## (I) CALL TO ORDER

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

## (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 not 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 Amended Site Plan 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 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 ( $\mathrm{IH}-30 \mathrm{OV}$ ) 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 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.
(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 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.

## (7) MIS2023-018 (HENRY LEE)

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.

## (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 December 12, 2023.

## (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 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 $\mathrm{IH}-30$ Overlay ( $\mathrm{IH}-30 \mathrm{OV}$ ) 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 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.

## (10) SP2023-042 (ANGELICA GUEVARA)

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.

## (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 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.

## (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 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.
(13) Director's Report 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 (15T READING; APPROVED)
- Z2023-051: Zoning Change from AG to LI for 1775 Airport Road (1sT READING; APPROVED)

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 November 21, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

TO:
DATE:
APPLICANT:
CASE NUMBER:

Planning and Zoning Commission
November 28, 2023
Erick Nolasco; Eagle Surveying, LLC.
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

$\square$ Purpose. The applicant is requesting the approval of a Final Plat 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.

च Background. The subject property was originally annexed into the City of Rockwall on May 19, 1986 by Ordinance No. 8637. 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 $5,600 \mathrm{SF}$ 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.

V 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.

V Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat 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 Final Plat 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 NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

P2023-038
Lot 1, Block A, Tri-Tex Addition
955 SIDS RD

PHONE: (972) 771-7700

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.
I. 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.

## I. 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 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 2' above 100 year water surface.
4. Fire lane and access only. Utility easement not needed.
5. List easement filing information.

| 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 | 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 |



## GENERAL NOTES

The purpose of this plat is to add easements to an existing lot of record for site development.
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
480547 as shown on Map Number 48397C0040. 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 AlITerra
RTKNET Cooperative network. NAD $83(2011)$ State Plane Coordinate System (Texas North 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
Law, and is subject to fines and/or withholding of utilities and building permits.
The bearings shown on this plat are based on GPS observations utilizing the Allerra RTKNET
-
Property owner is responsible for repair, replacement, and maintenance off all detention and


It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, plat by the City does not constitute any representation, assurancence or cuarantee that any building within such plat shall be anproved, authorizeed 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 unde Ordinance 83-54.
8. The subiect property is Zoned HC - Heavy Commercial Distric

| CURVE TABLE |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | ${ }^{17.38^{\prime}}$ | $30.03^{\prime}$ | $33^{\circ} 0{ }^{\circ}{ }^{\circ} 4^{\prime \prime}$ | $\mathrm{N} 28^{\circ} \mathrm{z}^{3} 33^{\prime \prime} \mathrm{W}$ | 17.14 |
| C2 | $76.70^{\circ}$ | $49.00^{\circ}$ | $89^{\circ} 0^{\circ} 52^{\prime \prime}$ | $\mathrm{N} 00^{\circ} 0^{\prime} 49{ }^{\prime \prime} \mathrm{W}$ | $69.10^{\prime}$ |
| C3 | $77.23^{\prime}$ | $49.00^{\circ}$ | $90^{\circ} 1^{\prime \prime} 0^{\prime \prime}$ | N 89902837" E | 69.48 |
| C4 | 16.92 | 29.94 | $32^{\circ 22} 2^{\prime 2} 1^{\prime \prime}$ | S6103343"E | 16.69 |
| C5 | 17.74 | $30.00^{\prime}$ | 33 ${ }^{\circ} 5258^{\prime \prime}$ | $\mathrm{N} 62^{19} 7^{\prime} 44^{\prime \prime} \mathrm{W}$ | 17.48 |
| C6 | $39.13^{\prime}$ | $25.00^{\circ}$ | $89^{\circ} 0^{\circ} 52^{\prime \prime}$ | $\mathrm{N} 00^{\circ} 30^{\prime} 49^{\prime \prime} \mathrm{W}$ | 35.26 |
| C7 | $39.40^{\prime}$ | $25.00^{\circ}$ | $90^{\circ} 18^{\prime \prime} 0^{\prime \prime}$ | N $89^{\circ} 28^{\prime 3} 7^{\prime \prime} \mathrm{E}$ | 35.45 |
| C8 | 1735' | $30.00^{\circ}$ | 3300743" | S $28^{\circ} 8^{\circ} 3^{\prime \prime} 1 \mathrm{E}$ | 1711 |


| Project | $\underbrace{\text { EAGLE SURVEYING, LLC }}$ |  |
| :---: | :---: | :---: |
| 2305.042-05 |  |  |
| Date $10 / 30 / 2023$ |  |  |
| Drafter EN | SURVEYING | TX Firm \#10194177 |

## 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 ITUATED IN THE NUMBER 20220000026632, O.P.R.R.C.T. CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS DATE OF PREPARTION: OCTOBER 30, 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 UNTLL 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 ONL Y ONE BOX]:

```
PLATTING APPLICATION FEES:
\(\square\) MASTER PLAT \((\$ 100.00+\$ 15.00 \text { ACRE })^{1}\)
\(\square\) PRELIMINARY PLAT \((\$ 200.00+\$ 15.00\) ACRE \()\)
\(\square\) FINAL PLAT \((\$ 300.00+\$ 20.00\) ACRE)
\(\square\) REPLAT \((\$ 300.00+\$ 20.00 \text { ACRE })^{1}\)
\(\square\) AMENDING OR MINOR PLAT (\$150.00)
\(\square\) PLAT RENSTATEMENT REQUEST ( \(\$ 100.00\) )
SITE PLAN APPLICATION FEES:
\(\square\) SITE PLAN \((\$ 250.00+\$ 20.00 \text { ACRE })^{1}\)
\(\square\) AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN \((\$ 100.00)\)
```


## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00$ ACRE) 22
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00$ ACRE $)$ !
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL ( $\$ 75.00$ )
$\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$

## NOTES:

:IN DETERMINNG THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. \% A 51,000000 FEE WLL BE ADDED TO THE APPLICATON FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WTHOUT OR NOT W COMPLIANCE TO AN APPROVED BULILING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS 955 Sids Road
SUBDIVISION LOT BLOCK
general location Sids Road between Mims Rd and Goliad Rd
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] CURRENT ZONNG HC - Heavy Commercial District CURRENT USE PROPOSED ZONING PROPOSED USE

ACREAGE $\quad 1.50$
LOTS [CURRENT]
1
LOTS [PROPOSED]
1

[^0]
## OWNERIAPPLICANT/AGENT INFORMATION [PLEASE PRINTCHECK THE PRIMARY CONTACTIORIGNAL SIGNATURES ARE REQUIRED]

| $\square$ OWNER | Tri-Tex Construction, Inc | $\square$ APPLICANT | Eagle Surveying, LLC |
| :---: | :---: | :---: | :---: |
| CONTACT PERSON | David Lindsay | CONTACT PERSON | Erick Nolasco |
| ADDRESS | 797 N. Grove Road | ADDRESS | 222 S. Elm Street, Suite 200 |
| CITY, STATE \& ZIP | Richardson, TX 75081 | CITY, STATE \& ZIP | Denton, TX 76201 |
| PHONE | 972-644-1410 | PHONE | 940-222-3009 |
| E-MAIL | david@tri-tex.com | E-MAIL | erick@eaglesurveying.com |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANVId LindSA, [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTFFIED THE FOLLOWING:


Notary Public, State of Texas Comm. Expires 06-12-2025 Notary ID 129455150


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


## GENERAL NOTES

The purpose of this plat is to add easements to an existing lot of record for site development.
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
480547 as shown on Map Number 48397C0040. 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 AlITerra
RTKNET Cooperative network. NAD $83(2011)$ State Plane Coordinate System (Texas North 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 andlor withholding of utilities and building pernits.

The bearings shown on this plat are based on GPS observations utilizing the All $e r r a ~ R T K N E T ~$ Cooperative network. NAD $83(2011$ ).
Property owner is responsible for repair replacement, and maintenance off all detention and
,
It shall be the policy of the City of Rockwall to withold issuing building permits until all streets, plat by the City does not constitute any representation, assurance or or cuarantee 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 unde Ordinance 83-54.
8 The subiect property is Zoned HC - Heayy Commercial District

| CURVE TABLE |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | $17.38^{\prime}$ | $30.03^{\prime}$ | $33^{\circ} 09^{\prime 2} 4^{\prime \prime}$ | $\mathrm{N} 28^{\circ} \mathrm{O}^{3} 33^{\prime \prime} \mathrm{W}$ | 17.14' |
| C2 | $76.70^{\circ}$ | $49.0{ }^{\circ}$ | 89940'52" | $\mathrm{N} 00^{\circ} 0^{\prime} 49{ }^{\prime \prime} \mathrm{W}$ | $69.10^{\prime}$ |
| C3 | 77.23 | $49.00^{\circ}$ | $90^{\circ} 11^{\prime} 0^{\prime \prime}$ |  | $69.48^{\prime}$ |
| C4 | 16.92 | 29.94 | $32^{\circ 2} 22^{\prime 4}$ | S61933 ${ }^{\text {a }}$ /3"E | $16.69^{\prime}$ |
| C5 | 17.74 | $30.00^{\prime}$ | 33*52'58" | $\mathrm{N} 62^{\circ}{ }^{17} 44^{\prime \prime} \mathrm{W}$ | $17.48^{\prime}$ |
| C6 | $39.13^{\prime}$ | $25.00^{\circ}$ | $89^{\circ} 0^{\prime \prime} 52^{\prime \prime}$ | $\mathrm{N} 00^{\circ} 0^{\prime} 49{ }^{\prime \prime} \mathrm{W}$ | 35.26 |
| C7 | $39.40^{\prime}$ | $25.00^{\prime}$ | $90^{\circ} 1^{\prime \prime} 0^{\prime \prime}$ | N 899²8337"E | 35.45' |
| C8 | $17.35^{\prime}$ | $30.00^{\prime}$ | $33^{\circ} 07^{\prime} 43^{\prime \prime}$ | S 28804831" E | 17.11' |


| Project |  |
| :---: | :---: |
| Date |  |
| 10/30/2023 |  |
| Drafter EN |  |

## 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 TY OF ROCKWALL, ROCKWALL COUNTY, TEXA
DATE OF PREPARTION: OCTOBER 30, 2023
$\qquad$
state of texas
COUNTY OF $\qquad$ $\stackrel{\$}{\S}$
BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whosese name is subscribed to the fo $\qquad$ of TRITEX CONSTRUCTION, INC. given under my hand and seal of the office this $\qquad$ day of $\qquad$ , 2023.
$\overline{\text { Notary Public in and for the State of Texas }} \overline{\text { My Commission Expires }}$

## CERTIFICATE OF SURVEYOR

## 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.
is document shall

Mathew Raabe
Registered Professional Land Surveyor \#6402
Date
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 public places thereon shown on the purposese 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

1. No buildings shall be constructed or placed upon, over, or across the utiily easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, tress, shrubs, or other growths or improvements which in any times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining,
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 on which property abuts, including the actual installation of streets with the required base and paving
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 mprovements at prevaiiling 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
wner fail or refuse to instal the required improvements within the time stated in such written agreement, but in no case shall the city be obligated to make such mprovements 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 improve
guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city councii of the City of Rockwall.
further acknowledge that the dedications and/or exaction's made herein are propotional to the impact of the Subdivision upon the public services rear the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damige, or cause of action the the development will comport with the present and future growth nee
we may have as a result of the dedication of exactions made herein.

CERTIFICATE OF APPROVAL

## Chairman Planning \& Zoning Commission

APPROVED
hereby certify that the above and foregoing plat of TR-TEX ADDITION, an addition to
herebb cerifiy that the above and foregoing plat of TR1-TEX ADDITION, an addition to
he City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on
day of
This approval shall be invalid unless the approved plat for such addition is recorded in the
office of the County lere of Rockwall, eexas, within one hundred eighty (180) days from
WITNESS OUR H day of $\qquad$ , 2023.

Mayor, City of Rockwal
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 DATE OF PREPARTION: OCTOBER 30,2023

CASE NO PAGE 2 OF 2

TO:

## DATE:

APPLICANT:
CASE NUMBER:

Planning and Zoning Commission
November 28, 2023
Dillon Stokes; Stoked Out Services
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 façade 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) $90 \%$ Masonry Requirement. 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) Cementitious Materials. 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) Roof Design Standards. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll 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 variance 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 November 28, 2023 Planning and Zoning Commission meeting.

## DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING \& ZONING CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

$\square$ MASTER PLAT $\left(\$ 100.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
$\square$ PRELIMINARY PLAT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ FINAL PLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ REPLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ AMENDING OR MINOR PLAT $(\$ 150.00)$
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN $\left(\$ 250.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
I AMENDED SITE PLANIELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{182}$
$\square$ PD DEVELOPMENT PLANS $\left(\$ 200.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL ( $\$ 75.00$ )
$\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$
NOTES:
$\frac{\text { NOTES }}{1}$ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2. A $\$ 1,000.00$ FEE WLL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WTHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS 1410 S. GOLIAAS ST. ROckWAM, TX 75087
SUBDIVISION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING
PROPOSED ZONING
ACREAGE
 PROPOSED USE

LOTS [PROPOSED]
$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTCHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQURED]

| $\square$ OWNER | CHaparral Partners | $\square$ APPLICANT | STOMED OUT SERUICES |
| :---: | :---: | :---: | :---: |
| CONTACT PERSON | Michael hendrucs | CONTACT PERSON | DILLON STOKES |
| ADDRESS | 4925 GREENVILE AVE SUITE 860 | ADDRESS | 4455 CR. 260 B |
|  | 100 |  |  |
| CITY, STATE \& ZIP | Daleas, TH. 75206 | CITY, STATE \& ZIP | Ca000 mius. T4, 75135 |
| PHONE | 2i4-912-6097 | PHONE | 972-922-2644 |
| E-MAIL | MHEN DRICKS CCHAPARRAL PARTNERS.CO | E-MAIL | DIMON@ STOMEDOUT SERUCES.COM |

NOTARY VERIFICATION [REquiredj
beFore me, the undersigned authority, on this day personally appeared inionauld fendriells iowner] the undersigned, who STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

II HEREBY CERTIFY THATI AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITED HEREINIS TRUE AND CORRECT; AND THE APPLICATION FEE OF $\$$ $\qquad$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE



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.





## East Bank

## Exterior Colors

| SW0055 | SW 7068 |  |
| :--- | :--- | :--- |
| Light French Gray | SW 2739 |  |
| Grizzle Gray |  |  |
|  |  |  |
|  |  |  |

Body A
Trim/Fascia/Metalwork Doors

| SW 0077 Classic French Gray | SWV 7068 Grizzle Gray | SW 2739 <br> Charcoal Blue |  |
| :---: | :---: | :---: | :---: |
| Body B | Trim/Fascia/Metalwork | Doors |  |



MP-1


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


MP-2

METALPANEIS
Mueller Inc. U Panel SW 0077 Classic French Gray


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


PT-2
PAINT
EXISTING BRICK TO BE PAINTED SHERWIN WILLIAMS
UNCERTAIN GREY SW6234

East Bank
Exterior Colors


Actual Example Photos Below


Materials


1"x6" Cedar
Stain SpecificationMaster Halco:
Oxford Brown

Metal- $6^{\prime \prime} \times 6^{\prime \prime} \times 3 / 16^{\prime \prime}$

Paint SpecificationSW 7048 Urbane Bronze. (Color Depicted As Well)



TO:
DATE:
APPLICANT:
SUBJECT:

Planning and Zoning Commission
November 28, 2023
Alejandro Orfanos; POP Restaurants, LLC.
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 $\mathrm{IH}-30$ Overlay ( $\mathrm{IH}-30 \mathrm{OV}$ ) 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 DriveThrough 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) Corporate Identity. 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 $\mathrm{IH}-30$ Overlay ( $\mathrm{IH}-30 \mathrm{OV}$ ) 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 $\mathrm{IH}-30$ 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 with a minimum of four (4) votes in the affirmative. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.

PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

## SP2023-041

Amended Site Plan for Popeyes
2535 RIDGE RD

PHONE: (972) 771-7700

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.
I. 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 development in the City of Rockwall, Texas, was approved by the
Planning \& Zoning Commission of the City of Rockwall on the $\qquad$ day of $\qquad$ -

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.
1.9 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 | $11 / 14 / 2023$ |  |
| No Comments |  |  | Approved |
| DEPARTMENT | REVIEWER | Craig Foshee | DATE OF REVIEW |

11/16/2023: * Separate permits required for Remodel and Signs

* Mural must be approved with Amended Site Plan, Not allowed by sign ordinance
\(\left.\begin{array}{llll}DEPARTMENT \& REVIEWER \& DATE OF REVIEW \& STATUS OF PROJECT <br>
\hline FIRE \& Ariana Kistner \& 11 / 17 / 2023 \& <br>
\hline No Comments \& \& \& Approved <br>

DEPARTMENT \& REVIEWER \& Lance Singleton \& DATE OF REVIEW\end{array}\right]\)| STATUS OF PROJECT |
| :--- |
| GIS |
| No Comments |
| DEPARTMENT |

No Comments


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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

$\square$ MASTER PLAT $\left(\$ 100.00+\$ 15.00\right.$ ACRE) ${ }^{4}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ FINAL PLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ REPLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ AMENDING OR MINOR PLAT (\$150.00)
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN $(\$ 250.00+\$ 20.00 \text { ACRE })^{1}$
(AMENDED SITE PLANIELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE) $)^{1 \& 2}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$

## OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)

【 VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$ NOTES:
$\because: I N$ DETERMINNG THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING EY THE PER ACRE AMOUNT. FOR REQUESTS ONLESS THAN ONE ACRE, ROUNO UP TO ONE (1) ACRE. \& A $\$ 1,000.00$ FEE WLLL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT involves construction without or not in complince to an approved bulling PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

| ADDRESS | 2535 Ridge Rd, Rockwall TX 75087 |  |  |
| :---: | :---: | :---: | :---: |
| SUBDIVISION |  | LOT | BLOCK |
| GENERAL LOCATION | 2535 Ridge Rd, Rockwall TX 75087 |  |  |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING
PROPOSED ZONING
ACREAGE

CURRENT USE PROPOSED USE

LOTS [CURRENT]
LOTS [PROPOSED]
$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WLL RESULT IN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLLASE PRINT/CHECK THE PRIMARY CONTACTIORIGINAL SIGNatures ARE REQUIRED]

| $\square$ OWNER | POP Restaurants LLC | $\square$ APPLICANT | POP Restaurants LLC |
| :---: | :---: | :---: | :---: |
| CONTACT PERSON | Alejandro Orfanos | CONTACT PERSON | Alejandro Orfanos |
| ADDRESS | 4515 LBJ FWy | ADDRESS | 4515 LBJ FWY |
| CITY, STATE \& ZIP | Farmers Branch, TX 75244 | CITY, STATE \& ZIP | Farmers Branch, TX |
| PHONE | 972-620-2287 | PHONE | 972-620-2287 |
| E-MAlL | development@sunholdings.net | E-MAIL | aorfanos@sunholdings.net |

NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED_Alejandro Orfanos_[OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

II HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF
$\qquad$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAD TO THE CITY OF ROCKWALL ON THIS THE $\qquad$ 0

DAY OF INFORMATION OONTAND WITHI THE BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIEID (HIS




## 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.







TO:

## DATE:

APPLICANT:
CASE NUMBER:

Planning and Zoning Commission
November 28, 2023
Brent T. Northington; MJDII Architects, Inc.
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) Roof Design Standards. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll 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.
(3) Building Materials. 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 exception 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 November 28, 2023 Planning and Zoning Commission meeting.

## DATE: 11/20/2023

PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

## SP2023-043

Amended Site Plan for 1200 E. Washington Street
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 ( $\mathrm{M}=$ 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.
I. 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 $\qquad$ day of $\qquad$
WITNESS OUR HANDS, this $\qquad$ day of $\qquad$ .

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
I. 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.
I. 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 PERMIT 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


# DEVELOPMENT APPLICATION 

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

## STAFF USE ONLY

PLANNING \& ZONING CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

I MASTER PLAT $(\$ 100.00+\$ 15.00 \text { ACRE })^{9}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE)
$\square$ FINAL PLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ REPEAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ AMENDING OR MINOR PLAT (\$150.00)
$\square$ PLAT REINSTATEMENT REQUEST $(\$ 100.00)$
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN $(\$ 250.00+\$ 20.00 \text { ACRE })^{1}$
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{\text {i }} 2$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
$\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$ NOTES:
$\because$ :IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A $\$ 1,000.00$ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]
address 1200 East Washington St.
SUBDIVISION Indalloy Addition LOT 2 BLOCK 1
general location Approx. 700 feet south of E. Washington St., and 450 feet west of Airport Rd.
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING
Light Industrial (LI)
No Change LOTS [CURRENT] 1

CURRENT USE
PROPOSED USE

## N/A (Ground-up New Construction)

 Industrial Distribution Center LOTS [PROPOSED] 1 IT PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFFS COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTCHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQUIRED]



## City of Rockwall

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

$\square$

SPR DISTRIBUTION CENTER
Rockwall, texas
Westwood $==$ $=x$


TO:
DATE:
APPLICANT:
CASE NUMBER:

## Planning and Zoning Commission

November 28, 2023
Steve Huffman; Huffman Communications Sales, Inc.
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) 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.

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 November 28, 2023 Planning and Zoning Commission meeting.

## DATE: 11/20/2023

PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

## SP2023-045

Amended Site Plan for Rayburn Electric
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 ( $\mathrm{M}=$ Mandatory Comments; $\mathrm{I}=$ 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.
I. 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 $\qquad$ day of $\qquad$
WITNESS OUR HANDS, this $\qquad$ day of $\qquad$ -

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.
I. 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.
I. 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.
1.9 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 | $11 / 14 / 2023$ |  |
| No Comments |  |  | Approved |
|  | REVIEWER | DATE OF REVIEW | $11 / 16 / 2023$ |

11/16/2023: * DUMPSTER ENCLOSURE TO MEET MINIMUM STANDARDS OF THE UDC

* DUMPSTER ENCLOSURE SHALL HAVE AND INLET OR TRENCH DRAIN THAT FLOWS THROUGH AN OIL/WATER SEPARATOR SIZED BY AN ENGINEER, THEN DISCHARGES TO THE STORM WATER LINE
* FENCING AND GATES SHALL BE PERMITTED THROUGH THE BUILDING INSPECTION DEPARTMENT, ACCESS CONTROL SHALL BE PERMITTED THROUGH THE FIRE MARSHAL'S OFFICE. GATES SHOULD BE SETBACK FAR ENOUGH TO ALLOW ALL VEHICLES TO COMPLETELY PULL OFF THE ROAD WITHOUT BLOCKING TRAFFIC ON SIDS ROAD WHILE GATES ARE BEING ACCESSED \& OPENED

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| :--- | :--- | :--- | :--- |
| FIRE | Ariana Kistner | $11 / 17 / 2023$ |  |
| No Comments |  |  | Approved |
| DEPARTMENT | REVIEWER | Lance Singleton | DATE OF REVIEW |


| POLICE | Chris Cleveland | Approved |  |
| :--- | :--- | :--- | :--- |
| No Comments |  |  |  |
| DEPARTMENT | REVIEWER | Travis Sales | DATE OF REVIEW |

No Comments


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

## PLANNING $\propto$ ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

$\square$ MASTER PLAT $(\$ 100.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE $)^{1}$
$\square$ FINAL PLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ REPLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ AMENDING OR MINOR PLAT (\$150.00)
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN $\left(\$ 250.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1 \& 2}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
$\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$

## NOTES:

1: IN DETERMMNING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE
PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A \$1,000.00 FEE WLL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INvOLVES CONSTRUCTION WTHOUT OR NOT IN COMPLAANCE TO AN APPROVED BULDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]


ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.
OWNERIAPPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQUIRED]


NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE 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 $\$ 100.00$ $\qquad$ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE $\qquad$ 13 th DAY OF NOvEmber 2013. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (IIE. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITED 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:"



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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EXTERIOR ELEVATION 'B'




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:
FROM:
DATE:
SUBJECT:

Planning and Zoning Commission
Henry Lee, Senior Planner
November 28, 2023
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).


FIGURE 1: 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 rights-of-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 emai).

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 MediumContributing 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 inconsistent 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 not 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 November 28, 2023.

PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

MIS2023-018
Variance Request for 509 Munson Street
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 |

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational 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.
I. 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 6 pm in the council chambers at City Hall.
I. 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.

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

No Comments - MP

- Need to remove all asphalt millings from driveway and replace with concrete after you receive a permit.

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

## PLATTING APPLICATION FEES:

- MASTER PLAT $\left(\$ 100.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE $)^{~}{ }^{1}$
$\square$ FINAL PLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ REPLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ AMENDING OR MINOR PLAT ( $\$ 150.00$ )
$\square$ PLAT REINSTATEMENT REQUEST (\$100.00)
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN $(\$ 250.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN $(\$ 100.00)$


## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $\left(\$ 200.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
$\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE) 182
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES: *Redurejing ARn ficual Thalf $\square$ TREE REMOVAL ( $\$ 75.00$ ) in Fronr y and 4.500 VARIANCE REQUEST/SPECIAL EXCEPTIONS ( $(100.00)$ ? 2.6 NOTES:
\% IN DETERMINNG THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REOUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. $\because$ A $\$ 1,000.00$ FEE WLL BE ADDED TO THE APPLIGATION FEE FOR ANY REOUEST THAT INYOLVES CONSTRUCTION WTHOUT OR NOT IN CONPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS
509 munson

SUBDIVISION
LOT
BLOCK
general location
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]
CURRENT ZONING Residennai

PROPOSED ZONING $\quad$| CURRENTUSE |
| ---: |
| AROPOSED USE | Residenna/

$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTICHECK THE PRIMARY CONTAGTIORIGINAL SIGNATURES ARE REQUIRED]

## trowner

 Jean-Paul Aube III$\square$ APPLICANT

CONTACT PERSON
ADDRESS

$$
509 \text { munson }
$$

CONTACT PERSON
ADDRESS

CITY, STATE \& ZIP
CITY, STATE \& ZIP

## Rockwall, \$ 75087

PHONE $214.762 .0469 \quad$ PHONE Jpanbe 2 Dinail.com E-MAIL

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

PLANNING \& ZONING CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

- MASTER PLAT $\left(\$ 100.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
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$\square$ FINAL PLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ REPLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{2}$
$\square$ AMENDING OR MINOR PLAT ( $\$ 150.00$ )
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SITE PLAN APPLICATION FEES:
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OTHER APPLICATION FEES: *Redialing AET ficual TRef $\square$ TREE REMOVAL ( $\$ 75.00$ ) in Frons y and 4.500 $\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{3}$ B NOTES:
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PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS
509 manson

SUBDIVISION
LOT
BLOCK
general location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]


$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB31G7 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFFS COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTICHECK THE PRIMARY CONTAGTIORIGINAL SIGNATURES ARE REQUIRED]

## browner

 Jean. Paul Aube III$\square$ APPLICANT

CONTACT PERSON
ADDRESS

$$
509 \text { munson }
$$

## same

Rotwall $\downarrow$
75087
CITY, STATE \& ZIP
CITY, STATE \& ZIP

| PHONE $214,762.0469$ | PHONE |
| :---: | :---: |
| E-MAIL Daube 20 ginail.com |  |

CONTACT PERSON
ADDRESS
$\leqslant$ SAMe

## NOTARY VERIFICATION [REQuired]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED $\qquad$ [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
$\qquad$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CIT OF ROCKWALL ON THIS THE $\qquad$ 13 th DAY OF



## 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.

# Jean-Paul Aube III <br> 509 Munson <br> <br> Rockwall, Tx. 75087 

 <br> <br> 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


## PLAT OF SURVEY

LOT 16
CITY OF ROCKWALL PARK


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

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]:

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PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS
509 manson

SUBDIVISION
LOT
BLOCK
general location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]


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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTICHECK THE PRIMARY CONTAGTIORIGINAL SIGNATURES ARE REQUIRED]

## browner

 Jean. Paul Aube III$\square$ APPLICANT

CONTACT PERSON
ADDRESS

$$
509 \text { munson }
$$

## same

Rotwall $\downarrow$
75087
CITY, STATE \& ZIP
CITY, STATE \& ZIP

| PHONE $214,762.0469$ | PHONE |
| :---: | :---: |
| E-MAIL Daube 20 ginail.com |  |

CONTACT PERSON
ADDRESS
$\leqslant$ SAMe

## NOTARY VERIFICATION [REQuired]

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## City of Rockwall

Planning \& Zoning Department
385 S . Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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## PROJECT:

JEAN PAUL AUBE'III
509 MUNSON ROCKWALL TEXAS 75187

## LAWN \& GOLF TURFS

## 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

| From: | Sales, Travis |
| :--- | :--- |
| Sent: | Wednesday, November 15, 2023 9:35 AM |
| To: | 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 NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

Z2023-052

SUP for La Jolla Pointe Drive

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 $\mathrm{IH}-30$ Overlay ( $\mathrm{IH}-30 \mathrm{OV}$ ) 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 ( $\mathrm{M}=$ 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].
I. 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.
I. 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.
I. 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 $3^{\prime}$ 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

| 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 |



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

## STAFF USE ONLY <br> PLANNING \& ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTLL 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 ISELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

$\square$ MASTER PLAT $\left(\$ 100.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE $)^{1}$
$\square$ FINAL PLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ REPLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ AMENDING OR MINOR PLAT (\$150.00)
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN ( $8250.00+\$ 20.00$ ACRE $)$
$\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ( 8100.00 )

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE ( $\$ 200.00+\$ 15.00$ ACRE)
区 SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1 \$ 2}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{~}{ }^{1}$
OTHER APPLICATION FEES:

- TREE REMOVAL ( $\$ 75.00$ )
$\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$


## NOTES:

! IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. \%: A $\$ 1.000 .00$ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]
adDress La Jolla Pointe Drive
SUBdIVISION La Jolla Pointe Addition LOT 22 BLOCK A
general location Corner of La Jolla Pointe Drive \& Carmel Circle
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRNT]

CURRENT ZONING Commercial (C)
PROPOSED ZONING Specific Use Permit (SUP)
ACREAGE 4.2837
LOTS [CURRENT]

PROPOSED USE office
LOTS [PROPOSED]
$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

| $\square$ |  |  |  |
| ---: | :--- | ---: | :--- |
| CONTACT PERSON | 36 Wagon Road, LLC | Paul Liechty | CONTACT PERSON Mant Wavering | Rockwall Economic Development Corporation

CITY, STATE \& ZIP Heath, TX 75032
PHONE
E-MAIL drpliechty@gmail.com

## CITY, STATE \& ZIP Rockwall, TX 75032

PHONE 972-772-0025
E-MAIL mwavering@rockwalledc.com

NOTARY VERIFICATION [REQUIREd]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED $\qquad$ 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 CONUUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."


# 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 UNTLL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

## DIRECTOR OF PLANNING:

CITY ENGINEER:

## PLATTING APPLICATION FEES

$\square$ MASTER PLAT ( $\$ 100.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE $)^{1}$
FINAL PLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
REPLAT ( $\$ 300.00+\$ 20.00$ ACRE) ${ }^{1}$AMENDING OR MINOR PLAT (\$150.00)
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN $\left(\$ 250.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $\left(\$ 200.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
区 SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00$ ACRE) 182
$\square$ PD DEVELOPMENT PLANS $\left(\$ 200.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00) ,
$\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00){ }^{2}$

## NOTES:

::IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE 2: A s1,000.00 FEE WILL BE ADTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. INVOLVES CONSTRUCTION WITHOUT OR THET APPLICATION FEE FOR ANY REQUEST THAT PERMIT.

## PROPERTY INFORMATION [PLEASE PRNTiT]

ADDRESs La Jolla Pointe Drive
subdivision La Jolla Pointe Addition
general location La Jolla Pointe Drive, west of Ridge Rd
LOT 23 BLOCK A

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current zoning Commercial (C)
PROPOSED ZONING
Specific Use Permit (SUP)
ACREAGE
5.6569

LOTS [CURRENT]
CURRENT USE vacant
PROPOSED USE office
LOTS [PROPOSED]
$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
RESULTIN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTCHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

\author{

- OWNER <br> CONTACT PERSON <br> ADDRESS
}

CITY, STATE \& ZIP
PHONE
E-MAIL
scvora@sbcglobal.net

## NOTARY VERIFICATION [REQured]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shaitesh voRA
STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:
$\triangle$ APPLICANT Rockwall Econ
TACT PERSON Matt Wavering
ADDRESS 2610 Observation Trl, Suite 104

CITY, STATE \& ZIP Rockwall, TX 75032
PHONE 972-772-0025
E-MAIL mwavering@rockwalledc.com

## ${ }^{\text {II }}$ HEREBY CERTIFY THAT I A

 $\$ 284.85$$\qquad$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF INFORMATION November 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE TO THE CITY OF ROCKWALL ON THIS THE



City of Rockwall
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.

The City of Rockwall GIS maps are continually under development and timely and accurate information, we make no guarantees. The City of
385 S. Goliad Street
Rockwall, Texas 75087 (P): (972) 771-7745
(W): www.rockwall.com


| 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 Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500 -feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on November 17, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, December 12, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 18, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S . Goliad, Rockwall, TX 75087.

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

## Z2023-052: 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 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 $\mathrm{IH}-30$ Overlay ( $\mathrm{IH}-30 \mathrm{OV}$ ) 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
http://www.rockwall.com/
972-771-7745 Ext. 6568

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

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


Case Number:
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

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

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

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

```
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 ROCKWALL, TX 75087

## BROOKS RICHARD L MD <br> 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

> RESIDENT
> 2608 RIDGE RD ROCKWALL, TX 75087

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

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

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

RESIDENT

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<br>ROCKWALL, TX 75087

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

RESIDENT
3008 PRESTON TR
ROCKWALL, TX 75087

LOTL HOLDINGS LLC 320 PORTVIEW PLACE ROCKWALL, TX 75032

QSR 30 LAND LLC
4515 LBJ FREEWAY
DALLAS, TX 75224

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

RESIDENT 550 E I30
ROCKWALL, TX 75087

RESIDENT
578 E I30
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 E I30 ROCKWALL, TX 75087

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

RESIDENT
610 I30
ROCKWALL, TX 75087

RESIDENT 630 I 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<br>6176 FM 2011<br>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/O 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

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 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 12, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 18, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee<br>Rockwall Planning and Zoning Dept.<br>385 S. Goliad Street<br>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:

$\square \mathrm{I}$ am in favor of the request for the reasons listed below.
$\square$ 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 SECTION


(1) $\begin{array}{lll}\text { Scale: }:^{11}=30^{\prime} & \\ 30^{\prime} & \\ 30^{\prime} & 120^{\prime}\end{array}$


Floood statement




## asanan

Ract 1

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Tract ${ }^{2}$
 Otion

Iotes adoressmg schedule bexceptions
to tract " 0 Describe above














 REPUBULC TTILE O O TEXAS, INC



## 




ALTAINSPS LAND TITLE SURVEY
TRACT 1-5.6569 ACRES
WILLIAM BLEVINS SURVEY
ABSTRACT NO. 9
JAMES SMITH SURVEY ABSTRACT NO. 200 CKY OF ROCKWALL,

## ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX


#### Abstract

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 [FM740], 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,

[^1]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 Concept Plan as depicted in Exhibit ' $B$ ' of this ordinance.
2) Buildings on the Subject Property shall not exceed 120 -feet or as depicted on the building elevations/cross sections contained in the Conceptual Building Heights 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:

1) 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 $2^{\text {ND }}$ DAY OF JANUARY, 2024.

## ATTEST:

Kristy Teague, City Secretary

## APPROVED AS TO FORM:

## Frank J. Garza, City Attorney

$1^{\text {st }}$ Reading: December 18, 2023
$2^{\text {nd }}$ Reading: January 2, 2024

Exhibit 'A'


Exhibit 'B'
Concept Plan


Exhibit ' C '
Conceptual Building Heights


PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

Z2023-053
Amendment to PD-4
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].
I. 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.
I. 6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. 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.
I. 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 |

[^2]- 4\% Engineering Inspection Fees
- Minimum easement width is $20^{\prime}$ 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 $10^{\prime}$ of any public water, sewer or storm line that is $10^{\prime \prime}$ 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 | $11 / 16 / 2023$ |  |
| No Comments |  |  | Approved |
| DEPARTMENT | REVIEWER | Ariana Kistner | $11 / 17 / 2023$ |
| FIRE |  |  | Approved |
| No Comments | REVIEWER | DATE OF REVIEW |  |
| DEPARTMENT | Lance Singleton | $11 / 14 / 2023$ |  |
| GIS |  |  | STATUS OF PROJECT |
| No Comments | REVIEWER | DATE OF REVIEW |  |
| DEPARTMENT | Henry Lee | $11 / 20 / 2023$ | STATUS OF PROJECT |
| POLICE |  |  | NATA |
| No Comments | REVIEWER |  |  |
| DEPARTMENT |  |  |  |

## CONCEPT SITE PLAN



Landscaping:
Landscaping: storm line that is $10^{\prime \prime}$ 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]:

## PLATTING APPLICATION FEES:

$\square$ MASTER PLAT $\left(\$ 100.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
$\square$ PRELIMINARY PLAT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ FINAL PLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ REPLAT ( $\$ 300.00+\$ 20.00$ ACRE) ${ }^{1}$
$\square$ AMENDING OR MINOR PLAT ( $\$ 150.00$ )
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN $(\$ 250.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ SPECIFIC USE PERMIT $\left(\$ 200.00+\$ 15.00\right.$ ACRE) ${ }^{1 \& 2}$
$\boxed{\square}$ PD DEVELOPMENT PLANS ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$

## notes:

$\because: I N$ 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 $81,000.00$ FEE WIL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WTHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS 1661 Ridge Road, Rockwall, TX 75087
SUBDIVISION
LOT
BLOCK
general location Northeast Corner of Ridge Rd \& Dallas Garland N.E. Railroad
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| CURRENT ZONING | PD-4 | CURRENT USE | vacant |
| :---: | :---: | :---: | :---: |
| PROPOSED ZONING | PD-4 (amended) | PROPOSED USE | office |
| ACREAGE | 12.1462 LOTS [CURRENT] |  | LOTS [PROPOSED] |
| SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE. |  |  |  |
| OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] |  |  |  |
| $\square$ OWNER | HFS Management, Inc | 凹 APPLICANT | Rockwall Economic Development Corporation |
| CONTACT PERSON | Richard Chandler | CONTACT PERSON | Matt Wavering |
| ADDRESS | 122 W. John Carpenter Fwy, Ste 400 | ADDRESS | 2610 Observation Trl, Suite 104 |
| CITY, STATE \& ZIP | Irving, TX 75039 | CITY, STATE \& ZIP | Rockwall, TX 75032 |
| PHONE |  | PHONE | 972-772-0025 |
| E-MAIL | rchandler@sei-mi.com | E-MAIL | mwavering@rockwalledc.com |

NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard $P$ Chand e Pre_ [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 $\$ 382.19$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE $\qquad$ 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 PERMITTER TO REPRODUCE ANY COPYRIGHTED INEORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUE STFORPUBLICINFORMATIUN.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


## City of Rockwall

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

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.


| 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 Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500 -feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on November 17, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, December 12, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 18, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S . Goliad, Rockwall, TX 75087.

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

## Z2023-053: 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
http://www.rockwall.com/
972-771-7745 Ext. 6568

City of Rockwall
Planning \& Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2023-053
Case Name: Amendment to PD-4

Case Type:
Zoning:
Case Address: Ridge Rd.

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<br>105 BECKY LANE<br>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

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HALL STEPHANIE MCGARRY 130 PELICAN COVE DR ROCKWALL, TX 75087
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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

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

AZULAY TJ AND MELINDA<br>105 EMERALD COVE<br>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

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 <br> 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 75087SIMS 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

KJT FLYING PROPERTIES LLC PO BOX 1476 ROCKWALL, TX 75087

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

BURKE CASEY JOE AND ANDREA GAYDEN PO BOX 2514
ROCKWALL, TX 75087

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 <br> RICHARDSON, TX 75082

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

ROCKWALLISD 801 E WASHINGTON ST ROCKWALL, TX 75087

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

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 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 12, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 18, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee<br>Rockwall Planning and Zoning Dept.<br>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:

$\square \mathrm{I}$ am in favor of the request for the reasons listed below.
$\square$ 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,


Matt Wavering
Vice President

## CONCEPT SITE PLAN




## CONCEPT SITE SECTION






























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ALTA/NSPS LAND TITLE SURVEY
12.1462 ACRES

DAVID ATKINS SURVEY, ABSTRACT NO. 1 CITY OF ROCKWALL
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## CITY OF ROCKWALL

ORDINANCE NO. 24-XX


#### Abstract

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 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 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 $2^{\text {TH }}$ DAY OF JANUARY, 2024.

## ATTEST:



Frank J. Garza, City Attorney
$1^{\text {st }}$ Reading: December 18, 2023


City of Rockwall, Texas

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 AI 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 AI 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 $\mathrm{S} 21^{\circ} 56^{\prime} 54^{\prime \prime}$ 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 $S 33^{\circ} 0^{\prime} 39^{\prime \prime} \mathrm{W}$ to the PLACE OF BEGINNING containing 3.85 acres.


City of Rockwall, Texas


EXHIBIT 'C':
Concept Plan


EXHIBIT 'D':
Conceptual Cross Sections

(A) Purpose Statement. 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) Permitted Uses. 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
$\square$ Public Library, Art Gallery or Museum
- Local Post Office

Public or Private Primary School
$\square$ 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
V Full Service Car Wash and Auto Detail
■ Self Service Car Wash
$\square$ Service Station
■ Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)

- Helipad

■ Railroad Yard or Shop
■ Transit Passenger Facility

City of Rockwall, Texas
(C) Density and Dimensional Requirements. 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 | $60-\mathrm{FEET}$ |
| :--- | ---: |
| MINIMUM LOT DEPTH | $100-\mathrm{FEET}$ |
| MINIMUM LOT AREA | 6,000 SF |
| MINIMUM FRONT YARD SETBACK ${ }^{1 \& 2}$ | $25-\mathrm{FEET}$ |
| MINIMUM SIDE YARD SETBACK | $10-\mathrm{FEET}$ |
| MINIMUM REAR YARD SETBACK | $10-F E E T$ |
| BETWEEN BUILDINGS | $15-F E E T$ |
| MAXIMUM HEIGHT | $90-F E E T$ |
| MAXIMUM LOT COVERAGE | $60 \%$ |
| FLOOR AREA RATIO | $4: 1$ |

## NOTES:

${ }^{1}$ : 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) PD Development Plan. 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) Variances. 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.

City of Rockwall, Texas

## DATE: 11/20/2023

PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

## SP2023-042

Amended Site Plan for 1007 Ridge Road
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 |
| PLANNING | Angelica Guevara | $11 / 20 / 2023$ |

## 11/20/2023: SP2023-042: Amended Site Plan for an Existing General Retail Building

Please address the following comments ( $\mathrm{M}=$ 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.
I. 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 (SP2023-042) 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 $\qquad$ day of $\qquad$
WITNESS OUR HANDS, this $\qquad$ day of $\qquad$ -

## 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 $6,000 \mathrm{SF}$ 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)
I. 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.
I. 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.
I. 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. <br> 2. Need overall site plan showing dumpster area. <br> 3. Need to show oil/water separator for dumpster area. Must drain to the storm system...not the sanitary sewer. <br> 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 |

[^3]| 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 |



TYPICAL FLOORPLAN NOTES:

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


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DUMPSTER ENCLOSURE SIDE ELEVATION scale: n.t.s.


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09/11/2023
SHEET
P1.03

## 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]:


PROPERTY INFORMATION [PLEASE PRINT]
adDress 1007 Ridge Rd
SUBDIVISION
LOT
BLOCK
GENERAL LOCATION
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNERIAPPHCANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQUIRED]


NOTARY VERIFICATION [REQUIRED]
beFore me, the undersigned authority, on this day personally appeared haman ahmed than [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 \$ $\$$


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



EXISTING REAR ELEVATION


EXISTING RIGHT SIDE ELEVATION
SCAE: $1 / 8^{\circ}=1^{-1} 0^{\circ}$



NEW FRONT ELEVATION
SCALE $1 / 8^{\prime \prime}=1^{\prime}-0^{\prime \prime}$


NEW REAR ELEVATION
SCALE: $1 / 8^{\circ}=1^{\prime}-0^{\circ}$


AWING DETAIL


NEW RIGHT SIDE ELEVATION
CALE: $1 / 0^{\circ}=r^{\prime-a^{-}}$


NEW LEFT SIDE ELEVATION
SCALE: 1/8" - $\mathrm{r}^{\prime-0^{\circ}}$

TYPICAL FLOORPLAN NOTES:

1. DOWEL CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
REFERENCE STRUCTURAL DRAWINGS FOR COLUMN
DESIGNATIONS AND ADDITIONAL INFORMATION.
2. 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 UTLLITIES BEYOND $5^{\prime}-0$ " OF BUILDING PERIMETER.
REFERENCE ELEVATIONS FOR TRANSOM WINDOW
LOCATIONS AND REFERENCE NUMBERS
REFFR TO EXTERTOR E EVATIONS FOR EXTENT OF STOREFRONT WORK.

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DUMPSTER ENCLOSURE SIDE ELEVATION scale: n.t.s.


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


## GENERAL NOTES

1. CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
2. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR FUL INFORMATION NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE
PROJECT. ADDITIONAL INFORMATION SHALL EE OBTANED PRODECC. ADDITIONAL INFORMATION SHALL EE OBTAINED
FROM THE OWNER.
3. NOTIFY ARCHITECT AND OWNER OF ERRORS, OMISIIONS, AND DISCREPANCIES IN CONTRACT DOCLMENTS, OR CONSTRUCTION CONDITIONS. ERRORS, OMISSIONS, AND
DISCREPANCIES MUST BE RESOVED AND DOCUMENTED IISCREPANCIES MUST BE RESOVVED AND DOCUMENTED QUESTION. FAILURE TO NOTIFY THE OWNER AND ARCHITECT IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTTING OLLIGATIONS OR CODE COMPLIANCE, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.
4. CIVLL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, 4.1. ARCHITCCT'S ELECTRICAL, MECHANICAL, AND PLUMMBING PLANS ARE DIAGRAMMATTIC ONLY, ACTUAL DESIGN BY OWNER'S CONSULTANT.
4.2. REFER TO CMIL AND LANDSCAPE DRAWINGS FOR
5. GRADING AND RRANAGE REQUIREMENTS,
4.3. REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL
 4.4. COORCDINATE SOIL COMPACTION REQUIREMENTS .4. COORDINATE SOIL COMMACHIN REQUIREMENT BENIINEER.
ENGIER
6. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
7. VERIFY TYPE AND LOCATION OF UTLLTTIES SERVING STTE.
8. REFER TO ELEVATTONS FOR ROOFS TO BE GUTTERED.
SUBMIT PROPOSED LOCATIONS OF GUITERS AND DOWMSPOUTS TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
9. ALL FLLOOR FINISH HEIGHTS TO MATCH. FLOOR ELEVATIONS AT SECOND FLOOR ARE GIVEN TO TOP OF -
10. install studs at closet side wall rod locations, MEASURED 10" FROM BaCK WALL
11. EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED ACCORDANCE WITHANS instructions and details.
12. FIRE SPRINKLERS SYSTEMS: REERR TO LOCAL

SHOP DRAWINGS SHALL BE SUEMITTED TO OWNER AN ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT. I.E. WINDOWS, STEEL, CAST 13. THE CONTRACTOR SHALL PAY ALL RINES, GIVE AL

ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT

AL GARAGE DOORS SHALL HAVE REMOTE ACCESS. MATERTALL ON GARAGE WILL EE ALUMINUM WTH A LIGHT RONZE FINISH.
15. ALL CONCRETE AREAS SHALL FORMED WTTH git tinst with matierial and shall have à RUSH FINISH WITH A STONE BOARD.
16. EXISTING BACK YARD TREE SHALL BE USED TO MEET AND D SHALL COMPLY ITH CITY OF DESOTO TREE SURVEY.

## FOR DIMENSICN PURPOSES:

1. DO NOT SCALE DRAWINGS.
2. VERIFY DIMENSIONS: NOTIFY ARCHITECT OF ANY
DISCREPANCIES.
3. WOOD STUD WALLS: $2 \times 4^{\prime} \mathrm{S}$ @ 16" O.C. TO A MAXIMUM HEIGHT OF $10^{-}-0^{\prime \prime}$, SUPPORTING ONE FLOOR, ROOF, AND ELLING. STORY CONDITOLL HEIGHTS EXCEEDING $10^{\prime}-0^{0 \prime}$ AND 3 STORY CONDITONS REQUIRE STRUCT
4. EXTERIOR WOOD STUD/MASONRY ASSEMBLLES:

5. Interior wood studs dimensioned to centerline o WALL, EXCEPTION: FLAT STUDS DIMENSIONED 2" THICK AND OVER G" THICK STUD WALLS DIMENSIONED OUT-TO-OUT.
6. Wall plate heights: cross reference exterior ELLEVATIONS,
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 $1 / 8^{\circ}=0^{-0^{\circ}}$

## DATE: 11/20/2023

PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

## SP2023-044

SIte Plan for 1760 Airport Road
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.
I. 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 $\qquad$ day of $\qquad$
WITNESS OUR HANDS, this $\qquad$ day of $\qquad$ -.
$\overline{\text { Planning \& Zoning Commission, Chairman }}$
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,
(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 $9^{\prime} \times 20^{\prime}$. (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 $99^{\prime} \times 20^{\prime}$.
2. Please label $20^{\prime}$ drainage easement here.
3. Label $64 ' \times 15^{\prime}$ 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 $3^{\prime}$ 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 $20^{\prime}$ min radius if buildings are less than $30^{\prime}$ 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 ELEVATIONS WHERE ARE THE SCUPPERS AND ROOF DRAIN DOWNSPOUTS. \#15 SCUPPERS ARE LISTED BUT NOT SHOWN, AND \#11 IS SHOWN BUT NOT LISTED. <br> * DUMPSTER ENCLOSURE- SHOWS SPLIT FACE CMU ON THE EXTERIOR BUT I DON'T SEE THIS ON THE BUILDING ELEVATIONS AS A MATERIAL - NEED TO REVISE PLAN <br> * OIL WATER SEPARATOR FOR THE DUMPSTER ENCLOSURE SHALL DRAIN 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.


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WINESS OUR HANOS, this - day of -_—_ ${ }^{2023}$

Thaming 8 2oning Conmisson, Chimman

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



COLORED DETAIL REPRESENTS Phasee2: BUILDINGS 02,03
(NUMBER OF PHASES \& BUILDINGS IN EACH PHASE TO BE DECIDED

ste plan sigature block

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$-{ }^{2023}$
Pamming zonng commsson, Chaiman $\qquad$


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

## STAFF USE ONLY <br> PLANNING \& ZONING CASE NO.

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

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

## PLATTING APPLICATION FEES:

$\square$ MASTER PLAT ( $\$ 100.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE)
$\square$ FINAL PLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
REPLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$
$\square$ AMENDING OR MINOR PLAT (\$150.00)
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )

## SITE PLAN APPLICATION FEES:

Q SITE PLAN $(\$ 250.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1 \& 2}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
$\square$ VARIANCE REQUESTISPECIAL EXCEPTIONS $(\$ 100.00)^{2}$


## NOTES:

$\frac{1}{5}$ : IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESIS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 3: A $\$ 1,000.00$ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUULDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS 1760 Airport rd, Rockwall, TX 75087
SUBDIVISION A102, D Harr: Tract 2-01 LOT BLOCK
GENERAL LOCATION
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING
Light Industrial
PROPOSED ZONING
ACREAGE
6.18

LOTS [CURRENT]

CURRENTUSE Vacant PROPOSED USE Light industrial

1

LOTS [PROPOSED]
$\star$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULTIN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

| ELOWNER | FlexSpace Business Parks LLC | APPLICANT | RSG ENGINEERING |
| ---: | :--- | ---: | :---: |
| CONTACT PERSON | Roy Bhavi | CONTACT PERSON | HIND SAAD |
| ADDRESS | 835 Tillman Dr, | ADDRESS | 13501 KATY FREEWAY, STE. 3180 |

CITY, STATE \& ZIP Allen TX75013
PHONE 972.674.8933
E-MAIL roy.bhavi@flexspacebusinessparks.co

CITY, STATE \& ZIP Houston, TX 77041
PHONE 281-248-6785
E-MAlL hind@rsgcompanies.com

NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:
"I HEREBY CERTIFY THATI AM THE OWNER FOR THE PURPOSE OF THIS APPLCATION; ALL INFORMATION SUBMITED HEREN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF



## 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.








|  | $\begin{aligned} & \text { ROCKWALL INDUSTRIAL } \\ & \text { NORTH JOHN IKING BLVD. } \end{aligned}$ | IMAGES |  |
| :---: | :---: | :---: | :---: |
| 13501 KATY FREEWAY <br> SUITE 3180 <br> houston, texas 7 roz9 <br> PH. 713-783-7777 <br> TBPE FIRM \#: 15498 |  | Project No: | SHEET No: <br> 01 |




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(1)






(3) Dunpstrer Reant flevation



## GENERAL NOTES








(1) PRASE: ISTE PLAN

COLORED DETAIL REPRESENTS PHASE 1
$\qquad$

$\square$
COLORED DETAIL REPRESENTS PHASE 3


ste plansisanture block


Pamaning Z Zoning Commisson, Chaiman

## ** 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
Manager, Obstruction Evaluation Group
Attachment(s)
Additional Information
Case Description
Map(s)

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: | $32-55-30.70 \mathrm{~N}$ NAD 83 |
| Longitude: | 96-25-57.70W |
| Heights: | 577 feet site elevation (SE) <br>  |
|  | 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.

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-13751-OE.

Signature Control No: 598974877-600361931
Mike Helvey
Manager, Obstruction Evaluation Group
Attachment(s)
Additional Information
Case Description
Map(s)

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: | $32-55-28.50$ N 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:

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-13752-OE.

Signature Control No: 598974878-600361928
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 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) |

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:
$\qquad$ At least 10 days prior to start of construction (7460-2, Part 1)
$\qquad$ 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.
(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.

Signature Control No: 598974879-600361932
(DNH)
Mike Helvey
Manager, Obstruction Evaluation Group
Attachment(s)
Additional Information
Case Description
Map(s)

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: }\quad574\mathrm{ 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.
(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-13754-OE.

Signature Control No: 598974880-600361929
Mike Helvey
Manager, Obstruction Evaluation Group
Attachment(s)
Additional Information
Case Description
Map(s)

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\mathrm{ 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:
$\qquad$ At least 10 days prior to start of construction (7460-2, Part 1 )
$\qquad$ 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-FLLED 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.

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-13755-OE.

Signature Control No: 598974881-604223805
(DNH)
David Maddox
Manager, Obstruction Evaluation Group
Attachment(s)
Additional Information
Case Description
Map(s)

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: | $32-55-30.50 \mathrm{~N}$ NAD 83 |
| Longitude: | 96-26-00.40W |
| Heights: | 572 feet site elevation (SE) <br>  |
|  | 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:

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.

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

Page 2 of 8
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<br>David Maddox<br>Manager, Obstruction Evaluation Group<br>Attachment(s)<br>Additional Information<br>Case Description<br>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 Cl 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.

- $\quad \mathbf{9 0 \%}$ Primary Materials \& $\mathbf{1 0} \%$ 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.
- $\quad$ 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 $5^{\prime \prime}$ 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 $40^{\prime}-0^{\prime \prime}$ on center along the Railroad south property line.


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

Sincerely,


Deepak "Roy" Bhavi

Principal \& Founder | FlexSpace Business Parks

## DATE: 11/20/2023

PROJECT NUMBER:
PROJECT NAME:
SITE ADDRESS/LOCATIONS:

## SP2023-046

Site Plan for Phase 1, Homestead Subdivision
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.

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)
I. 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 $20^{\prime}$ 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 $20^{\prime}$ 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 PERMIT REQUIRED FOR AMENITY CENTER, RETAINING WALL, IRRIGATION AND POOL, POOL AND BARRIER REQUIREMENT TO MEET 2021 ISPSC
AND TEXAS HEALTH AND SAFETY 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 address will be 3200 FISHER RD, ROCKWALL, TX 75032 Also, Hardin Blvd. should be Shaddock 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.




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 UNTL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

| PLATTING APPLICATION FEES: | ZONING APPLICATION FEES: |
| :---: | :---: |
| $\square$ MASTER PLAT ( $\$ 100.00+\$ 15.00$ ACRE $)^{1}$ | $\square$ ZONING CHANGE ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$ |
| $\square$ PRELIMINARY PLAT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$ | $\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE $)^{182}$ |
| $\square$ FINAL PLAT ( $\$ 300.00+\$ 20.00$ ACRE) ${ }^{1}$ | $\square \mathrm{PD}$ DEVELOPMENT PLANS ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$ |
| $\square$ REPLAT ( $\$ 300.00+\$ 20.00$ ACRE) ${ }^{1}$ | OTHER APPLICATION FEES: |
| $\square$ AMENDING OR MINOR PLAT (\$150.00) | $\square$ TREE REMOVAL (\$75.00) |
| $\square$ PLAT REINSTATEMENT REQUEST (\$100.00) | $\square$ VARIANCE REQUEST/SPECIAL EXCEPTIONS $(\$ 100.00)^{2}$ |
| SITE PLAN APPLICATION FEES: | $\frac{\text { NOTES: }}{\text { I }}$ IN DETERMINNG THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE |
| $\square$ SITE PLAN (\$250.00 + \$20.00 ACRE) ${ }^{1}$ | PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE |
| $\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | 2: A S1,000.00 FEE WIL BE ADDED TO THE APPLICAION FEE FOR ANY REQUEST THAT INvoLVES CONSTRUCTION WTTHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMT |

PROPERTY INFORMATION [PLEASE PRINT]
ADDRESS Amenity Center within Homestead
SUBDIVISION
Homestead
LOT
9 BLOCK
F

## general location Corner of Fisher Road and Hardin Boulevard

| ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| CURRENT ZONING | Sin | ntial | CURRENT USE | Private Recreation Center |
| PROPOSED ZONING | Sing | ntial | PROPOSED USE | Private Recreation Center |
| ACREAGE | 1.60 | LOTS | 1 | LOTS [PROPOSED] |

S SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULTIN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQUIRED]

| - OWNER | SH DEV KLUTTS ROCKWALL LLC | $\square$ APPLICANT | Johnson Volk Consulting |
| :---: | :---: | :---: | :---: |
| CONTACT PERSON | Stephen Pepper | CONTACT PERSON | Cody Johnson |
| ADDRESS | 2400 Dallas Parkway | ADDRESS | 704 Central Parkway East |
|  | Suite 460 |  | Suite 1200 |
| CITY, STATE \& ZIP | Plano, Texas 75093 | CITY, STATE \& ZIP | Plano, Texas 75074 |
| PHONE | 972-526-7700 | PHoNe | 972-201-3100 |
| E-MALL | stephen.pepper@shaddockhomes.com | E-MAIL | cody.johnson@johnsonvolk.com |

NOTARY VERIFICATION [REQUIRED] 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 \$ 382.00

TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 th
Nowember 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 TR PEPRQDUGEAANK CPDVR SUBMITTED IN CONUUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUE


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.



BUILDING MATERIAL CALCULATIONS




4
South Elevation


| PLANT LIST |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| KEY | ESTIMATED QUANTITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SpACING | REMARKS |
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| во | 7 | ook | quercus macrocirea | 4 " calip | as shown | Stich |
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| ${ }^{\text {RB }}$ | 6 | texas repbud | cremer | ${ }^{2 \prime}$ C CIIPrer | Is shown |  |
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|  | 67 | gioss גвela | Lindea X grandifora | ov | ${ }^{36}{ }^{\text {co.c. }}$ | Contaner grown fulip plant |
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|  | 10 | (iorsing ilitit | MISCANTHUS SNESNIS | galuon | $6^{\text {a }}$ oc. | Contaner grownj fuli plant |
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|  | 50,15 | common bernuda gress | Crnodon dactilion |  | sould sod | Mindman low\% coverrage ali areas shown |

 SECTION

(2) TYPICAL TREE PLANTING


(3) TYPICAL SHRUB AND GROUNDCOVER PLANTING

## GENERAL LANDSCAPE NOTES

$\frac{\text { INSPECTIONS }}{1.1}$
























 $\frac{\text { TREE PROTECTION NOTES }}{\text { CONTACT }}$








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APPROVED:
ty f Rockwall,

witiness our hands, this [DAY] day of MONTH, (YEAR].

PLAN/SECTION
O

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

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]:    $\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

[^1]:    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 --

[^2]:    11/14/2023: General Comments:
    General Items:

    - Must meet City 2023 Standards of Design and Construction

[^3]:    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

