.9 0.8 | 4.5 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 | 6 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 2.4 1.9 1.1 | 6.0 6.1 7.4 13.0 0.2 14.2 14.2 12.1 14.2 12.1 14.2 14.2 1.3 | 6.6 6.8 7.3 14.6 14.6 14.4 9 14.4 9 14.4 9 14.4 9 14.4 9 14.4 14.3 10 14.3 14.3 14.3 14.3 14.3 14.3 14.3 14.3 | 7.2 7.3 7.3 14.7 16.0 2 9 16.0 2 9 16.0 2 9 16.0 3.4 | H |
| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.1 0.1 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 | 0.3 0.4 0.4 0.5 0.5 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.2 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.3 | 0.6 0.6 0.7 0.7 0.7 0.5 0.4 0.5 0.4 0.5 0.4 0.4 0.4 0.4 0.3 0.3 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.5 0.5 0.5 0.4 | 1.0 1.1 1.2 1.2 0.7 0.9 0.8 0.8 0.7 0.6 0.5 0.3 0.4 0.4 | 1.4 1.5 0.9 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 0.4 0.5 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 0.4 0.6 | 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 0.5 0.7 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 1.8 1.1 1.3 1.3 1.2 0.7 0.6 0.9 | 2)4 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 2.5 1. 1.6 1.5 0.9 0.8 1.0 | 4.5 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 4.4 | 6 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 2.4 2.4 1.1 1.5 | 6.0 6.1 7.4 13.0 • CT 14.2 12.1 14.2 12.1 1.3 1.8 | 6.6 6.8 7.3 14.6 114.6 114.7 0 114.6 8.9 4.3 3.0 2.8 5 2.1 | 7.2 7.2 7.3 14.7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | H |
| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.1 0.1 0.1 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.3 0.4 0.4 0.5 0.4 0.4 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 | 0.6 0.6 0.7 0.7 0.7 0.5 0.4 0.5 0.4 0.5 0.4 0.5 0.4 0.4 0.4 0.3 0.3 0.3 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.5 0.5 0.5 0.5 0.4 0.3 0.3 | 1.0 1.1 1.2 1.2 0.7 0.7 0.9 0.8 0.8 0.7 0.6 0.5 0.3 0.4 0.4 | 1.4 1.5 1.5 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 0.4 0.5 0.5 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 0.4 0.6 0.6 | 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 0.5 0.7 0.5 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 1.8 1.3 1.3 1.2 0.7 0.6 0.9 0.7 | 2)4 3.7 3.5 3.4 7 3.3 3.1 2.7 2.2 2.7 2.5 1.6 1.5 0.9 0.8 1.0 0.8 | 4.5 4.4 4.4 4.4 4.4 3.7 3.5 3.6 2.2 2.1 1.9 1.0 0.9 1.2 1.0 | 5.2 5.3 5.7 8.8 12.4 6. 8 4.9 2.9 2.4 2.4 2.4 1.1 1.5 1.2 | 6.0 6.1 7.4 13.0 0 °C1 13.0 14.2 12.1 14.2 12.1 1.3 1.8 1.4 | 6.6 6.8 7.3 10.1 14.6 C1 14.6 C1 8.9 4.3 3.0 2.8 5 2.1 1.7 | 7.2 7.2 14.7 9 14.7 16.0 19 16.0 2 9 16.0 2 9 16.0 2 9 16.0 2 9 16.0 2 9 16.0 2 9 16.0 2 9 16.0 2 9 16.0 10 10 10 10 10 10 10 10 10 10 10 10 10 | H |
| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.1 0.1 0.1 0.1 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 0.2 0.1 | 0.3 0.4 0.4 0.5 0.5 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 | 0.6 0.6 0.7 0.7 0.7 0.5 0.4 0.6 0.5 0.4 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.3 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.5 0.5 0.5 0.5 0.4 0.3 0.4 0.3 0.4 0.3 | 1.0 1.1 1.2 1.2 0.7 0.9 0.8 0.8 0.7 0.6 0.5 0.3 0.4 0.4 0.4 0.4 0.3 | 1.4 1.5 1.5 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 0.5 0.5 0.4 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 0.6 0.6 0.5 | 2.0 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 0.5 0.7 0.5 0.5 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 8 1.1 1.3 1.3 1.2 0.7 0.6 0.9 0.7 0.6 | 24 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 8.5 1.6 1.5 0.9 0.8 1.0 0.8 0.7 | 4.5 4.4 4.4 3.7 3.5 3.6 2.2 2.1 1.9 1.0 0.9 1.2 1.0 0.8 | 6 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 2.4 1.9 1.1 1.5 1.2 0.9 | 6.0 6.1 7.4 13.0 0.0 14.2 12.1 14.2 12.1 14.2 1.3 1.3 1.3 1.4 1.1 | 6.6 6.8 7.3 14.6 14.6 14.6 Cl 14.7 8,9 4.3 3.0 2.8 5 2.1 1.7 1.3 | 7.2 7.2 7.3 14.7 16.0 16.0 16.0 1 2 7.2 2 6 3.4 1.9 2.0 1.5 | H |
| | 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.1 0.1 0.1 0.1 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 0.2 0.1 0.1 | 0.3 0.4 0.4 0.5 0.5 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 | 0.6 0.6 0.7 0.7 0.7 0.5 0.4 0.5 0.4 0.5 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.3 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.7 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 | 1.0 1.1 1.2 1.2 0.7 0.9 0.8 0.8 0.7 0.6 0.5 0.3 0.4 0.4 0.4 0.4 0.4 0.3 0.3 | 1.4 1.4 1.5 0.9 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 0.4 0.5 0.5 0.4 0.3 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 0.6 0.6 0.5 0.4 | 1.7 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 0.5 0.7 0.5 0.6 0.5 0.6 0.5 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 8 1.3 1.3 1.2 0.7 0.6 0.9 0.7 0.6 0.4 | 24 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 2.7 2.2 1. 1.6 1.5 0.9 0.8 1.0 0.8 0.7 0.5 | 4.5 4.5 4.4 4.4 4.4 4.4 4.4 4.4 | 6 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 2.4 2.4 1.9 1.1 1.5 1.2 0.9 0.7 | 6.0 6.1 7.4 13.0 0.2 14.2 12.1 14.2 1.2 1.3 1.8 1.4 1.1 0.8 | 6.6 6.8 7.3 10.1 14.6 Cl 14.4 8.9 4.3 3.0 2.8 5 2.1 1.7 1.3 0.9 | 7.2 7.2 7.2 7.2 7.2 7.2 7.2 7.2 7.2 7.2 | H |
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| | 0.2 0.1 0.1 | 0.2 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 | 0.3 0.3 0.3 0.4 0.4 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.3 0.4 0.4 0.5 0.4 0.4 0.4 0.4 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2 | 0.4 0.5 0.5 0.6 0.6 0.6 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.3 0.3 | 0.6 0.6 0.7 0.7 0.7 0.5 0.4 0.5 0.4 0.5 0.4 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.2 0.2 0.2 | 0.7 0.8 0.9 0.9 0.5 0.5 0.5 0.6 0.5 0.5 0.4 0.3 0.3 0.3 0.3 0.3 0.4 0.3 0.2 0.2 0.2 0.2 0.2 | 1.0 1.1 1.1 1.2 0.7 0.7 0.9 0.8 0.7 0.6 0.5 0.3 0.4 0.4 0.4 0.3 0.4 0.4 0.3 0.2 0.2 0.2 0.2 0.2 | 1.4 1.4 1.5 0.9 1.3 1.2 1.0 0.8 1.1 1.0 0.8 0.7 0.4 0.5 0.4 0.5 0.4 0.5 0.4 0.3 0.2 0.2 0.2 0.2 | 1.2 1.1 1.7 1.6 1.4 1.2 1.0 1.3 1.2 1.1 0.7 0.4 0.6 0.5 0.4 0.6 0.5 0.4 0.3 0.2 0.2 0.1 | 2.1 2.1 1.7 1.4 1.2 1.6 1.5 1.0 0.9 0.6 0.5 0.6 0.5 0.6 0.5 0.6 0.5 0.4 0.3 0.2 0.2 0.1 | 2.0 3.0 2.8 2.7 2.6 2.4 2.1 1.8 1.3 1.3 1.3 1.3 1.3 0.7 0.6 0.9 0.7 0.6 0.4 0.4 0.4 0.4 0.2 0.2 | 24 3.7 3.5 3.4 3.3 3.1 2.7 2.2 2.7 2.7 2.2 2.7 2.5 1. 1.6 1.5 0.9 0.8 1.0 0.8 0.7 0.5 0.4 0.5 0.4 0.3 0.2 0.2 | 4.5 4.5 4.4 3.7 3.5 3.6 2.2 2.1 1.9 1.0 0.9 1.2 1.0 0.9 1.2 1.0 0.8 0.6 0.5 0.4 0.3 0.2 0.2 | 6 5.2 5.3 5.7 8.8 12.4 4.9 2.9 2.4 4.9 2.9 2.4 2.4 2.4 1.1 1.5 1.2 0.9 0.7 0.6 0.4 0.3 0.2 | 6.0 6.1 7.1 13.0 0 °C I 14.2 12.1 14.2 1.3 1.4 2.8 2.6 0.3 1.3 1.8 1.4 1.1 0.8 0.6 0.3 0.3 0.3 | 6.6 6.8 7.3 14.6 114.6 114.4 8.9 4.3 2.8 5 2.1 1.7 1.3 0.9 0.7 0.5 0.4 0.3 0.3 | 7.2 7.2 9.3 14.7 2 2 2 2 2 3.4 19 10 1.5 1.0 0.7 0.5 0.4 0.3 0.3 | |

| Luminaire Sc | hedule | | | | | | | | | | | | | |
|--------------|---------|-------|-------------|-------------|---------------------------|------------------|-----------|--------------|--------------|-------|---------------------|--------------------|----------------|--------------------|
| Symbol | Qty | Label | | Arrangement | Description | | | Tao | g | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | Mounting Height |
| Ð | 4 | C1 | | Single | DMF_DCC_DC4 40WH-(X)-R | -(X)-D20 | WF-00000- | - | | 0.900 | 2297 | 28 | 112 | 13 |
| +• | 1 | S3 | | SINGLE | EALS03 F4AF | 740 | | | | 0.900 | 15000 | 116 | 116 | 30 |
| Ē | 4 | S2 | | SINGLE | | EALS03 K4AH740S1 | | | IRED WITH S1 | 0.900 | 29000 | 239 | 956 | 30 |
| Ð | 4 | S1 | | SINGLE | EALS03 K4AH740S2 | | PA | IRED WITH S2 | 0.900 | 29000 | 239 | 956 | 30 | |
| Calculation | Summary | Y | | | | | | | | | | | | |
| Label | | | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | | | | | |
| SITE Planar | | | Illuminance | Fc | 2.08 | 22.8 | 0.0 | N.A. | N.A. | | | | | |
| POOL SURFACE | | | Illuminance | Fc | 12.83 | 13.6 | 11.8 | 1.09 | 1.15 | | | | | |



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| Issue: 11/10/2023 Revisions: |
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CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES