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

#### (I) CALL TO ORDER

#### (II) <u>APPOINTMENTS</u>

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

#### (III) OPEN FORUM

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

#### (IV) CONSENT AGENDA

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

#### (2) P2023-038 (ANGELICA GUEVARA)

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

#### (V) ACTION ITEMS

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

#### (3) SP2023-033 (ANGELICA GUEVARA)

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

#### (4) SP2023-041 (ANGELICA GUEVARA)

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

#### (5) **SP2023-043 (ANGELICA GUEVARA)**

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

#### (6) SP2023-045 (ANGELICA GUEVARA)

Discuss and consider a request by Steven Huffman of Huffman Communications Sales, Inc. on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval of an <u>Amended Site Plan</u> for an Industrial Campus on a 99.849-acre tract of land

identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

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

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

#### (VI) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is 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 <u>Specific Use Permit (SUP)</u> for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary.

#### (9) **Z2023-053 (HENRY LEE)**

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

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

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

#### (11) **SP2023-044 (HENRY LEE)**

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

#### (12) SP2023-046 (HENRY LEE)

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

- (13) <u>Director's Report</u> of post City Council meeting outcomes for development cases (RYAN MILLER).
  - P2023-034: Replat for Lots 2 & 3, Block A, Gamez Addition (APPROVED)
  - Z2023-049: Specific Use Permit (SUP) for Heavy Manufacturing (1<sup>ST</sup> READING; APPROVED)
  - Z2023-050: Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit for 605 E. Washington Street (1<sup>ST</sup> READING; APPROVED)
  - Z2023-051: Zoning Change from AG to LI for 1775 Airport Road (1<sup>ST</sup> READING; APPROVED)

#### (VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on <u>November 21, 2023</u> at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



#### CITY OF ROCKWALL

#### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission

DATE: November 28, 2023

**APPLICANT:** Erick Nolasco; *Eagle Surveying, LLC.* 

CASE NUMBER: P2023-038; Final Plat for Lot 1, Block A, Tri-Tex Addition

#### **SUMMARY**

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

#### PLAT INFORMATION

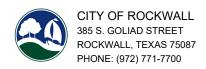
- <u>Purpose</u>. The applicant is requesting the approval of a <u>Final Plat</u> for a 1.50-acre parcel of land (i.e. Tract 8-3 of the J.D. McFarland Survey, Abstract No. 145) for the purpose of establishing the fire lane and utility easements necessary for the development of an office building on the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

#### **CONDITIONS OF APPROVAL**

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

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

## PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: P2023-038

PROJECT NAME: Lot 1, Block A, Tri-Tex Addition

SITE ADDRESS/LOCATIONS: 955 SIDS RD

CASE CAPTION: Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval

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

and take any action necessary.

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

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

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

- I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, and addressed as 955 Sids Road.
- 1.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (P2023-038) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to the following:

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

- M.5 Please remove all building lines with the exception of the building line adjacent to Sids Road (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).
- M.6 Please label all existing and proposed easements indicating the type, purpose, and width of the easement (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

- M.7 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- M.8 Provide the new Owner's Certificate of Dedication language contained in Chapter 38, Subdivisions, of the Municipal Code of Ordinances (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.9 All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the attached standard plat wording document (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.10 Please provide the updated standard plat wording (see attached) (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.11 Provide Surveyor seal on the final copy of the subdivision plat (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.12 Please provide the following Signature Block on the second page (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL		
PLANNING AND ZONING COMMISSION		
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

**REVIEWER** 

Lance Singleton

REVIEWER

**REVIEWER** 

Travis Sales

Chris Cleveland

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.

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

11/14/2023

11/20/2023

11/14/2023

DATE OF REVIEW

DATE OF REVIEW

DATE OF REVIEW

STATUS OF PROJECT

Approved

Approved

STATUS OF PROJECT

STATUS OF PROJECT

Approved w/ Comments

DEPARTMENT

No Comments

No Comments

No Comments

DEPARTMENT

**POLICE** 

**PARKS** 

GIS

DEPARTMENT

PROJECT COMMENTS: P2023-038: Lot 1, Block A, Tri-Tex Addition

# (1" = 2,000')

**VICINITY MAP** 

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

#### **GENERAL NOTES**

- 1. The purpose of this plat is to add easements to an existing lot of record for site development.
- 2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra 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.
- 5. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 8. The subject property is Zoned HC Heavy Commercial District.

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

CLIDVE TABLE

#### **SURVEYOR** Eagle Surveying, LLC Contact: Erick Nolasco 222 S. Elm Street, Suite: 200 Denton, TX 76201

(940) 222-3009

**OWNER** Tri-Tex Construction, Inc.

Contact: David Lindsay 797 N. Grove Road Richardson, TX 75081 (972) 644-1410

Project 2305.042-05 10/30/2023 Drafter **SURVEYING** ΕN

**EAGLE SURVEYING, LLC** 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

#### 1/2"IRF. N:7015522.38 LOT 2, BLOCK A BROWN & BROWN SUBDIVISION Need to label the CAB. B, PG. 294 cross-section with the 100 year water surface elevation CALLED 52.375 ACRES ROCKWALL HALL PARKWAY LOTS, L.P. VOL. 4126, PG. 46 O.P.R.R.C.T. CALLED 1.48 ACRES ROCKWALL INDEPENDENT SCHOOL DISTRICT VOL. 5039, PG. 179 Verify this is the floodplain. Floodplain CALLED 1.50 ACRES RODD HANNA'S AIR PERFORMANCE must be within a drainage easement HEATING AND AIR CONDITIONING, INC. VOL. 1661, PG. 79 with an additional 20' outside of floodplain. LOT 1 ZONE "AE" Label min finished **BLOCK A** NON-SHADED floor to be 2' above 1.50 ACRES ZONE "X" 65,382 SQ.FT. 100 year water surface APPROXIMATE LOCATION OF FLOOD LINE AS SCALED PER FEMA MAP Fire lane and access only. Utility easement not needed. CALLED 4.99 ACRES JS CUSTOM HOMES, LLC DOC. NO. 20160000003436 O.P.R.R.C.T. PK NAIL SET 20' RCH W.S.C DEDICATION 0.03 ACRES EASEMEN<sup>-</sup> 1,347 SQ.FT. List easement filing information **LEGEND** = ELECTRIC METER POB = POINT OF BEGINNING

CIRS = CAPPED IRON ROD SET

CIRF = CAPPED IRON ROD FOUND

DOC. NO. = DOCUMENT NUMBER VOL. = VOLUME

= PAGE

OFFICIAL PUBLIC RECORDS, O.P.R.R.C.T.:

ROCKWALL COUNTY, TEXAS

FIRE LANE, ACCESS. & UTILITY EASEMENT

= SUBJECT BOUNDARY

-··—··− = ADJOINER BOUNDARY

---- **= EASEMENT** 

= POWER POLE

= GUY WIRE

= OVERHEAD UTILITIES

= BURIED CABLE SIGN

= CABLE VAULT

= IRRIGATION CONTROL

T = TELECOMMUNICATIONS

= CABLE UTILITY MARK

VALVE

RISER

= WATER METER

= STORM DRAIN

MANHOLE

= SANITARY MANHOLE

(D) = STORM DRAIN **MANHOLE** 

### FINAL PLAT TRI-TEX ADDITION

LOTS 1, BLOCK A 1.50 ACRES (65,382 SQ.FT.)

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

CASE NO.

PAGE 1 OF 2



#### **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

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

☑ PRELIMINARY P ☐ FINAL PLAT (\$30 ☐ REPLAT (\$300.0 ☐ AMENDING OR I	\$100.00 + \$15.00 ACRE) <sup>1</sup> PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 00.00 + \$20.00 ACRE) <sup>1</sup>	☐ ZONING CHAI ☐ SPECIFIC USI ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMOV	ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup> OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>			
SITE PLAN APPLICATION FEES:  SITE PLAN (\$250.00 + \$20.00 ACRE) 1  AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		PER ACRE AMOUNT. F ≥: A \$1,000.00 FEE W	WOTES:  T. 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			
PROPERTY INFO	RMATION [PLEASE PRINT]					
ADDRESS	955 Sids Road					
SUBDIVISION			LOT	BLOCK		
GENERAL LOCATION	Sids Road between Mims Rd an	d Goliad Rd				
ZONING. SITE PL	AN AND PLATTING INFORMATION (PLEAS	SE PRINTI				
CURRENT ZONING	IN THE RESIDENCE OF THE PROPERTY OF THE PROPER	CURRENT USE				
PROPOSED ZONING		PROPOSED USE				
ACREAGE	1.50 LOTS [CURRENT	1	LOTS [PROPOSED]	1		
REGARD TO ITS A RESULT IN THE DE	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TO PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ENIAL OF YOUR CASE.  ANT/AGENT INFORMATION [PLEASE PRINTICE]	STAFF'S COMMENTS BY	THE DATE PROVIDED ON THE DEV	ELOPMENT CALENDAR WILL		
OWNER OWNER	Tri-Tex Construction, Inc.	APPLICANT	Eagle Surveying, L			
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@eaglesurvey	ing.com		
	CATION (REQUIRED) SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE ON ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE		ISA: [OWNER]	THE UNDERSIGNED, WHO		
SUBMITTED IN CONTAINED SUBMITTED IN CONJUNCTI GIVEN UNDER MY HAND	AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A  TO COVER THE COST OF THIS APPLICATION, H  20 BY SIGNING THIS APPLICATION, I AGR D WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ON WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO  AND SEAL OF OFFICE ON THIS THE  OWNER'S SIGNATURE  FOR THE STATE OF TEXAS	AS BEEN PAID TO THE CITY EE THAT THE CITY OF ROC 3 ALSO AUTHORIZED AND OCIATED OR IN RESPONSE	OF ROCKWALL ON THIS THE  CKWALL (I.E. "CITY") IS AUTHORIZED  PERMIT  TO A REQUEST FOR BUBLIC INFORMS  Notary  Not	DAY OF AND PERMITTED TO PROVIDE ERROY OTTWELL Public, State of Texas 1. Expires 06-12-2025 ary ID 129455150		





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

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

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



# (1" = 2,000')

**VICINITY MAP** 

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

#### **GENERAL NOTES**

- 1. The purpose of this plat is to add easements to an existing lot of record for site development.
- 2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra 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.
- 5. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 8. The subject property is Zoned HC Heavy Commercial District.

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

#### **SURVEYOR** Eagle Surveying, LLC Contact: Erick Nolasco 222 S. Elm Street, Suite: 200 Denton, TX 76201

**OWNER** Tri-Tex Construction, Inc. Contact: David Lindsay

797 N. Grove Road Richardson, TX 75081 (940) 222-3009 (972) 644-1410

Project 2305.042-05 10/30/2023 Drafter **SURVEYING** ΕN

**EAGLE SURVEYING, LLC** 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

## 1/2"IRF. N:7015522.38 LOT 2, BLOCK A BROWN & BROWN SUBDIVISION CAB. B, PG. 294 CALLED 52.375 ACRES ROCKWALL HALL PARKWAY LOTS, L.P. VOL. 4126, PG. 46 O.P.R.R.C.T. CALLED 1.48 ACRES ROCKWALL INDEPENDENT SCHOOL DISTRICT VOL. 5039, PG. 179 CALLED 1.50 ACRES RODD HANNA'S AIR PERFORMANCE HEATING AND AIR CONDITIONING, INC. VOL. 1661, PG. 79 O.P.R.R.C.T. LOT 1 ZONE "AE" **BLOCK A** NON-SHADED 1.50 ACRES ZONE "X" 65,382 SQ.FT. APPROXIMATE LOCATION OF FLOOD LINE AS SCALED PER FEMA MAP CALLED 4.99 ACRES JS CUSTOM HOMES, LLC DOC. NO. 20160000003436 O.P.R.R.C.T. PK NAIL SET 20' RCH W.S.C DEDICATION 0.03 ACRES EASEMEN<sup>-</sup> 1,347 SQ.FT. **LEGEND**

POB = POINT OF BEGINNING

CIRS = CAPPED IRON ROD SET CIRF = CAPPED IRON ROD FOUND

DOC. NO. = DOCUMENT NUMBER

VOL. = VOLUME PG. = PAGE

\_ OFFICIAL PUBLIC RECORDS, O.P.R.R.C.T.:

ROCKWALL COUNTY, TEXAS

FIRE LANE, ACCESS,

& UTILITY EASEMENT = SUBJECT BOUNDARY

-··—··− = ADJOINER BOUNDARY

---- **= EASEMENT** 

= POWER POLE

= GUY WIRE

= OVERHEAD UTILITIES

= CABLE VAULT

RISER

VALVE

= CABLE UTILITY MARK

T = TELECOMMUNICATIONS

= BURIED CABLE SIGN

= ELECTRIC METER

= WATER METER

= STORM DRAIN

MANHOLE

= IRRIGATION CONTROL

= SANITARY MANHOLE

STORM DRAIN MANHOLE

### FINAL PLAT TRI-TEX ADDITION

LOTS 1, BLOCK A 1.50 ACRES (65,382 SQ.FT.)

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

CASE NO.

PAGE 1 OF 2

#### **OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

#### **NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

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

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

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

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

Project
2305.042-05

Date
11/10/2023

Drafter
EN

SURVEYING

EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177

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

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

OWNERS: TRI-TEX CONSTRUCTION, INC.		
BY:		
BY:Signature	Date	_
BY:		
Printed Name & Title		
STATE OF TEXAS § COUNTY OF §		
BEFORE ME, the undersigned authority, on this day pers known to me to be the person whose name is subscri considerations therein expressed and in the capacity ther	sonally appearedibed to the foregoing instrument, and acrein stated.	of <b>TRI-TEX CONSTRUCTION, INC.</b> cknowledged to me that she executed the same for the purposes and
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE	this day of	, 2023.
Notary Public in and for the State of Texas	My Commission Expires	
	CERTIFICATE OF SURV	VEYOR
NOW THEREFORE KNOW ALL MEN BY THESE PRES	ENTS:	
THAT I, <b>MATTHEW RAABE</b> , do hereby certify that I prep properly placed under my personal supervision.  PRELIMINARY  his document shall not be recorded for any purpose and shall	pared this plat from an actual and accurate	survey of the land, and that the corner monuments shown thereon were
of the used or viewed or relied upon as a final survey document		
Matthew Raabe	Date	

CERTIFICATE OF APPROVAL			
Chairman Planning & Zoning Commission  APPROVED:	Date		
I hereby certify that the above and foregoing plat of T	RI-TEX ADDITION an addition to		
the City of Rockwall, Texas, was approved by the City the day of, 2023.	Council of the City of Rockwall on		
This approval shall be invalid unless the approved plat for office of the County Clerk of Rockwall, Texas, within one the said date of final approval.			
WITNESS OUR HANDS, this day of	, 2023.		
Mayor, City of Rockwall City	y Secretary, City of Rockwall		
City Engineer			

Registered Professional Land Surveyor #6402

# FINAL PLAT TRI-TEX ADDITION LOTS 1, BLOCK A

1.50 ACRES (65,382 SQ.FT.)

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

CASE NO. P\_\_\_\_\_ PAGE 2 OF 2



#### CITY OF ROCKWALL

#### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission

DATE: November 28, 2023

APPLICANT: Dillon Stokes; Stoked Out Services

CASE NUMBER: SP2023-033; Amended Site Plan for 1410 S. Goliad Street

On August 11, 2020, the Planning and Zoning Commission approved an Amended Site Plan [i.e. Case No. SP2020-013] to allow the expansion and remold of the exterior of the existing amenity center for the Pebblebrook Apartment Complex (i.e. Eastbank Apartment Complex). As part of the Site Plan case, the Planning and Zoning Commission approved building elevations that incorporated HardieBoard horizontal siding and Lueder limestone. The applicant also was granted a variance to the Roof Design Standards to allow a roof pitch of 3:12 on the building; however, the expansion and remodel never took place and the subject property switched ownership prior to the current application. On October 20, 2023, the applicant -- Dillon Stokes -- submitted an application for an Amended Site Plan to add metal paneling to part of the building 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) <u>90% Masonry Requirement</u>. According to Subsection 05.01 (C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% *Primary* materials ..." In this case, the proposed building is utilizing less than 90% *Primary* materials, which will require a *variance* from the Planning and Zoning Commission.
- (2) <u>Cementitious Materials</u>. According to Subsection 05.01 (C)(2) of Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC), "(t)he use of cementitious materials shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is proposing to utilize stucco within the first four (4) feet of the buildings' façade, which will require a *variance* from the Planning and Zoning Commission.
- (3) <u>Roof Design Standards</u>. According to Subsection 04.01(A)(1), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)II structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being remodeled with a flat roof without a parapet, which will require a <u>variance</u> from the Planning and Zoning Commission.

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

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

#### DEVELOPMENT APPLICATION

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

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:

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] **ZONING APPLICATION FEES:** PLATTING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹ ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 82 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 ☐ PLAT REINSTATEMENT REQUEST (\$100.00) IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT MAMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION [PLEASE PRINT] 1410 S. GOLLAD ST. ROLLWALL TY 75087 **ADDRESS BLOCK** LOT SUBDIVISION **GENERAL LOCATION** ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] **CURRENT USE CURRENT ZONING** PROPOSED USE PROPOSED ZONING LOTS [PROPOSED] LOTS (CURRENT) **ACREAGE** SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE. OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] □ APPLICANT STOKED OUT SENICES OWNER CHAPARAL PARTNERS CONTACT PERSON DILLOW STOKES CONTACT PERSON MICHAEL HENDMULS 4455 CR. 260B **ADDRESS** 4925 CILEENVILLE ANE STUTE 860 ADDRESS CITY, STATE & ZIP DALLAS. T.L. 75206 CITY, STATE & ZIP CADOO MILLS. TY, 75135 PHONE 214-912-4097 **PHONE** 972-922-2644 E-MAIL DILLOR @ STOKEDOUTS ERVICES.COM E-MAIL MHEN DRICKS PCHAPARRAL PARTNERS, COM NOTARY VERIFICATION [REQUIRED] [OWNER] THE UNDERSIGNED, WHO 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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE

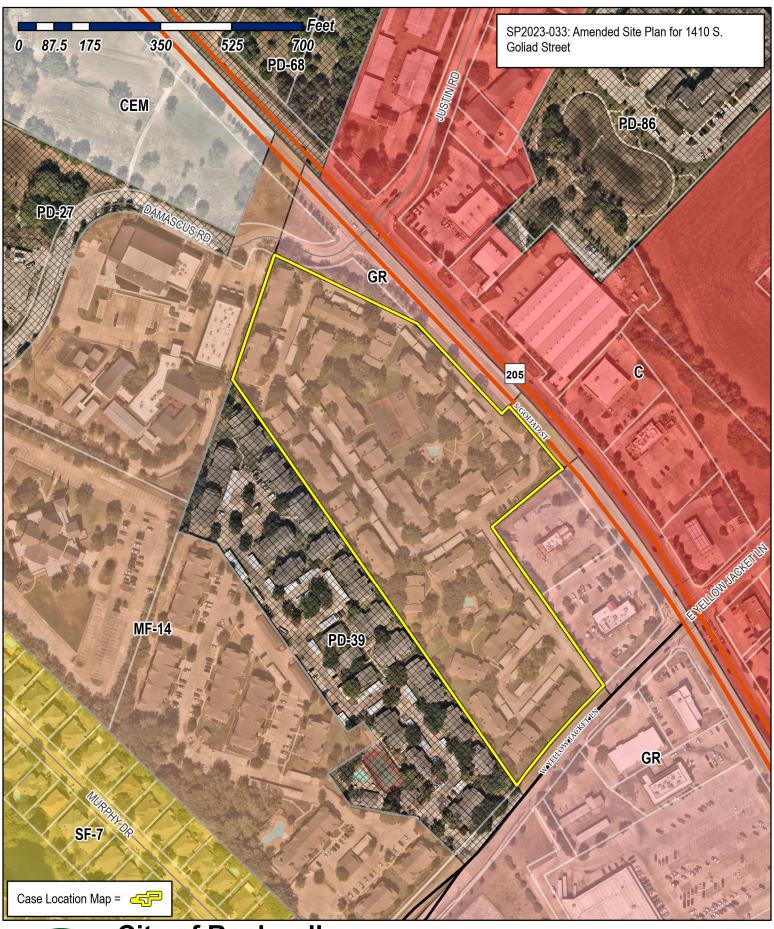
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION." GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE L

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ADRIENNE T. STOKES Notary-Public,-State of Texas EXPIRES. Expires 04-25-2027 Notary ID 134324042



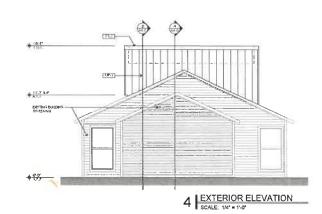


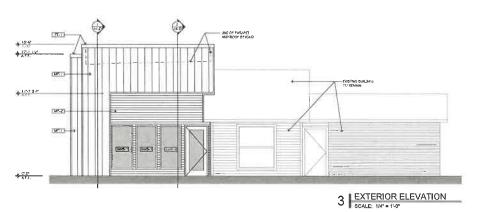
# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 774 7745

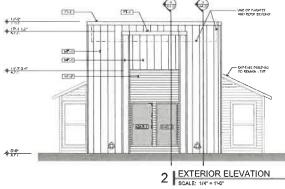
(P): (972) 771-7745 (W): www.rockwall.com

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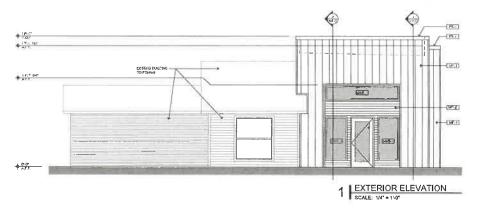












CLARK DESIGN Co

Architecture + Interior Design

4101 W. Green Oaks 8lvd. #305-575 Arlington, TX 76016 Tel: 972.567.5234



onsultant

# Broket I

Eastbank Apartments
Leasing Office
1410 S. Goliad Street
Rockwall, TX

Copyright Information

The drawing is an instrument of service and property of Londy Architects and shall remain a life property. The use of their develop shall be prepared and publication thereof is expression that it is property in the control of the property in the p

Revisio

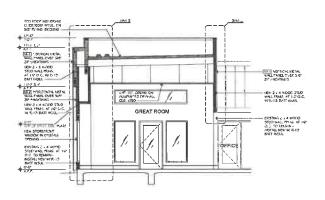
EXTERIOR ELEVATIONS

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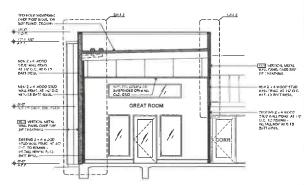
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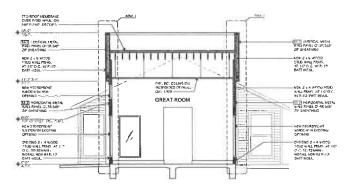
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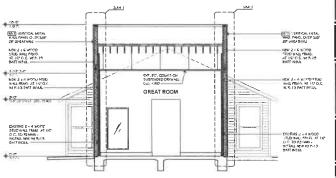
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1/40"



2 BUILDING SECTION
SCALE: 14" = 1'-0"



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

CLARK DESIGN Co

Architecture + Interior Design

4101 W. Green Oaks Blvd. #305-575 Arlington, TX 76016 Tel: 972.567.5234



08/29/2

Project Title

Eastbank Apartments
Leasing Office
1410 S. Goliad Street
Rockwall, TX

Copyright Information
Discretely is on instrument of service or property of tendry Architects and sholl results are should be a service of the construction of the con

visions:

Drawing Title:

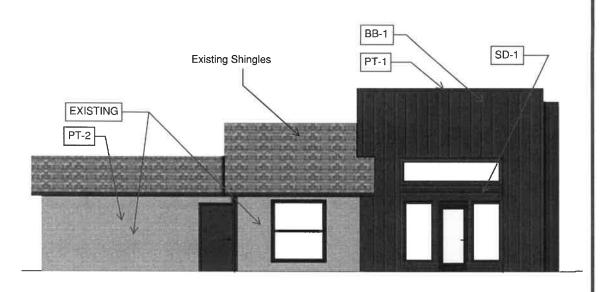
BUILDING SECTIONS

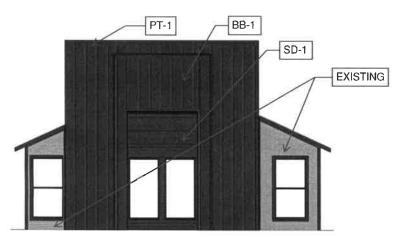
Oate: 08/29/23 Project No.

G23-002

heet No.

A4.0







#### <u>BB-1</u>

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



#### <u>PT-1</u>

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



#### PT-2

PAINT EXISTING BRICK TO BE PAINTED SHERWIN WILLIAMS UNCERTAIN GREY SW6234



#### <u>SD-1</u>

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

#### East Bank

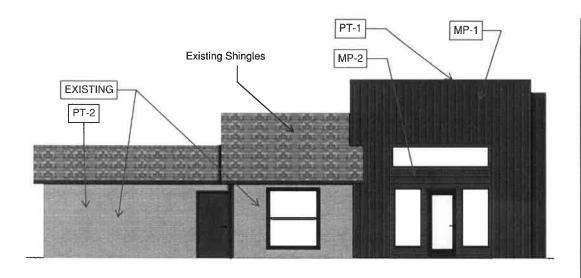
#### **Exterior Colors**

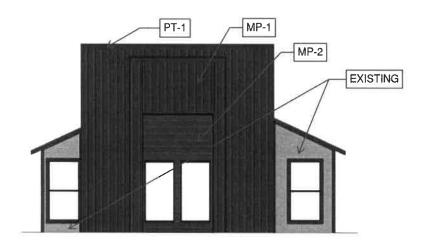




Body B Trim/Fascia/Metalwork Doors









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



MP-2

METAL PANELS 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**





Body B Trim/Fascia/Metalwork Doors



#### **Actual Example Photos Below**





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



Materials

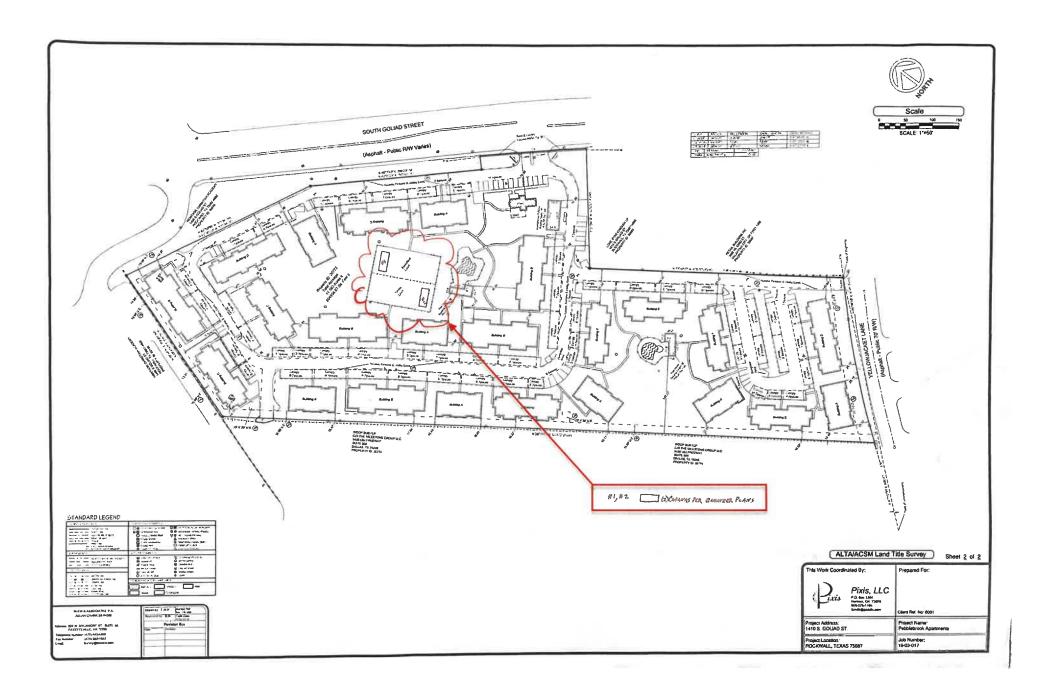
1"x6" Cedar

Stain SpecificationMaster Halco:
Oxford Brown

Metal- 6"x6" x3/16"

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







#### CITY OF ROCKWALL

#### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission

DATE: November 28, 2023

**APPLICANT:** Alejandro Orfanos; *POP Restaurants*, *LLC*.

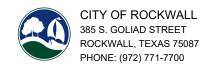
**SUBJECT:** SP2023-041; Amended Site Plan for an Existing Restaurant with Drive-Through (Popeyes's)

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

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

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



DATE: 11/20/2023

PROJECT NUMBER: SP2023-041

PROJECT NAME: Amended Site Plan for Popeyes

SITE ADDRESS/LOCATIONS: 2535 RIDGE RD

CASE CAPTION: Discuss and consider a request by Alejandro Orfanos of POP Restaurants, LLC for the approval of an Amended Site Plan for an

existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay

(SOV) District, addressed as 2535 Ridge Road, and take any action necessary.

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

11/20/2023: SP2023-041; Amended Site Plan for An Existing Restaurant with Drive-Through Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and addressed as 2535 Ridge Road.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aquevara@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 \_\_\_\_ day of \_\_\_\_\_.

Planning & Zoning Commission Chairman Director of Planning and Zoning

- M.6 Based on the materials submitted staff has identified the following exceptions for this project:
- (1) Corporate Branding. According to Subsection 06.02.C8, General Overlay District Standards, of the Unified Development Code (UDC), (a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, Variances

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

**REVIEWER** 

- M.7 Please provide a picture of the proposed shutters that will be used on Elevation C. The building elevations are not clear as to how this design element will look.
- M.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.
- I.9 Please note the scheduled meetings for this case:

DEPARTMENT

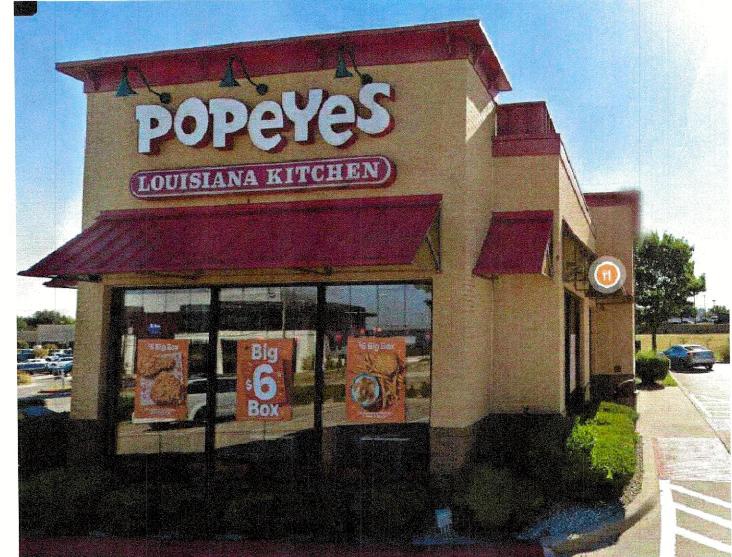
- (1) Planning & Zoning meeting will be held on November 28, 2023
- I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for these meetings. During the upcoming work 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.

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

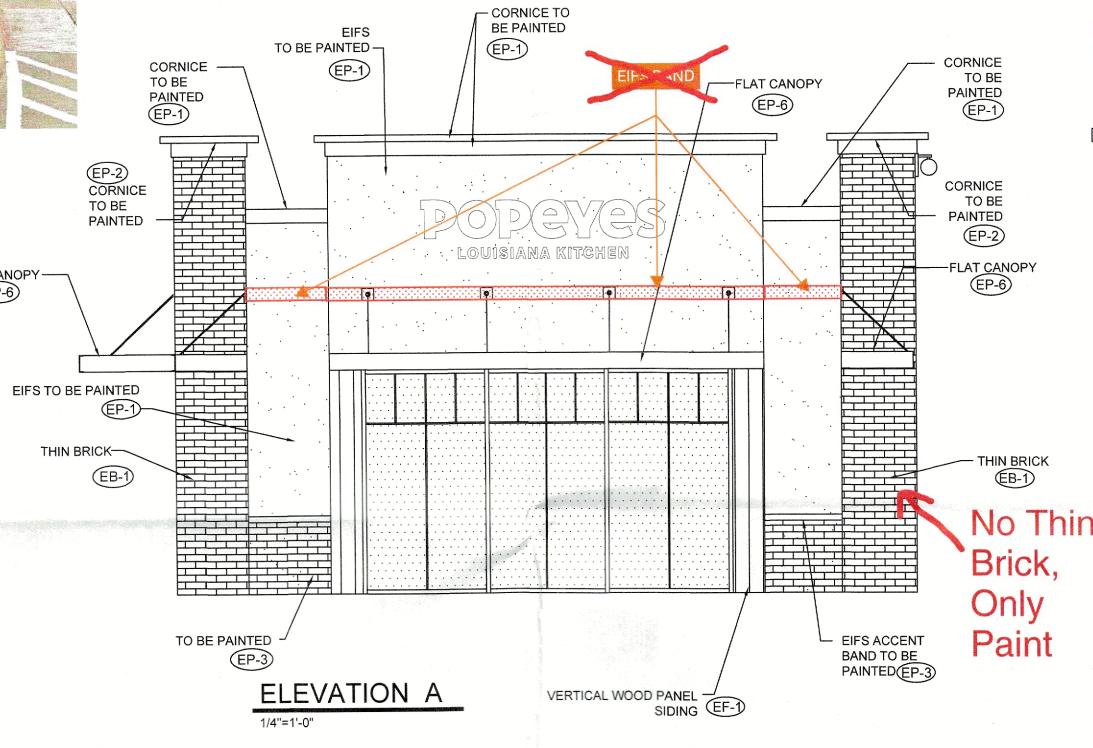
DATE OF REVIEW

STATUS OF PROJECT

			202	1 POPEYE'S FINISH SCHEDULE  ALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (184	(6)		
			EXTERIOR MATERIA	ALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACT (184	(6)		
21			SOURCE	PRODUCT	COLOR	DIMENSION	ADDITIONAL INFORMATION
CODE	MATERIAL	LOCATION	SOURCE	WALL FINISHES AND PAINT			
			NICHIHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF	7 3/8" × 2 1/2" × 3/4"	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichiha.com
EB-1	FACE BRICK	ACCENT TOWER BRICK	ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF	8-1/8" x 2-1/16" x 5/8"	CONTACT: popeyestile@creativematerialscorp.com 1.800.207.2967 Ext 7797
EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHIHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR	17-7/8" H x 119- 5/16" L	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichiha.com
			BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	WHITE OC-125 MOONLIGHT WHITE		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
EP-1	EXTERIOR PAINT .	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA		CONTACT: GLENN REMLER C: 954.547.1217 glenn,j.remler@sherwin.com
EP-2 EXTERIOR PAINT BF	,	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com	
	BRICK TOWER METAL COPING	SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com	
EP-3 EXTERIOR PAINT	EXTERIOR WAINSCOT, SLL PAINT, AND DUMSPTER WALLS	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com	
		SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com	
				THE PROPERTY OF THE PROPERTY O			CONTACT: RODGER LIPPMAN C: 848.702.0239
EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	SHERWIN WILLIAMS	COROTECH HIGH SOLIDS RAPID DRY ENAMEL  INDUSTRIAL ENAMEL HS	SAFETY YELLOW		rodaer.lippman@beniaminmoore.com CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com
EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOP	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE. PANTONE #3564 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER
EP-6	METAL/PAINT	BUILDING CANOPIES	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL. PANTONE #326 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER
EP-7 EXTERIOR PAINT DU		BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com	
	DUMSPTER GATES AND PYLON POLE	SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com	
			BENJAMIN MOORE	ALIPHATIC ACRYLICC URETHANE - GLOSS	ANTI-GRAFFITTI COAT V500-00 CLEAR		CONTACT: RODGER LIPPMAN C: 848.702.0239
EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	SHERWIN WILLIAMS	2K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190/B65V190		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com
DP-1	DOOR	EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH	ORANGE, PANTONE #3564 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER
ES-1	SHUTTERS	EXTERIOR WALLS	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH	TEAL. PANTONE #326 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER



No Comments - MP No Comments - JB No Comment - AW



CORNICE



MELANIE DE JESUS

DATE: 07/28/2023

ability for the design and any use of the documents is the sole resposibility of the achitects and engineer of record

ADD EIFS BAND + CENTER BRANDSEAL INBETWEEN EIFS BAND AND

CORNICE TO BE PAINTED EP-2 TO BE PAINTED DRIVE THRU WINDOW—— CANOPY ORANGE EP-1 PAINTED EP-1 CORNICE TO BE PAINTED PAINTED
EP-1 LIGHT FIXTURE ---LX-4 BETWEEN CORNICE & EIFS BAND - SIGNAGE - REFER TO SIGNAGE PACKAGE METAL BAND NEW VERTICAL WOOD
PANEL SIDING (EF-1) EIFS ACCENT
BAND TO BE
PAINTED EP-3 L TO BE PAINTED EP-3 L TO BE PAINTED EP-3 EIFS ACCENT
BAND PAINTED
LIGHT GREY DOORS TO BE PAINTED IN ORANGE FINISH THIN BRICK (EB-1) ELEVATION B

HECKED BY:

7-23-23

LOUISIANA KITCHEN
2535 RIDGE RD.
ROCKWALL, TEXAS

**EXTERIOR** ELEVATIONS



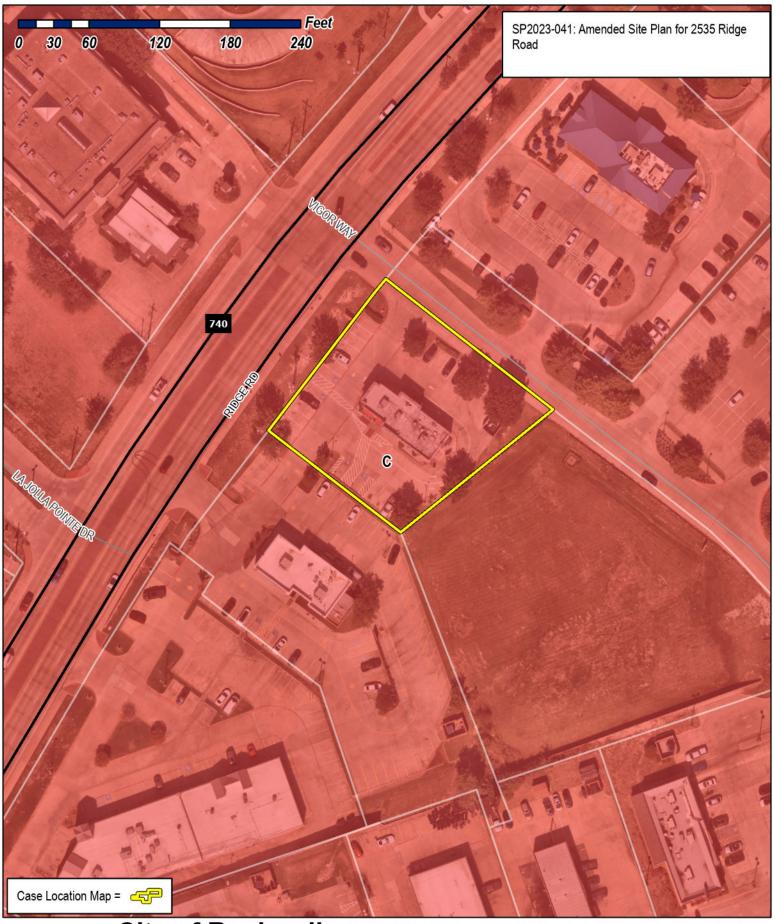
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### DEVELOPMENT APPLICATION

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

	STAFF USE .Y PLANNING & ZONING CASE NO.
	<u>NOTE</u> : THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
Ì	DIRECTOR OF PLANNING:
П	

Rockwall, Texas 75087 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:** ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup> □ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75,00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) X VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100,00) 2 SITE PLAN APPLICATION FEES: DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT MAMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100,00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION [PLEASE PRINT] 2535 Ridge Rd, Rockwall TX 75087 SUBDIVISION LOT **BLOCK** 2535 Ridge Rd, Rockwall TX 75087 **GENERAL LOCATION** ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] **CURRENT ZONING CURRENT USE** PROPOSED ZONING PROPOSED USE LOTS [CURRENT] LOTS [PROPOSED] ACREAGE SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE. OWNER/APPLICANT/AGENT INFORMATION IPLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED ☐ OWNER POP Restaurants LLC ☐ APPLICANT POP Restaurants LLC CONTACT PERSON Alejandro Orfanos CONTACT PERSON Alejandro Orfanos **4515 LBJ FWY ADDRESS** ADDRESS **4515 LBJ Fwv** CITY, STATE & ZIP Farmers Branch, TX CITY, STATE & ZIP Farmers Branch, TX 75244 PHONE 972-620-2287 PHONE 972-620-2287 E-MAIL E-MAIL aorfanos@sunholdings.net development@sunholdings.net NOTARY VERIFICATION (REQUIRED) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Aleiandro Orfanos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: "I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$\_\_\_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION. HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION. HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION. HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION. 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC MARIA MCCOY 20 23 October GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 ຄົ້ະ Notary Public, State of Texas Comm. Expires 09-15-2026 OWNER'S SIGNATURE Hary ID-126836281 COMMISSION EXPIRE





# 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.



			202	21 POPEYE'S FINISH SCHEDULE  IALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (184	6)		
			EXTERIOR MATER	ALS & FINISH SCHEDOLE TO SE USED WITH THE			
21		LOCATION	SOURCE	PRODUCT	COLOR	DIMENSION	ADDITIONAL INFORMATION
CODE	MATERIAL	ECCATION		WALL FINISHES AND PAINT			
			NICHIHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF	7 3/8" x 2 1/2" x 3/4"	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichiha.com
EB-1	FACE BRICK	ACCENT TOWER BRICK	ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF	8-1/8" x 2-1/16" x 5/8"	CONTACT: popeyestile@creativematerialscorp.com 1.800.207.2967 Ext 7797
EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHIHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR	17-7/8" H x 119- 5/16" L	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichiha.com
			BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	WHITE OC-125 MOONLIGHT WHITE		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
EP-1	EXTERIOR PAINT ·	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com
			BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benJaminmoore.com
EP-2	EXTERIOR PAINT	R PAINT BRICK TOWER METAL COPING	SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com
		DITERIOR WAINSCOT	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
EP-3 EXTERIOR PAINT SLL PAINT,	EXTERIOR WAINSCOT, SLL PAINT, AND DUMSPTER WALLS	SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com	
				THE STATE OF THE S			CONTACT: RODGER LIPPMAN C: 848.702.0239
EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	SHERWIN WILLIAMS	COROTECH HIGH SOLIDS RAPID DRY ENAMEL  INDUSTRIAL ENAMEL HS	SAFETY YELLOW		rodaer.lippman@beniaminmoore.con CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com
EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE. PANTONE #3564 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER
EP-6	METAL/PAINT	BUILDING CANOPIES	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL. PANTONE #326 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER
		DUNGSTED CATEGANIS	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK		CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
EP-7	EXTERIOR PAINT	DUMSPTER GATES AND PYLON POLE	SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC		CONTACT: GLENN REMLER C: 954.547.1217 glenn.j.remler@sherwin.com CONTACT: RODGER LIPPMAN C:
			BENJAMIN MOORE	ALIPHATIC ACRYLICC URETHANE - GLOSS	ANTI-GRAFFITTI COAT V500-00 CLEAR		848.702.0239
EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	SHERWIN WILLIAMS		Anti-Graffiti Coating B65-190/B65V190		CONTACT: GLENN REMLER C: 954,547.1217 glenn.j.remler@sherwin.com
DP-1	DOOR	EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH	ORANGE. PANTONE #3564 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER
ES-1	SHUTTERS	EXTERIOR WALLS	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH	TEAL. PANTONE #326 C. PROVIDED BY MANUFACTURER		PROVIDED BY MANUFACTURER

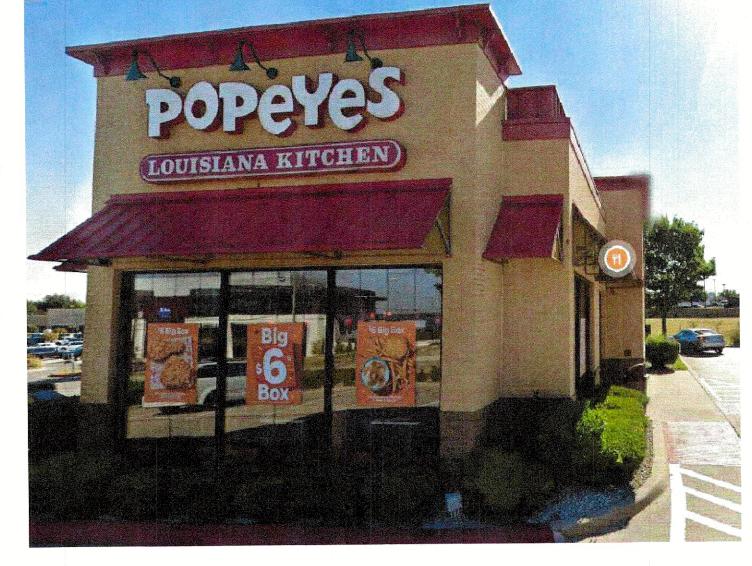


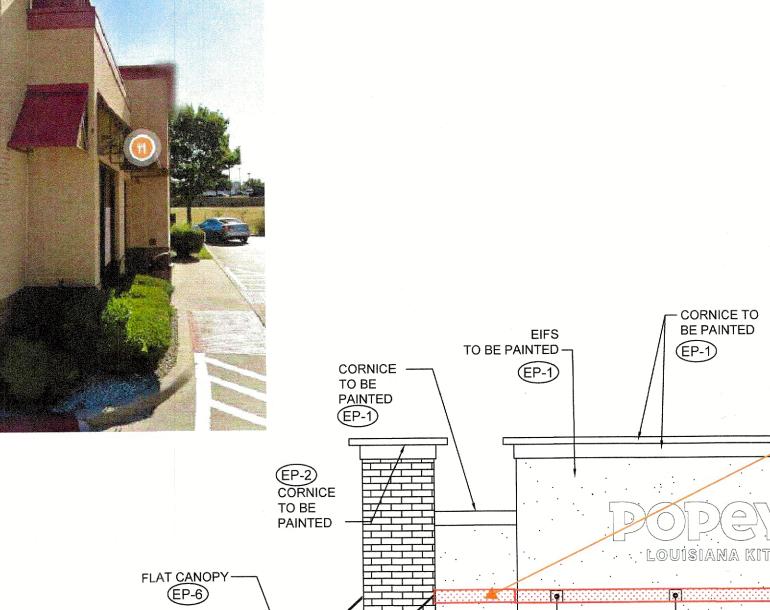
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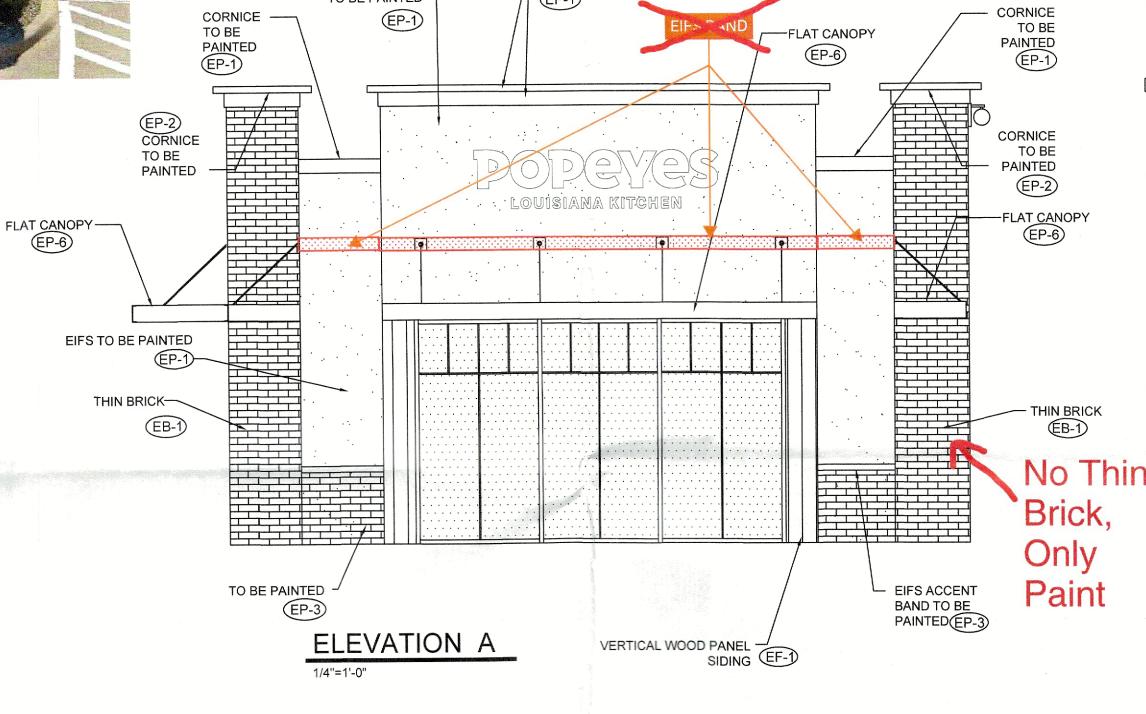
BY: MELANIE DE JESUS

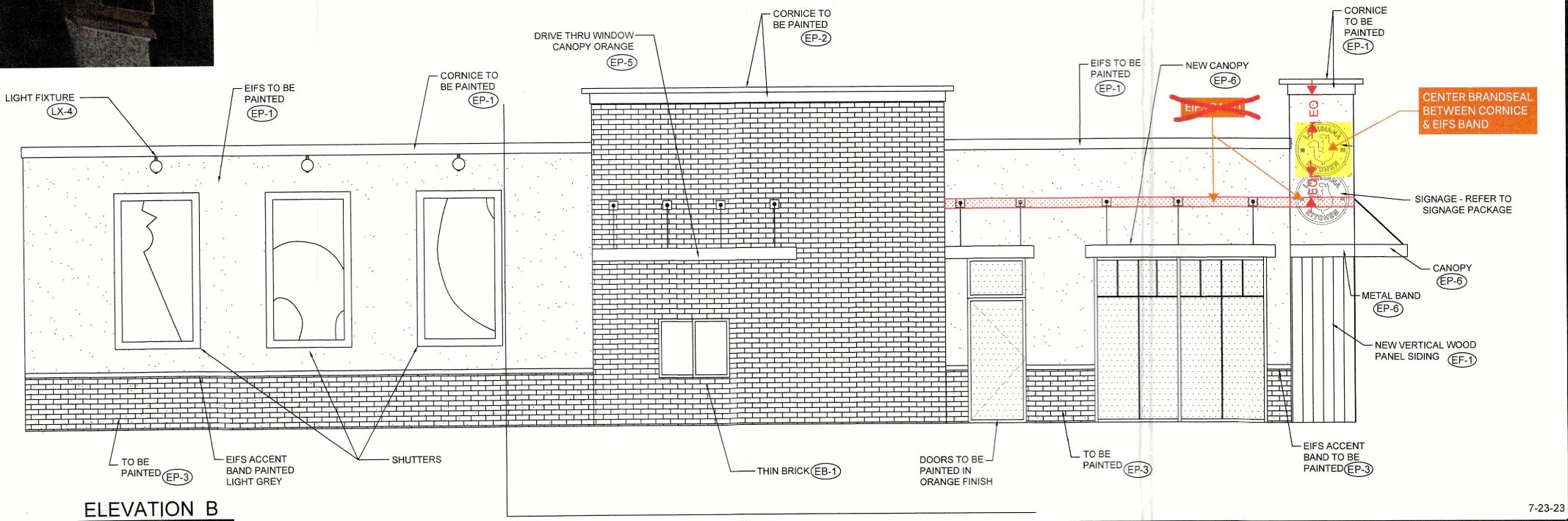
DATE: 07/28/2023

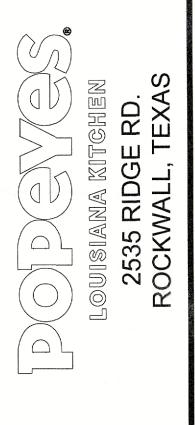
ability for the design and any use of the documents is the sole resposibility of the achitects and engineer of record





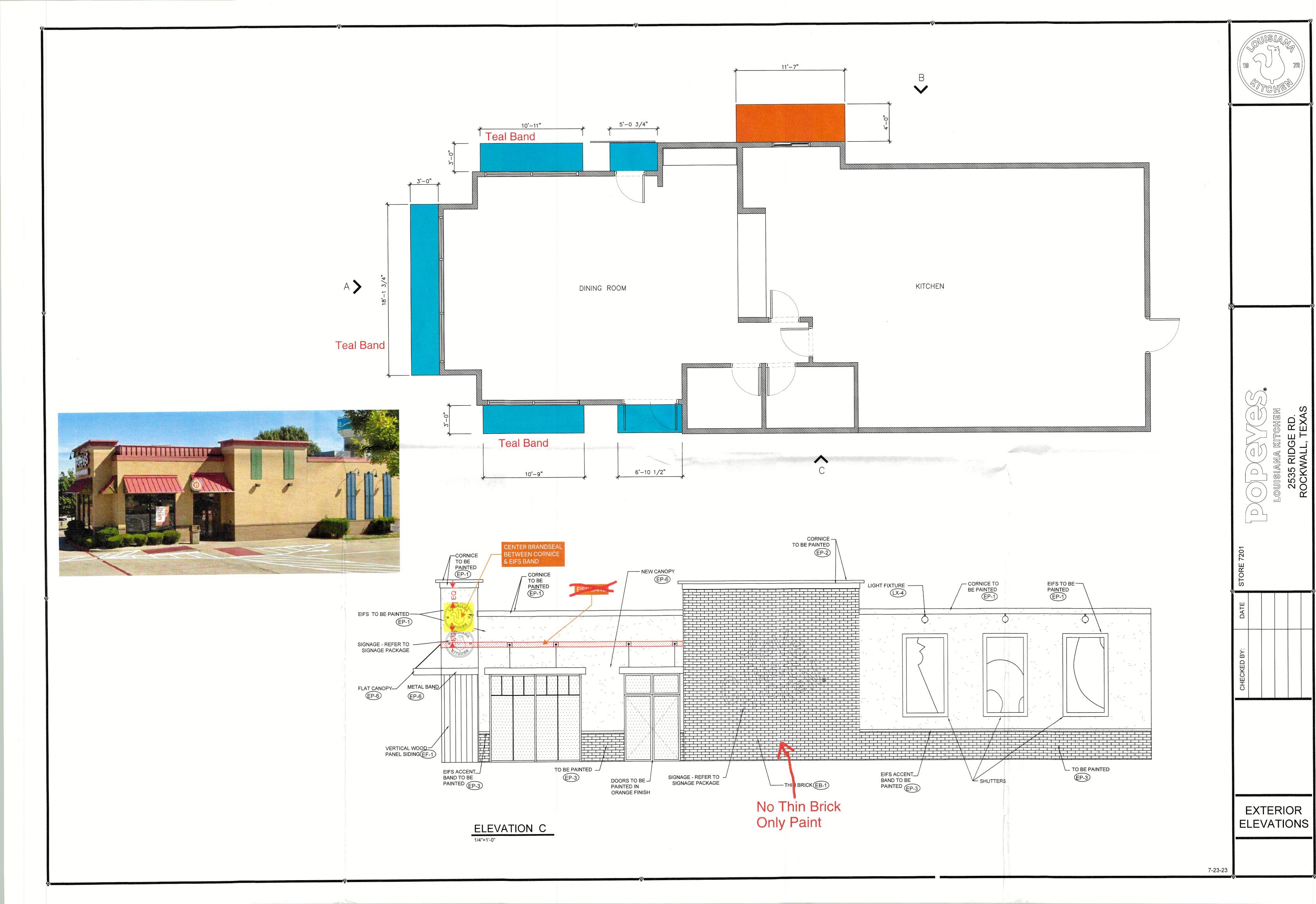






HECKED BY:

**EXTERIOR** ELEVATIONS













#### CITY OF ROCKWALL

#### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission

DATE: November 28, 2023

**APPLICANT:** Brent T. Northington; *MJDII Architects*, *Inc.* 

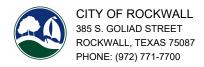
**CASE NUMBER:** SP2023-043; Amended Site Plan for an Existing Warehouse/Manufacturing Facility (SPR)

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

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

## PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: SP2023-043

PROJECT NAME: Amended Site Plan for 1200 E. Washington Street

SITE ADDRESS/LOCATIONS: 1200 E WASHINGTON ST

CASE CAPTION: Discuss and consider a request by Brent Northington of MJDII Architects, Inc. on behalf of Carolina Molina of Alvaplast US

Development, LLC for the approval of an Amended Site Plan for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light

Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

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

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

- I.1 This is a request for the approval of an Amended Site Plan for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 501 Industrial Boulevard.
- 1.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (SP2023-043) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])
- M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

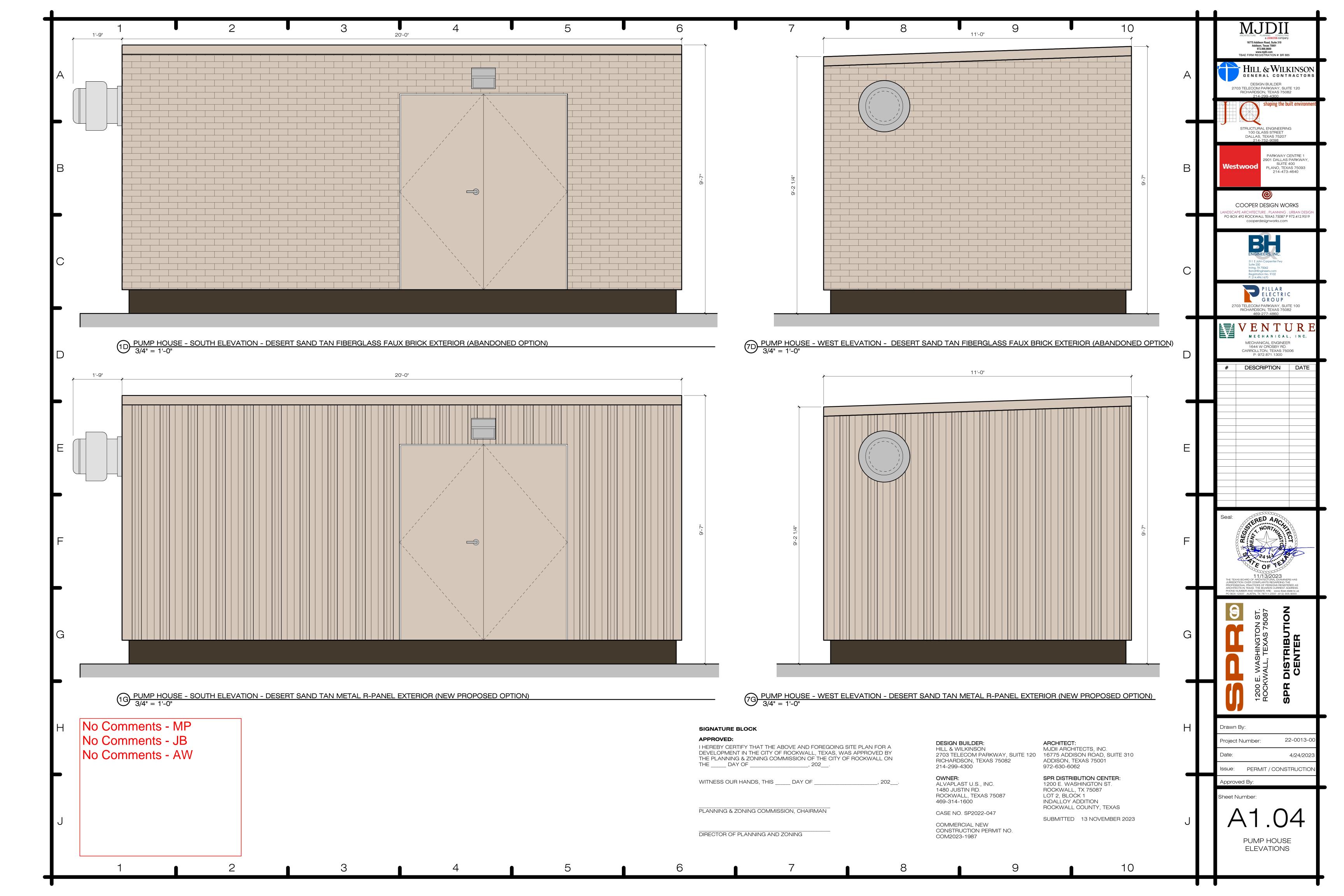
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.5 Building Elevations:

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

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





#### **DEVELOPMENT 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 THE PLANNING DIRECTOR AND CITY ENGINEER HAVE
SIGNED BE	LOW.

	Rockwall, Texas 750	87		CITY	ITY ENGINEER:			
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO	O INDICATE THE TYPE OF	DEVELOPME	NT REG	DUEST ISELECT	ONLY ONE E	BOXT:	
PLATTING APPLIC  MASTER PLAT  PRELIMINARY  FINAL PLAT (\$300.  AMENDING OR  PLAT REINSTA  SITE PLAN APPLICATION  SITE PLAN (\$25)	CATION FEES: (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	1	ZONING ZONING ZONING SPEC PD DE OTHER A TREE VARIA NOTES: 1 IN DETERM PER ACRE A A. \$1,000.	APPLIC IG CHA FIC US VELOP PPLICA REMON NCE RI MOUNT. I	ATION FEES: NGE (\$200.00 + E PERMIT (\$200 MENT PLANS (\$ ATION FEES: /AL (\$75.00) EQUEST/SPECI, HE FEE, PLEASE USE FOR REQUESTS ON L VILL BE ADDED TO	\$15.00 ACRE 0.00 + \$15.00 \$200.00 + \$15 AL EXCEPTIO THE EXACT ACR ESS THAN ONE A THE APPLICATIO	:) 1 ACRE) 1 8 2 .00 ACRE) 1	E (1) ACRE. NUEST THAT
PROPERTY INFO	ORMATION [PLEASE PRINT]							
ADDRES	s 1200 East Washi	ngton St.						
SUBDIVISIO	Indalloy Addition				LOT	2	BLOCK	1
GENERAL LOCATIO	Approx. 700 feet	south of E. Washi	ington St.	, and	450 feet v	west of A	irport Rd.	
ZONING, SITE P	LAN AND PLATTING IN	FORMATION [PLEASE	PRINT					
CURRENT ZONIN	G Light Industrial (L	)	CURREN	T USE	N/A (Gro	und-up N	New Constr	uction)
PROPOSED ZONING	No Change		PROPOSE	D USE	Industrial	Distribu	tion Center	
ACREAG	E 43.0	LOTS [CURRENT]	1		LOT	S [PROPOSE	D] <b>1</b>	
REGARD TO ITS	D PLATS: BY CHECKING THIS BO APPROVAL PROCESS, AND FAILL DENIAL OF YOUR CASE.	OX YOU ACKNOWLEDGE THI IRE TO ADDRESS ANY OF S	AT DUE TO THE TAFF'S COMME	E PASSA NTS BY	AGE OF <u>HB3167</u> THE DATE PROV	THE CITY NO . IDED ON THE .	LONGER HAS FLE DEVELOPMENT CA	KIBILITY WIT LENDAR WIL
OWNER/APPLIC	ANT/AGENT INFORMA	TION [PLEASE PRINT/CHE	CK THE PRIMAI	RY CONT	TACT/ORIGINAL S	SIGNATURES A	RE REQUIRED]	
OWNER	Alvaplast U.S., Inc.			ANT	MJDII A	rchitects,	Inc.	
CONTACT PERSON	Carolina Molina		ONTACT PER	SON	Brent T.	Northing	ton	
ADDRESS	1480 Justin Road		ADDF	RESS	16775 A	ddison F	Road, Suite	310
CITY, STATE & ZIP	Rockwall, TX 75087		CITY, STATE	& ZIP	Addison,	TX 7500	01	
PHONE	469-745-9331		PH	ONE	972-630-	6062		
E-MAIL	cmolina@sprpacka	ging.com	E-	MAIL	btn@mjd	ii.com		
BEFORE ME, THE UNDE STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DA ION ON THIS APPLICATION TO BE I AM THE OWNER FOR THE PURPO	TRUE AND CERTIFIED THE F	OLLOWING:		Molina  ED HEREIN IS TRU		ER] THE UNDERS	
100.00	TO COVER THE COS	T OF THIS APPLICATION HAS	REEN PAID TO T	HE CITY	OF ROCKWALL ON	V THIS THE	STh	DAY O

"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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE

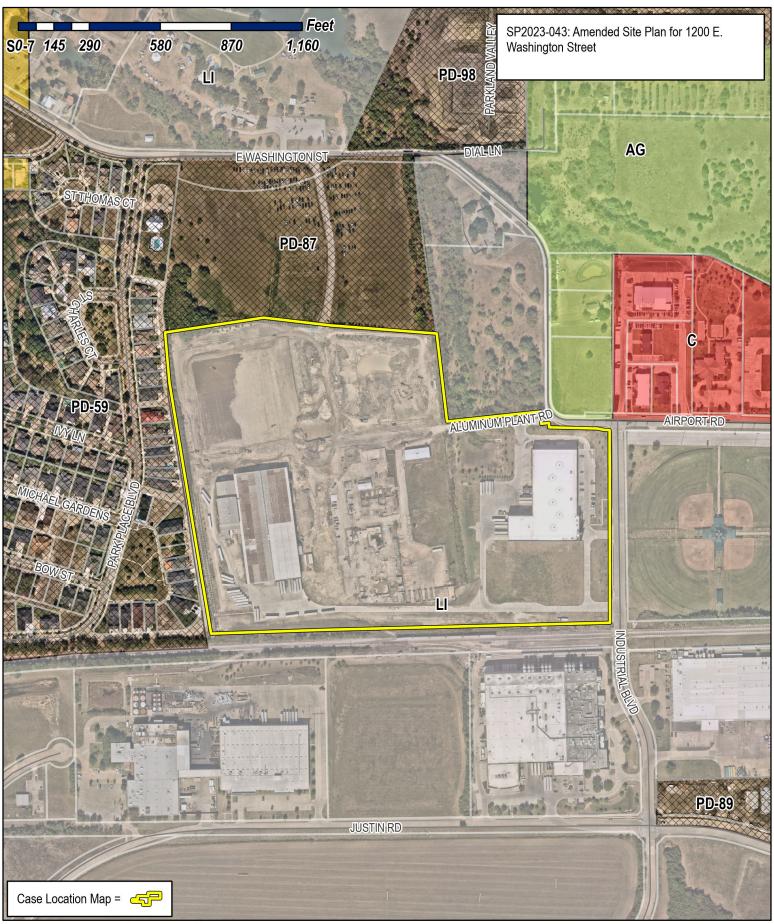
DAY OF November, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

VONDA L CLEMENTS Notary ID #10306723 My Commission Expires January 5, 2025

MYCOMMISSIONEXPIRES

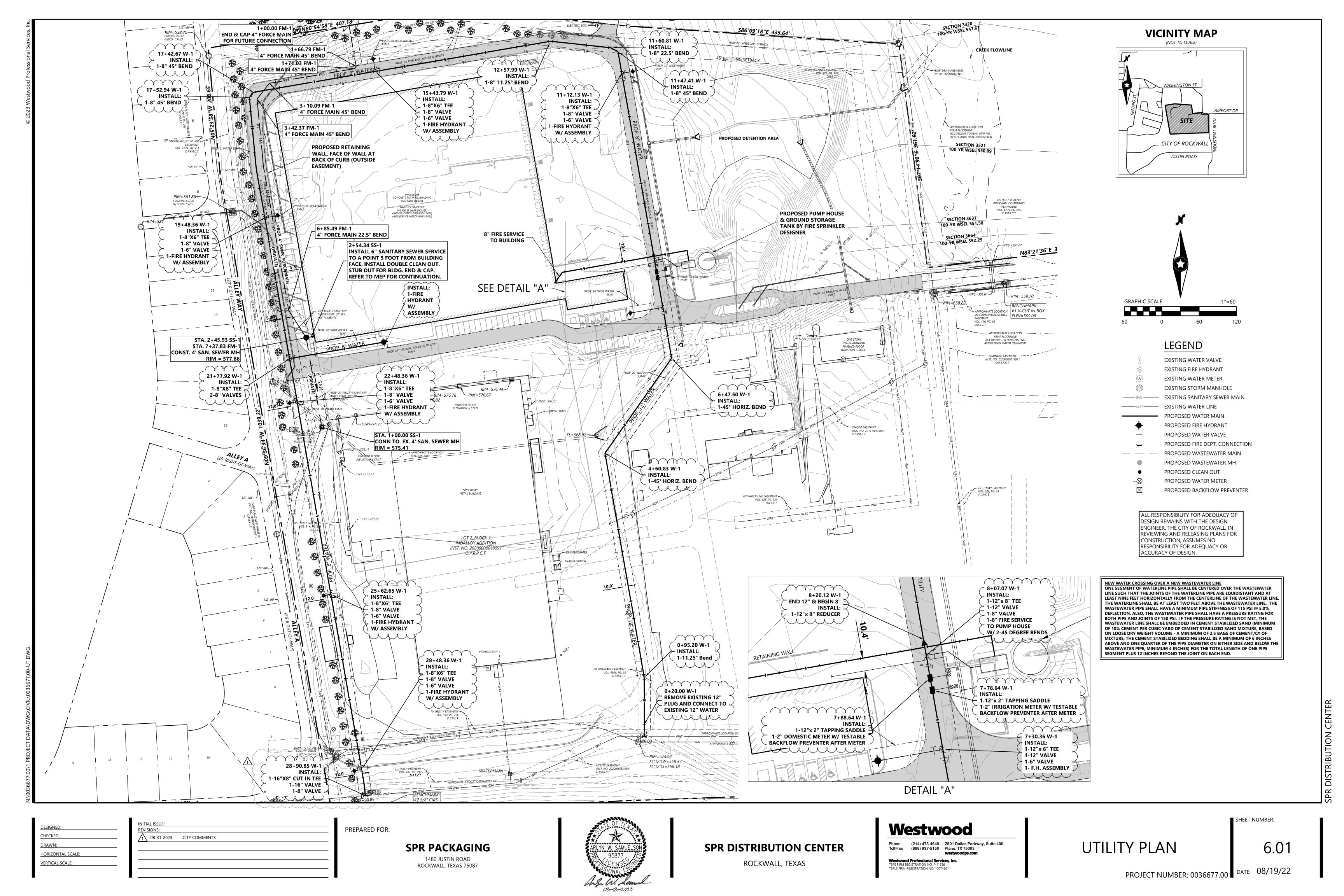


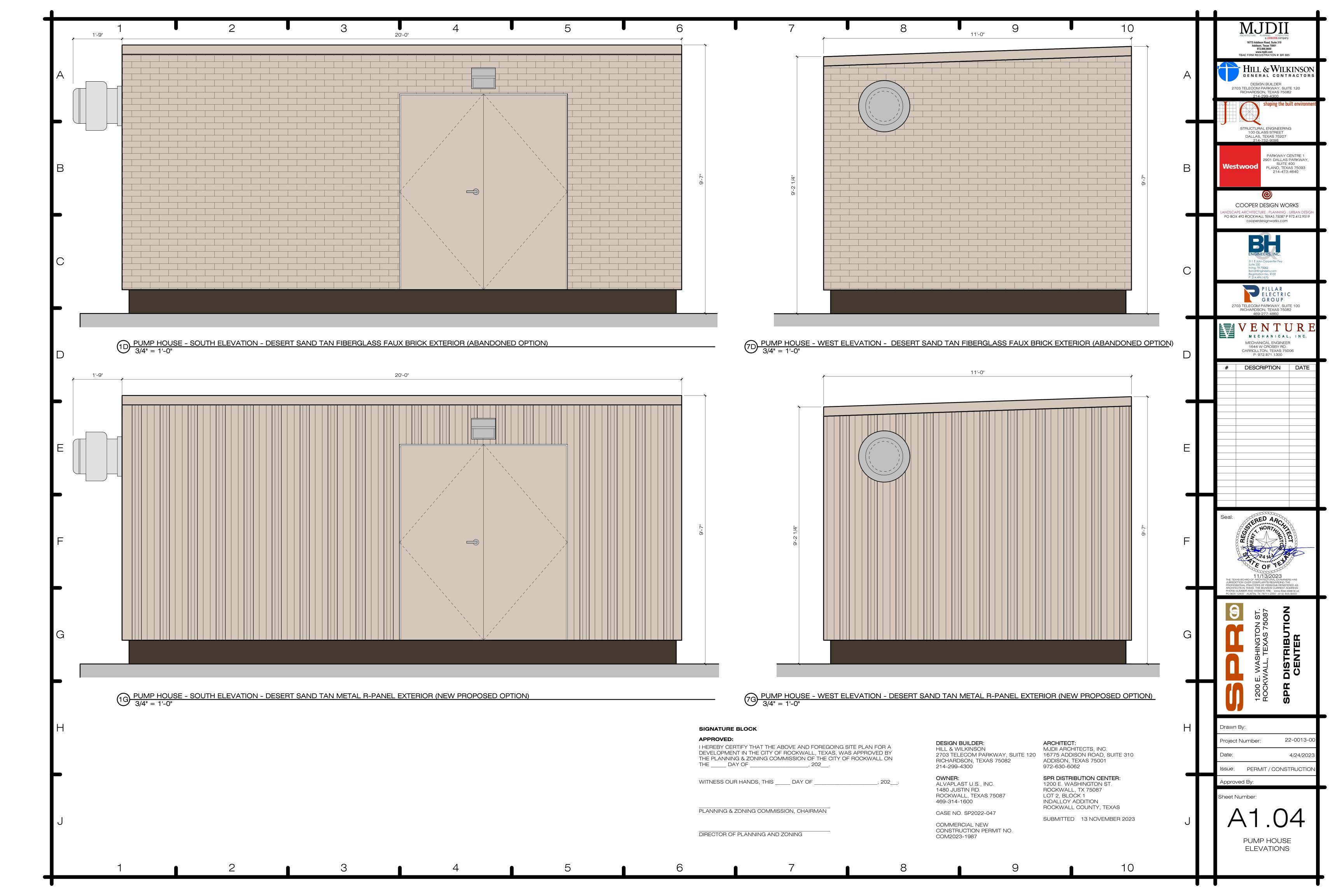


## City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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









#### CITY OF ROCKWALL

#### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

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

**TO:** Planning and Zoning Commission

DATE: November 28, 2023

**APPLICANT:** Steve Huffman; Huffman Communications Sales, Inc.

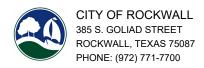
**CASE NUMBER:** SP2023-045; Amended Site Plan for Rayburn Electric Cooperative

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

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

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

## PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: SP2023-045

PROJECT NAME: Amended Site Plan for Rayburn Electric

SITE ADDRESS/LOCATIONS: 950 SIDS RD

CASE CAPTION: Discuss and consider a request by Steven Huffman of Huffman Communications Sales, Inc. on behalf of David Naylor of Rayburn

Country Electric Cooperative for the approval of an Amended Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall Country, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District,

addressed as 950 & 980 Sids Road, and take any action necessary.

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

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

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

- I.1 This is a request for the approval of an Amended Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aquevara@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 devel	lopment in the City of Rockwall, Texa	as, was approved by the Planning & Zonin	g Commission of the City of Rockwa
on the day of,			
WITNESS OUR HANDS, this day of ,			
·	_		
Planning & Zoning Commission, Chairman	Director of Planning and Zonir	<u> </u>	
3 3 , -	5	3	

M.5 Building Elevations:

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

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

- (2) Building Articulation. According to Subsection 04.01(C) of Article 05, District Development Standards, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an exception from the Planning and Zoning Commission.
- 1.6 Staff has identified exceptions to the [1] roof design standards, and [2] to the building articulation requirements. That being said, the proposed building is internal to the site and will not be visible from the right-of-way.
- I.7 Please note that failure to address all comments provided by staff will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- 1.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.
- I.9 Please note the scheduled meetings for this case:
- 1) Planning & Zoning Meeting/Public Hearing meeting will be held on November 28, 2023.
- I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Madelyn Price	11/14/2023	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	11/16/2023	Approved w/ Comments	

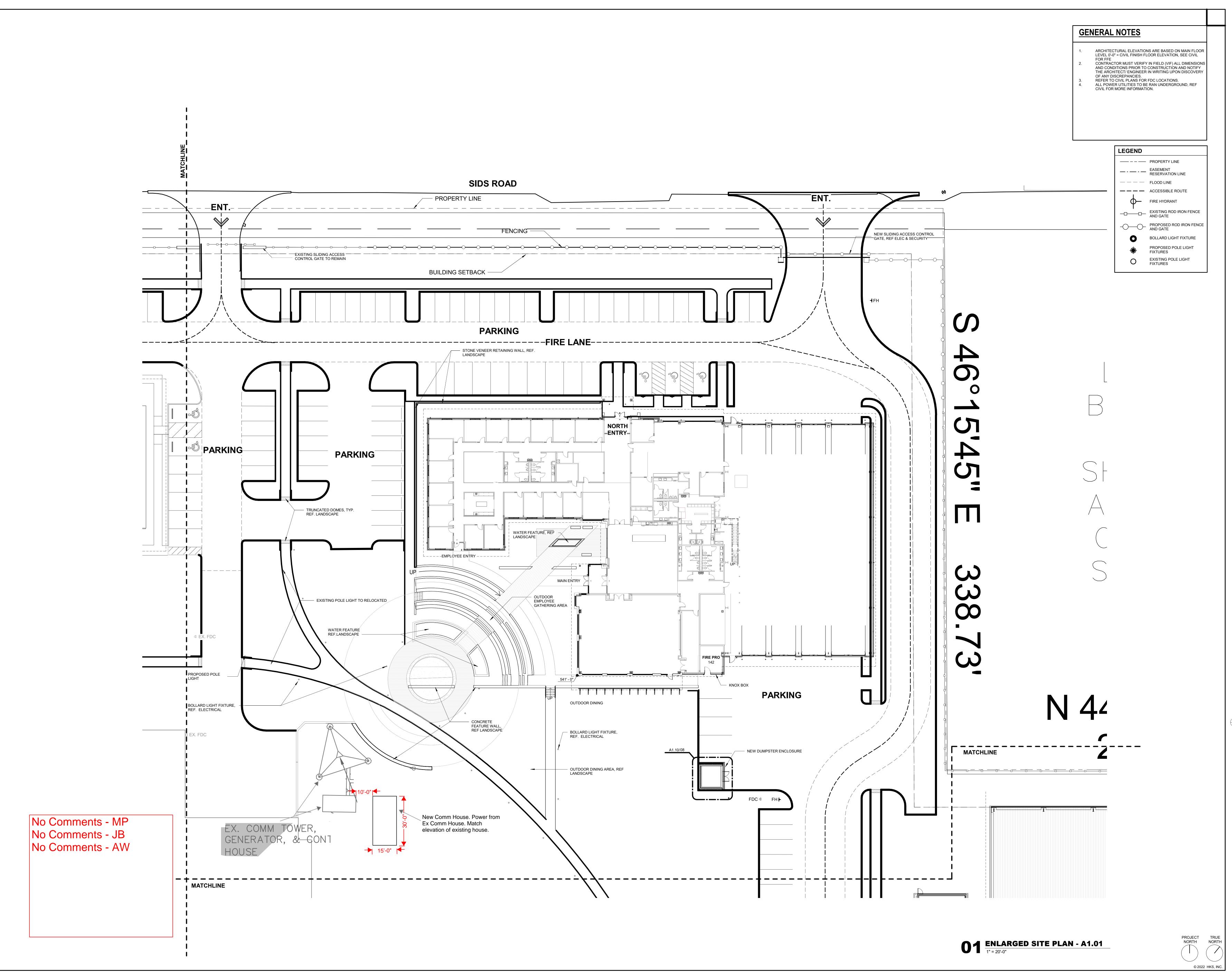
11/16/2023: \* DUMPSTER ENCLOSURE TO MEET MINIMUM STANDARDS OF THE UDC

- \* 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	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



**ARCHITECT** 

MCKINNEY, TX 75069

DALLAS, TX 75201- 4240

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

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

STRUCTURAL ENGINEER

350 N SAINT PAUL ST, SUITE 100

MEP ENGINEERS

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



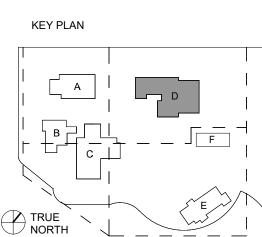
**BLDG** D

RAYBURN ELECTRIC COOPERATIVE 950 SIDS ROAD ROCKWALL, TX 75087

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

SECURITY





REVISION

DESCRIPTION

HKS PROJECT NUMBER

25370.001

04/10/2023

**ISSUE FOR PERMIT** 

**ENLARGED SITE PLAN** 



### **DEVELO: MENT APPLICATION**

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

For com2023-458	0
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PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

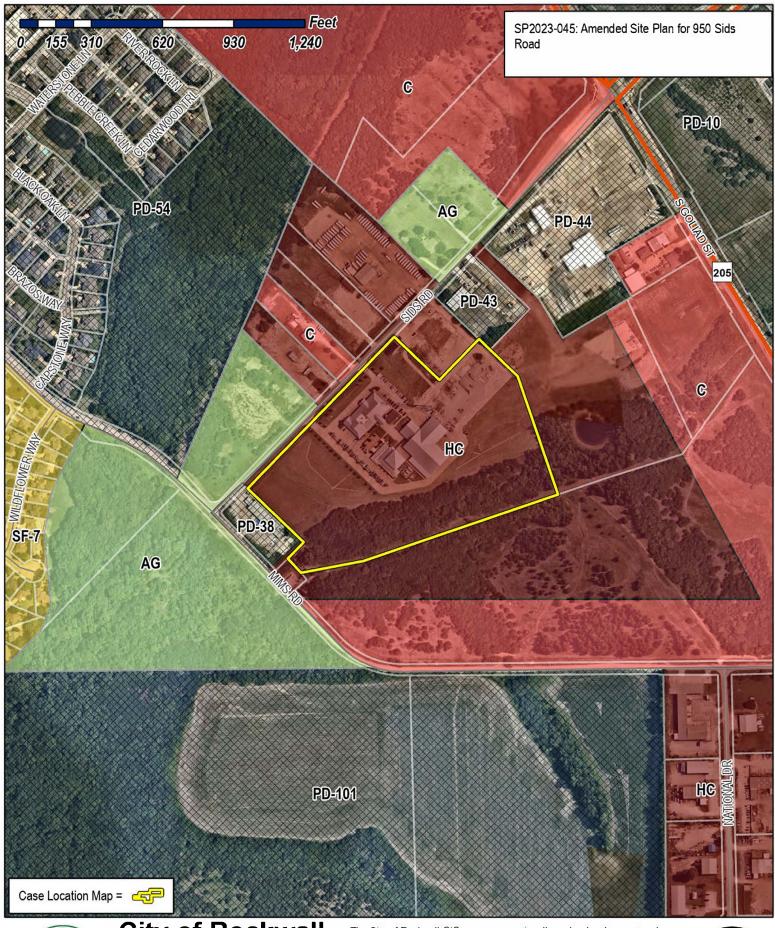
Notary Public, State of Texas

Comm. Expires 09-01-2026 Notary ID 133943018

	Rockwall, Texas			DIRECTOR CITY ENGIN	OF PLANNING:		
DI FADE QUE DI FILE	45555551455 50V455 6					0115 0015	
PLATTING APPLIC  MASTER PLAT  PRELIMINARY  FINAL PLAT (\$3  REPLAT (\$300.0  AMENDING OR  PLAT REINSTAT  SITE PLAN APPLIC	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACI 100.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.0	RE) <sup>1</sup>	ZONING  ZONING  ZONING  SPEC  PD DE  OTHER A  TREE  VARIA  NOTES:  N IN DETER PER ACRE A  2. A \$1,000.	APPLICATION  MG CHANGE  IFIC USE PE  EVELOPMEN  APPLICATION  REMOVAL (SANCE REQUE  MINING THE FEE  MOUNT, FOR RE  OFFEE WILL BE	DN FEES: (\$200.00 + \$15.00 RMIT (\$200.00 + \$ T PLANS (\$200.00 N FEES: \$75.00) EST/SPECIAL EXC , PLEASE USE THE EXA EQUESTS ON LESS THAN E ADDED TO THE APP	ACRE) 1 15.00 ACRE) + \$15.00 ACR  EPTIONS (\$1  CT ACREAGE WIND ONE ACRE, ROULICATION FEE FI	RE) 1
PROPERTY INFO	ORMATION [PLEASE PRI						
ADDRES:	950 Sic	ds ed	Rockwall	TX	75032		
SUBDIVISIO	N THE STATE OF THE				LOT	E	BLOCK
GENERAL LOCATION	N Comments						
ZONING, SITE PI	LAN AND PLATTING	INFORMATION [PL	EASE PRINT]				
CURRENT ZONING			CURREN	T USE			
PROPOSED ZONING			PROPOSE	D USE			
ACREAGE		LOTS [CURRE	ENT)		LOTS [PRO	POSED]	
REGARD TO ITS.	D PLATS: BY CHECKING THIS APPROVAL PROCESS, AND F DENIAL OF YOUR CASE.						
OWNER/APPLIC	ANT/AGENT INFORM	MATION [PLEASE PRINT	I/CHECK THE PRIMAI	RY CONTACT/	ORIGINAL SIGNATU	IRES ARE REQ	UIRED]
☐ OWNER	David A Na		☐ APPLIC		Afman Commun		4.9
CONTACT PERSON	Ray burn E	lectric Coop	CONTACT PER		teve Huf		
ADDRESS	950 Sids		ADDF	RESS P	0 Box 1753		
CITY, STATE & ZIP	Kockwall, TX	75032	CITY, STATE	& ZIP Core	sicara, TX	75151-	1753
PHONE	469-402-21				3.879.02		
E-MAIL	dnaylore ra	yburneledric, ea	E-	MAIL S+	teve e huf	fcom. co	m
	CATION [REQUIRED] RSIGNED AUTHORITY, ON THI ION ON THIS APPLICATION TO			J.A.K	aylor	[OWNER] THE	: UNDERSIGNED, WHO
* /00.00  NOVEMBER INFORMATION CONTAINE	I AM THE OWNER FOR THE PUI TO COVER THE 20 <b>_3</b> . BY SIG D. WITHIN THIS APPLICATION, II	COST OF THIS APPLICATION, I A NING THIS APPLICATION, I A TO THE PUBLIC. THE CIT	I, HAS BEEN PAID TO T IGREE THAT THE CITY Y IS ALSO AUTHORIZ	THE CITY OF RO OF ROCKWAL OF AND PERM	OCKWALL ON THIS TH LL (I.E. "CITY") IS AU MITTED TO REPROD	HE	DAY OF PERMITTED TO PROVIDE YRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON TH	IS THE BAY OF N	ovember	, 20 23	SHARY ACO	PA	MELA BUIE

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



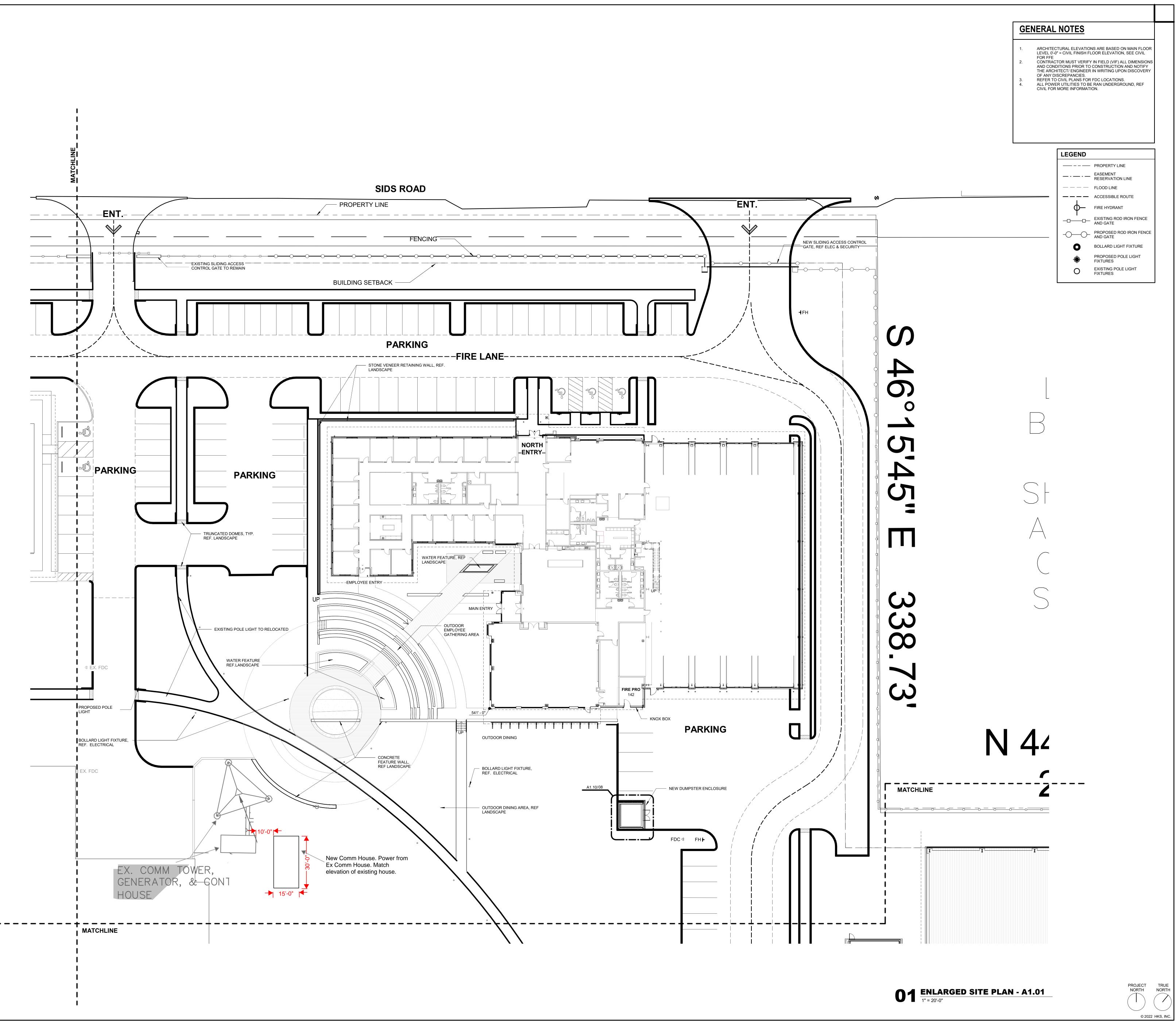


## City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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

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.





**ARCHITECT** 

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

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

MCKINNEY, TX 75069 STRUCTURAL ENGINEER

350 N SAINT PAUL ST, SUITE 100

MEP ENGINEERS

DALLAS, TX 75201- 4240

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



**BLDG** D

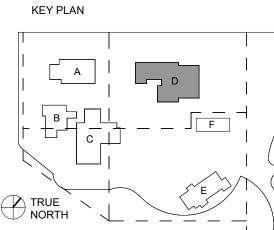
RAYBURN ELECTRIC COOPERATIVE 950 SIDS ROAD ROCKWALL, TX 75087

**CIVIL ENGINEER** R - DELTA ENGINEERS, INC. 618 MAIN STREET

SECURITY

GARLAND, TEXAS 75040





REVISION

DESCRIPTION

HKS PROJECT NUMBER

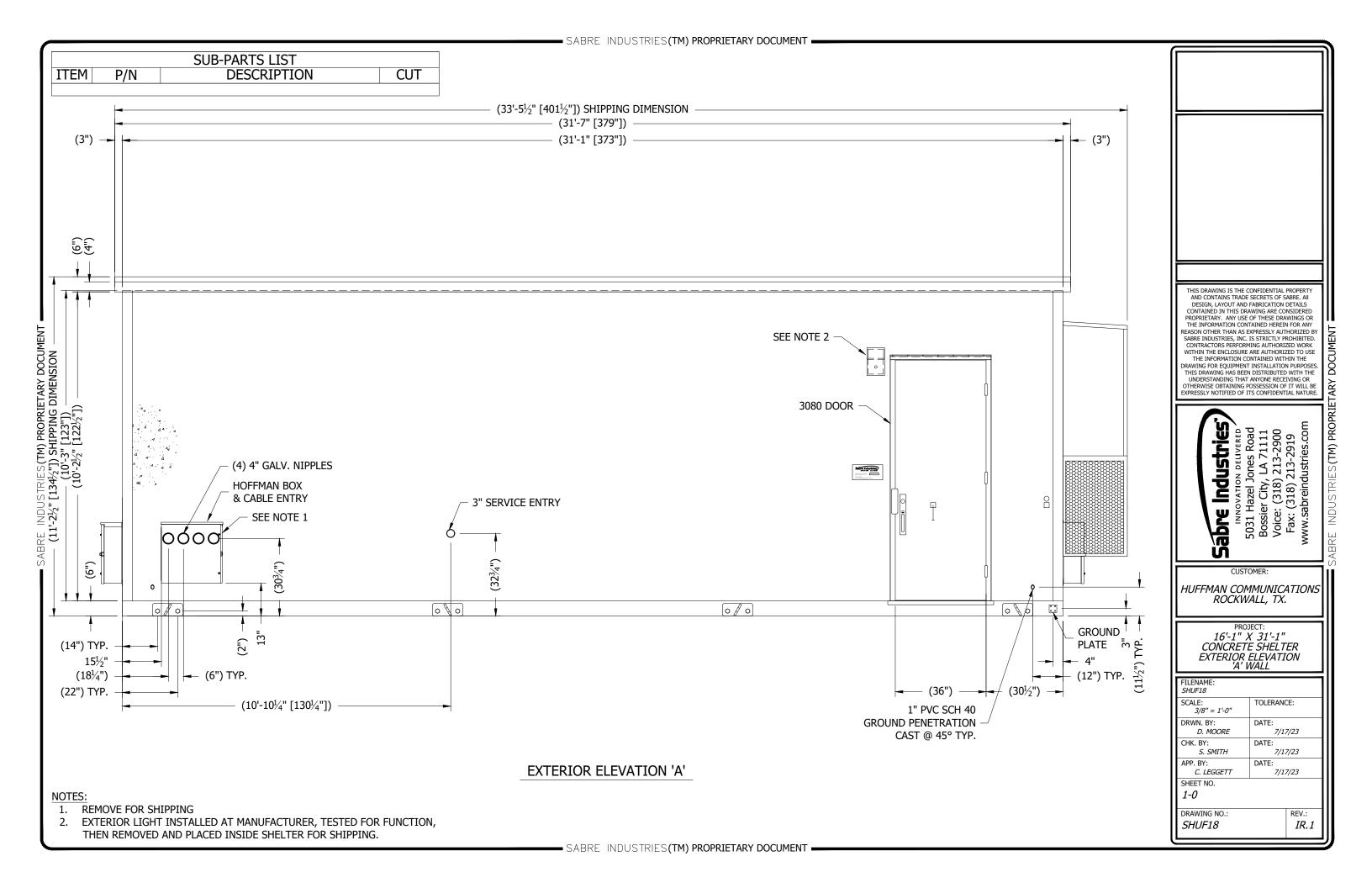
25370.001

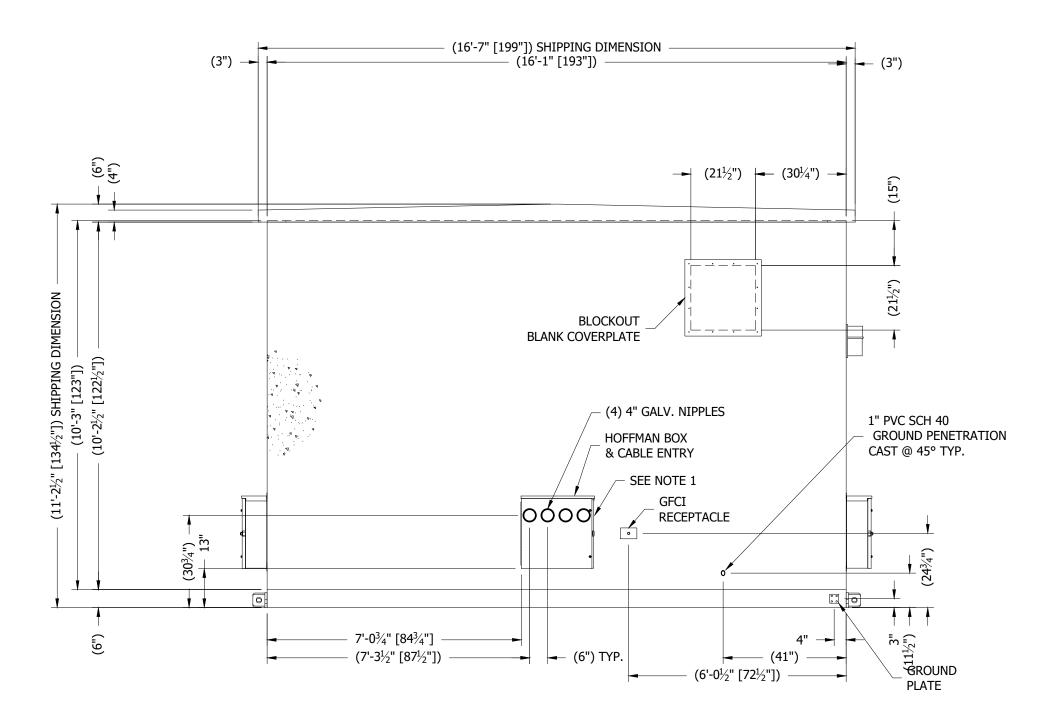
04/10/2023

**ENLARGED SITE** 

**ISSUE FOR PERMIT** 

**PLAN** 





#### **EXTERIOR ELEVATION 'B'**

INDUSTRIES (TM) PROPRIETARY DOCUMENT

REMOVE FOR SHIPPING

SABRE INDUSTRIES (TM) PROPRIETARY DOCUMENT =

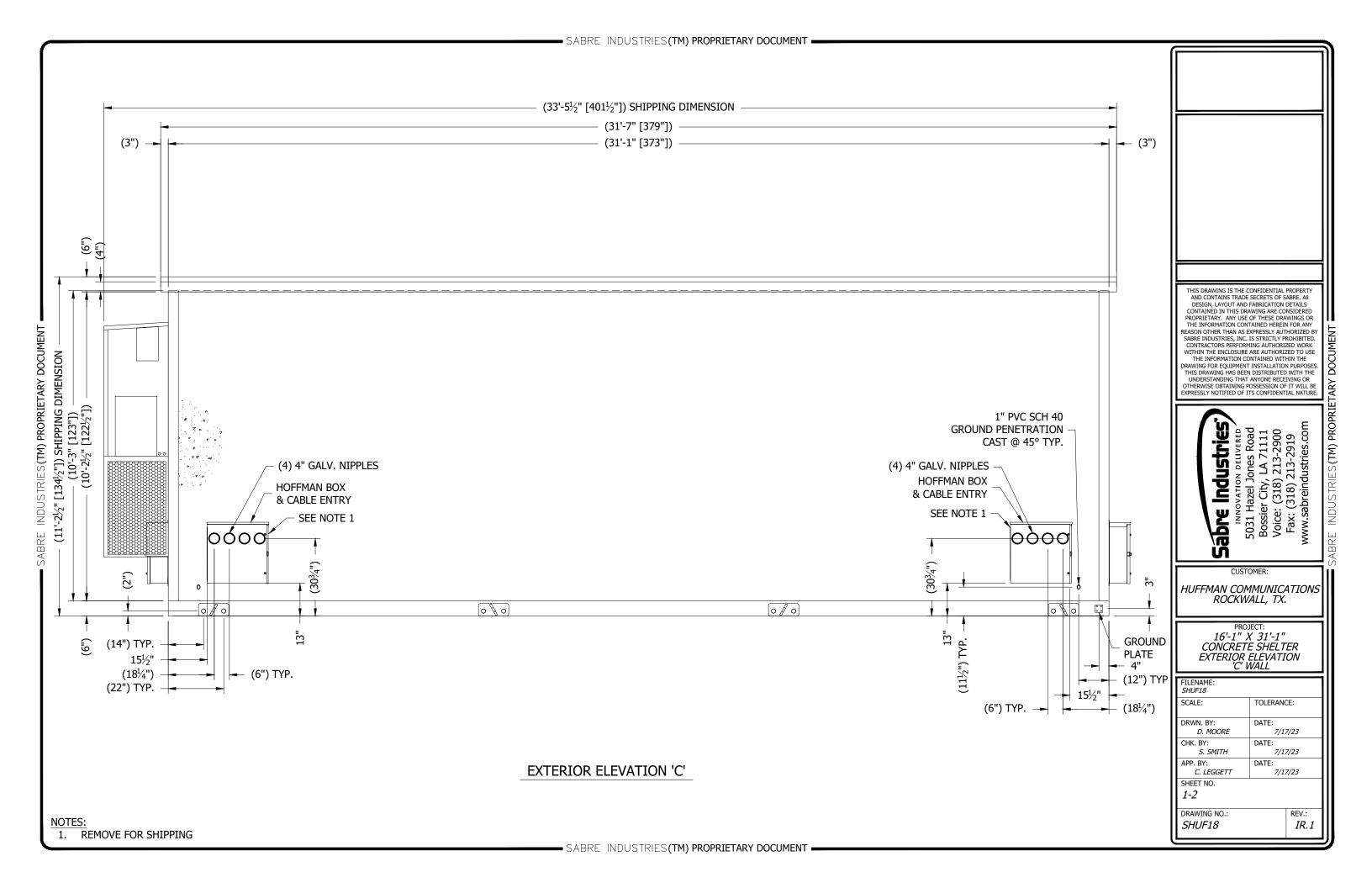
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. All DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. INDUSTRIES (TM) PROPRIETARY DOCUMENT CONTRACTORS PERFORMING AUTHORIZED WORK
WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE
THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES.
THIS DRAWING HAS BEEN DISTRIBUTED WITH THE
UNDERSTANDING THAT ANYONE RECEIVING OR
OTHERWISE OBTAINING POSSESSION OF IT WILL BE
EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

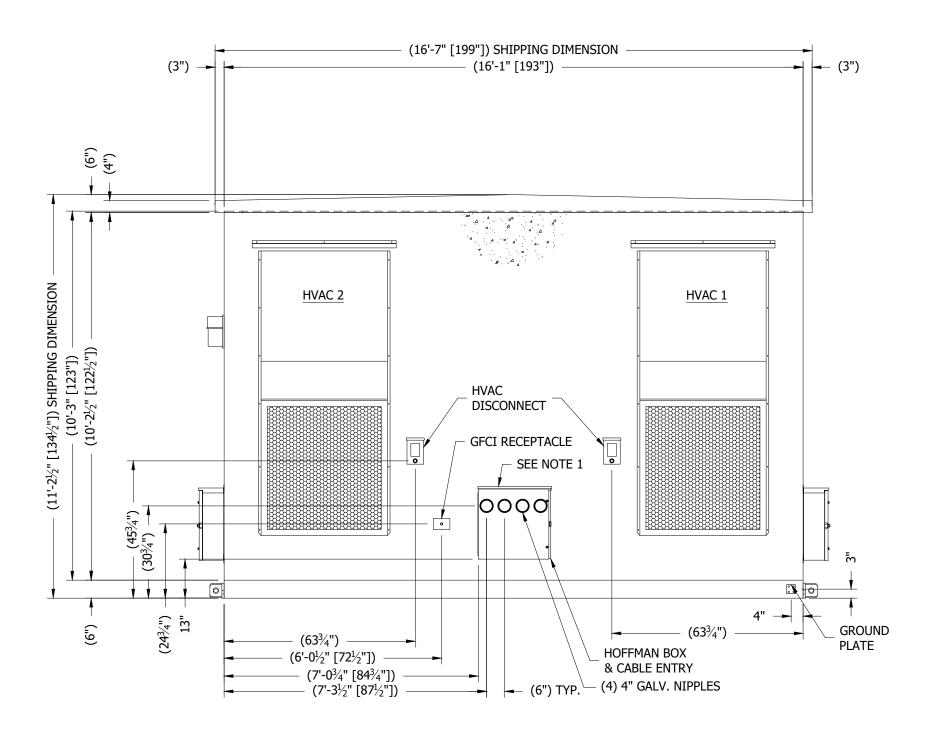


HUFFMAN COMMUNICATIONS ROCKWALL, TX.

PROJECT: 16'-1" X 31'-1" CONCRETE SHELTER EXTERIOR ELEVATION 'B' WALL

FILENAME: SHUF18		
SCALE: ############	TOLERANO	CE:
DRWN. BY:	DATE:	
D. MOORE	7/1	7/23
CHK. BY:	DATE:	
S. SMITH	7/1	7/23
APP. BY:	DATE:	
C. LEGGETT	7/1	7/23
SHEET NO.		
1-1		
DRAWING NO.:		REV.:
SHUF18		IR.1





#### EXTERIOR ELEVATION 'D'

NOTES:

INDUSTRIES (TM) PROPRIETARY DOCUMENT

1. REMOVE FOR SHIPPING

SABRE INDUSTRIES (TM) PROPRIETARY DOCUMENT •

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. All DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE CALCUSURE ARE AUTHORIZED TO USE THIS DRAWING HOR EBEEN DISTRIBUTED WITH THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

INDUSTRIES (TM) PROPRIETARY DOCUMENT

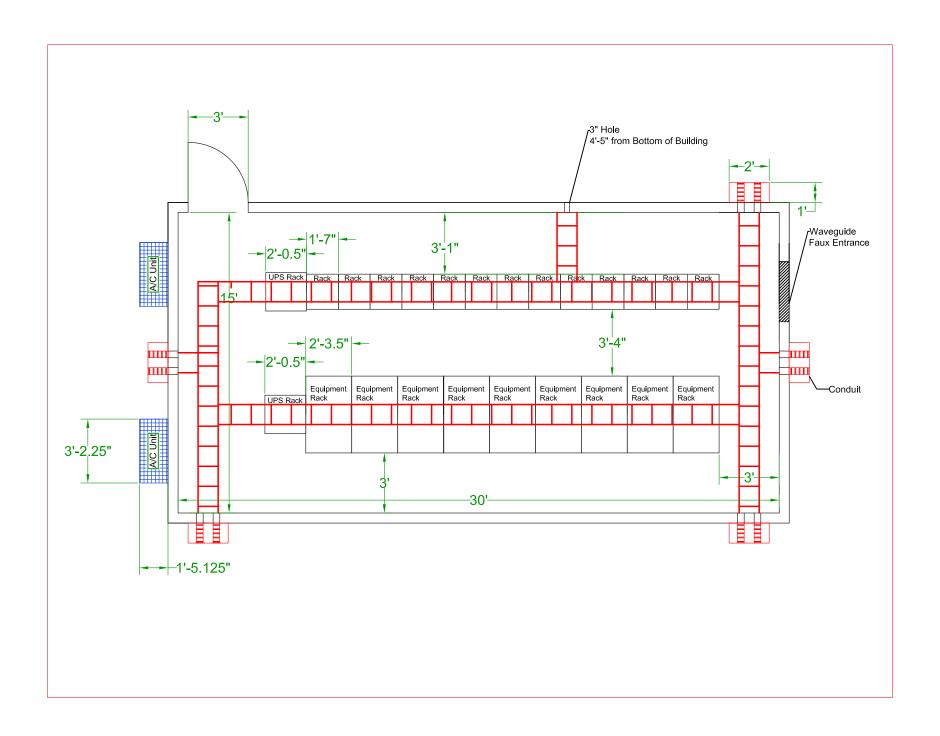


CUSTOMER

HUFFMAN COMMUNICATIONS ROCKWALL, TX.

PROJECT:
16'-1" X 31'-1"
CONCRETE SHELTER
EXTERIOR ELEVATION
'D' WALL

FILENAME: SHUF18		
SCALE: 3/8" = 1'-0"	TOLERANO	CE:
DRWN. BY: D. MOORE	DATE: 7/12	7/23
CHK. BY: S. SMITH	DATE: 7/12	7/23
APP. BY: C. LEGGETT	DATE: 7/12	7/23
SHEET NO. 1-3		
DRAWING NO.: SHUF18		REV.: IR.1





#### CITY OF ROCKWALL

#### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission

FROM: Henry Lee, Senior Planner

DATE: November 28, 2023

SUBJECT: MIS2023-018; Exception Request for 509 Munson Street

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



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

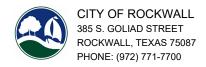
According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited." In interpreting this section of the code. staff has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

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

(COA) before the Planning and Zoning Commission could review a request; however, Subsection 06.03, *Historic Overlay (HO) District,* Article 05, *District Development Standards*, of the Unified Development Code (UDC) states, "(a)ny addition or deletion of landscape materials or landscape design elements need not receive a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Given this, the Planning and Zoning Commission is the sole regulatory board necessary to act on this case. With this being said, staff should note that the applicant's request to install artificial turf on the subject property appears to be *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 <u>not</u> permitted by the Unified Development Code (UDC) or the Engineering Department's <u>Standards of Design and Construction Manual</u>. Based on this, the applicant will be required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) and a building permit for the concrete driveway, and remove the asphalt or blacktop millings and replace them with an approved paving material. This will also require approval from the HPAB and a building permit. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on <u>November 28, 2023</u>.

## PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: MIS2023-018

PROJECT NAME: Variance Request for 509 Munson Street

SITE ADDRESS/LOCATIONS: 509 MUNSON ST

CASE CAPTION: Discuss and consider a request by Jean-Paul Aube III for the approval of a Miscellaneous Case for the approval of artificial or

synthetic plant materials on a 0.207-acre parcel of land identified as Lot 12 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic (OTR) District, addressed as

509 Munson Street, and take any action necessary.

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

- I.1 This is a request by Jean-Paul Aube III for the approval of a Miscellaneous Case for the approval of artificial or synthetic plant materials on a 0.207-acre parcel of land identified as Lot 12 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic (OTR) District, addressed as 509 Munson Street.
- 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 6pm 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.



### DEVELOR MENT APPLICATION

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

	No Comments - I	VI
STAFF (	- Need to remove	

- Need to remove all asphalt millings from driveway and replace with PLANNI <u>NOTE:</u> T CITY UN SIGNED concrete after you receive a permit.

DIRECTO

CITY ENGINEER:

PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYP	E OF DEVELOPMENT RE	QUEST [SELECT ONLY ONE BOX]:		
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)  ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)  ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)  ☐ REPLAT (\$300.00 + \$20.00 ACRE)  ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)		☐ ZONING CHA ☐ SPECIFIC US ☐ PD DEVELOR OTHER APPLIC	ZONING APPLICATION FEES:  ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1  SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1  OTHER APPLICATION FEES:  TREE REMOVAL (\$75.00)  TO VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2		
SITE PLAN APPLICATION FEES:  SITE PLAN (\$250.00 + \$20.00 ACRE)   AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		PER ACRE AMOUNT.	THE PERSONNEL 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 \$1,00.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING		
PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS	509 munson				
SUBDIVISION			LOT BLOCK		
GENERAL LOCATION					
ZONING, SITE PL	AN AND PLATTING INFORMATION [PLE	EASE PRINT]			
CURRENT ZONING	Residennai	CURRENT USE	Residentia 1		
PROPOSED ZONING		PROPOSED USE			
ACREAGE	LOTS [CURRE	NT)	LOTS [PROPOSED]		
REGARD TO ITS A	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY ON NIAL OF YOUR CASE.	E THAT DUE TO THE PASS OF STAFF'S COMMENTS BY	RAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH If the date provided on the development calendar will		
OWNER/APPLICA	NT/AGENT INFORMATION [PLEASE PRINT.	CHECK THE PRIMARY CON	ITACT/ORIGINAL SIGNATURES ARE REQUIRED]		
<b>D</b> OWNER	Jean-Paul Aube III	☐ APPLICANT			
CONTACT PERSON	Same	CONTACT PERSON	+ Same		
ADDRESS	509 munson	ADDRESS			
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP			
PHONE	214.762.0469	PHONE			
E-MAIL	spaube 2 @ ginail.com	E-MAIL			
	ATION [REQUIRED] RIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEA IN ON THIS APPLICATION TO BE TRUE AND CERTIFIED T		Aube III [OWNER] THE UNDERSIGNED, WHO		
NOVEMBLE INFORMATION CONTAINED	TO COVER THE COST OF THIS APPLICATION,	HAS BEEN PAID TO THE CITY GREE THAT THE CITY OF RO IS ALSO AUTHORIZED AND	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE  PERMITTED TO BERBOOLIGHT AND PERMITTED TO PROVIDE  N		
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE 13th DAY OF	November 2023	MY COMMISSION EXPIRES		
NOTARY PUBLIC IN AND F	OR THE STATE OF TEXAS		MY COMMISSION EXPIRES 9 /20/2021		



### DEVELORMENT APPLICATION

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

STAFF U	LY -	
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 A	PPROPRIATE BOX BELOW TO INDICATE	THE TYPE OF D	EVELOPMENT REG	UEST [SELECT ONLY ON	NE BOX]:
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)  ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)  ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)  ☐ REPLAT (\$300.00 + \$20.00 ACRE)  ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)		ZONING APPLICATION FEES:  ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1  SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1  OTHER APPLICATION FEES:  TREE REMOVAL (\$75.00)  TO VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2			
SITE PLAN APPLICATION FEES:  SITE PLAN (\$250.00 + \$20.00 ACRE)   AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		NOTES:  1 IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  2 A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS	509 mun.	son			
SUBDIVISION				LOT	BLOCK
GENERAL LOCATION					
ZONING, SITE PLA	AN AND PLATTING INFORMAT	TION [PLEASE P	RINT]	_	
CURRENT ZONING	Residennai		CURRENT USE	Residenti	a l
PROPOSED ZONING			PROPOSED USE		
ACREAGE	LOT	S [CURRENT]		LOTS [PROPO	OSED]
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU ACK PROVAL PROCESS, AND FAILURE TO ADD NIAL OF YOUR CASE.	NOWLEDGE THAT RESS ANY OF STA	DUE TO THE PASSA FF'S GOMMENTS BY	AGE OF <u>HB3167</u> THE CITY THE DATE PROVIDED ON T	NO LONGER HAS FLEXIBILITY WITH THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [PLE	ASE PRINT/CHECK	THE PRIMARY CONT	ACT/ORIGINAL SIGNATURE	ES ARE REQUIRED]
<b>D</b> YOWNER	Jean-Paul Aube III		☐ APPLICANT		
CONTACT PERSON	Same	CC	NTACT PERSON	+ Same	
ADDRESS	509 munson		ADDRESS	JAMA	
CITY, STATE & ZIP	Rockwall, 12 7508	<b>7</b> c	ITY, STATE & ZIP		
PHONE	214.762.0469		PHONE		
E-MAIL	paube 2 o ginail. u	m	E-MAIL		
	<i>3</i> 1	ALLY APPEARED _	Jen Paul I	Abe III 10	WNER] THE UNDERSIGNED, WHO
\$ 100 November INFORMATION CONTAINED	M THE OWNER FOR THE PURPOSE OF THIS A TO COVER THE COST OF THIS AF 20 23: BY SIGNING THIS APPLI WITHIN THIS APPLICATION TO THE PUBLIC. N WITH THIS APPLICATION, IF SUCH REPRODU	PPLICATION, HAS BE CATION, I AGREE T THE CITY IS ALS	EEN PAID TO THE CITY HAT THE CITY OF ROC SO AUTHORIZED AND	OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTH PERMITTED TO DESPRESSION	RRECT; AND THE APPLICATION FEE OF DAY OF ORIZED AND PERMITTED TO PROVIDE
GIVEN UNDER MY HAND AI	ND SEAL OF OFFICE ON THIS THE 13th D	AY OF Nove	mber 2023	A STATE OF THE STA	MY COMMISSION EXPIRES 09/20/2026
	OWNER'S SIGNATURE	the		NATE OF TELLIN	NOTARY ID: 13397492-0
NOTARY PUBLIC IN AND F	OR THE STATE OF TEXAS	Ellyn		MY COMMISSION E	EXPIRES 9/20/2026





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

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



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

November 13, 2023

Rockwall Planning and Zoning

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

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

Thank you for your time and consideration.

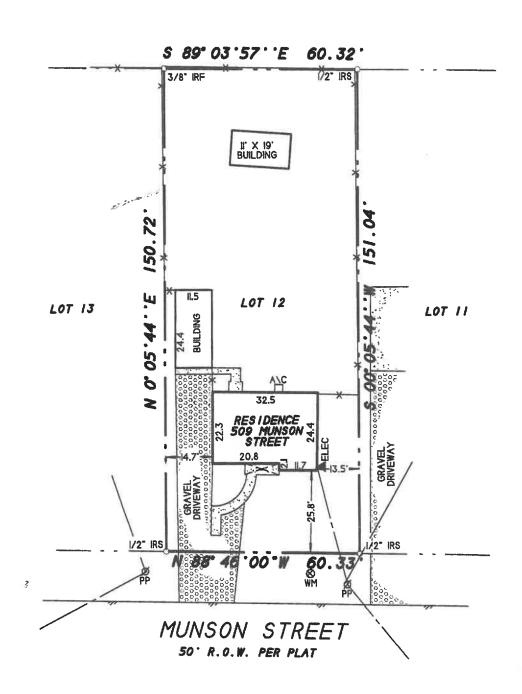
Sincerely,

Jean-Paul Aube III



#### PLAT OF SURVEY

LOT 16 CITY OF ROCKWALL PARK





### DEVELORMENT APPLICATION

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

STAFF U	LY -	
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 A	PPROPRIATE BOX BELOW TO INDICATE	THE TYPE OF D	EVELOPMENT REG	UEST [SELECT ONLY ON	NE BOX]:
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)  ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)  ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)  ☐ REPLAT (\$300.00 + \$20.00 ACRE)  ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)		ZONING APPLICATION FEES:  ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1  SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1  OTHER APPLICATION FEES:  TREE REMOVAL (\$75.00)  TO VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2			
SITE PLAN APPLICATION FEES:  SITE PLAN (\$250.00 + \$20.00 ACRE)   AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		NOTES:  1 IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  2 A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS	509 mun.	son			
SUBDIVISION				LOT	BLOCK
GENERAL LOCATION					
ZONING, SITE PLA	AN AND PLATTING INFORMAT	TION [PLEASE P	RINT]	_	
CURRENT ZONING	Residennai		CURRENT USE	Residenti	a l
PROPOSED ZONING			PROPOSED USE		
ACREAGE	LOT	S [CURRENT]		LOTS [PROPO	OSED]
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU ACK PROVAL PROCESS, AND FAILURE TO ADD NIAL OF YOUR CASE.	NOWLEDGE THAT RESS ANY OF STA	DUE TO THE PASSA FF'S GOMMENTS BY	AGE OF <u>HB3167</u> THE CITY THE DATE PROVIDED ON T	NO LONGER HAS FLEXIBILITY WITH THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [PLE	ASE PRINT/CHECK	THE PRIMARY CONT	ACT/ORIGINAL SIGNATURE	ES ARE REQUIRED]
<b>D</b> YOWNER	Jean-Paul Aube III		☐ APPLICANT		
CONTACT PERSON	Same	CC	NTACT PERSON	+ Same	
ADDRESS	509 munson		ADDRESS	JAMA	
CITY, STATE & ZIP	Rockwall, 12 7508	<b>7</b> c	ITY, STATE & ZIP		
PHONE	214.762.0469		PHONE		
E-MAIL	paube 2 o ginail. u	m	E-MAIL		
	<i>3</i> 1	ALLY APPEARED _	Jen Paul I	Abe III 10	WNER] THE UNDERSIGNED, WHO
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	OWNER'S SIGNATURE	the		NATE OF TELLIN	NOTARY ID: 13397492-0
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#### **PROJECT:** JEAN PAUL AUBE'III 509 MUNSON ROCKWALL TEXAS 75187



#### **MATERIAL LIST**

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

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

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

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





#### Lee, Henry

**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

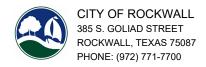
If these steps are not followed closely, specially the watering it will result in the loss of the seed.

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 COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: Z2023-052

PROJECT NAME: SUP for La Jolla Pointe Drive

SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation

(REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of a Specific Use Permit (SUP) for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the

intersection of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary.

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

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

- I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Office Building that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740].
- 1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (Z2023-052) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 02.02(D), Office and Professional Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), an Office Building is a "...facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices."
- 1.5 The subject property is zoned Commercial (C) District, which allows for a maximum height of 60-feet. This can be increased to 240-feet through a Specific Use Permit (SUP). With this being said, the subject property is also located within the Scenic Overlay (SOV) District. The Scenic Overlay (SOV) District has a more restrictive maximum height of 36 -feet; however, this height may be increased up to 240-feet through a Specific Use Permit (SUP). In this case, the applicant is requesting a Specific Use Permit (SUP) to increase the maximum height up to 120-feet in order to facilitate the future development of Office Buildings on the subject property.
- M.6 Please provide a legal description in a text document format (e.g. Microsoft Word). This is needed for the Draft Ordinance.
- M.7 Please review the attached Draft Ordinance prior to the November 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 5, 2023.
- 1.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional

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

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' 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".

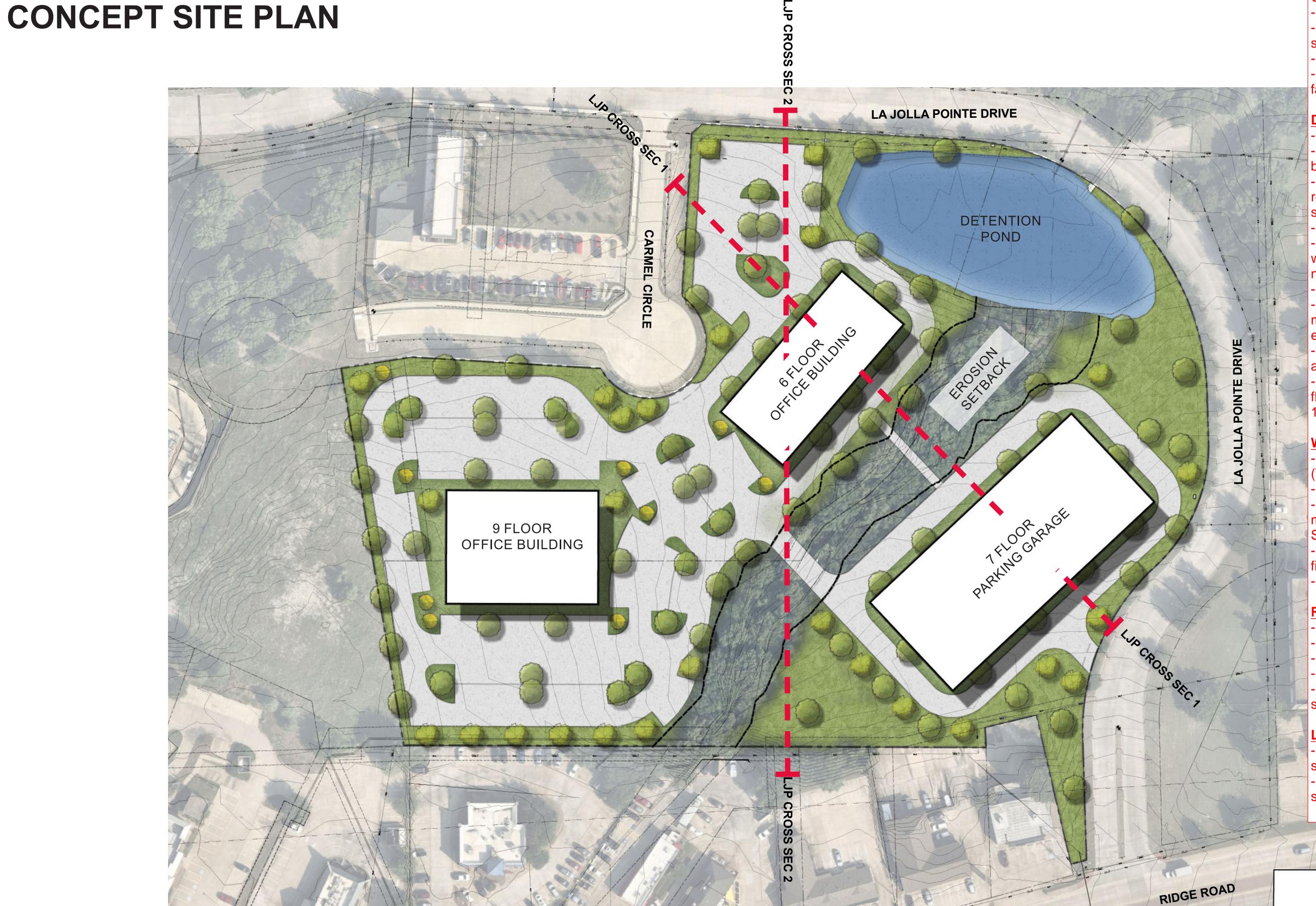
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Approved
N 0 1			

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	

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

No Comments



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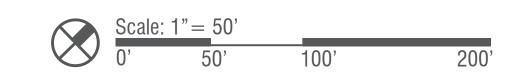
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- Min 20' utility easements.

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### DEVELOPMENT APPLICATION

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

STAFF USE UNLY	
PLANNING & ZONING CASE NO.	

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYPE O	F DEVELOPMENT RE	QUEST [SELECT ONLY ONE BOX]:
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		■ SPECIFIC US  □ PD DEVELOI  OTHER APPLIC  □ TREE REMO  □ VARIANCE R  NOTES: □ IN DETERMINING T PER ACRE AMOUNT. □ A \$1,000.00 FEE!	ANGE (\$200.00 + \$15.00 ACRE) 1 SE PERMIT (\$200.00 + \$15.00 ACRE) 1 82 PMENT PLANS (\$200.00 + \$15.00 ACRE) 1 CATION FEES:
PROPERTY INFO	RMATION [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 PL	AN AND PLATTING INFORMATION (PLEAS	SE PRINTI	
CURRENT ZONING		CURRENT USE	vacant
PROPOSED ZONING	Specific Use Permit (SUP)	PROPOSED USE	
ACREAGE		]	LOTS [PROPOSED]
REGARD TO ITS A RESULT IN THE DI	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T IPPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ENIAL OF YOUR CASE. ANT/AGENT INFORMATION (PLEASE PRINT/CH	STAFF'S COMMENTS BY	SAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH Y THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
□ OWNER	36 Wagon Road, LLC		Rockwall Economic Development Corporation
CONTACT PERSON	Paul Liechty	CONTACT PERSON	Matt Wavering
ADDRESS	502 Terry Lane	ADDRESS	2610 Observation Trl, Suite 104
CITY, STATE & ZIP	Heath, TX 75032	CITY, STATE & ZIP	Rockwall, TX 75032
PHONE		PHONE	972-772-0025
E-MAIL	drpliechty@gmail.com	E-MAIL	mwavering@rockwalledc.com
STATED THE INFORMATION I HEREBY CERTIFY THAT IS 264.26  November INFORMATION CONTAINS	ISIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ON ON THIS APPLICATION TO BE TRUE AND CERTIFIED THIS I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ACCORDING THIS APPLICATION, 1 AGE	E FOLLOWING: ALL INFORMATION SUBMIT AS BEEN PAID TO THE CIT BEE THAT THE CITY OF RI S ALSO AUTHORIZED AN	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDI ID PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATIOI
	AND SEAL OF OFFICE ON THIS THE DAY OF MINOR OWNER'S SIGNATURE	Vember, 205	ANGELA ELIZABETH PITTMON Notary ID #133894623
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	wheth Poten	MY COMMISSION EXPIRATED STORY 2026 2024

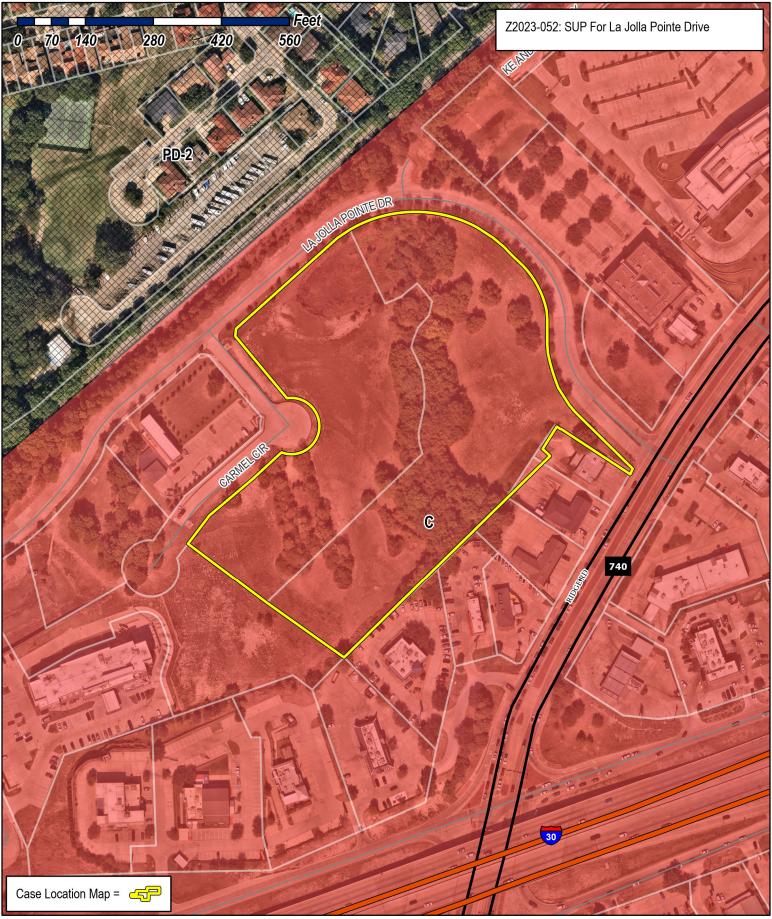


# **DEVELOPMENT APPLICATION**

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:

	Rockwall, Texas 75087		DIRECTOR OF PLANNING:	
DI FADE QUEOU	, , , , , , , , , , , , , , , , , , , ,	, a	CITY ENGINEER:	
PLEASE CHECK TI	HE APPROPRIATE BOX BELOW TO INDICATE THE TY PLICATION FEES:	PE OF DEVELOPMEN	IT RECLIEST ISSUECT ONLY ONE DOOR	
☐ MASTER PLA ☐ PRELIMINAR ☐ FINAL PLAT ☐ REPLAT (\$30 ☐ AMENDING ( ☐ PLAT REINST  SITE PLAN APP ☐ SITE PLAN (\$ ☐ AMENDED SI	AT (\$100.00 + \$15.00 ACRE) 1 AY PLAT (\$200.00 + \$15.00 ACRE) 1 (\$300.00 + \$20.00 ACRE) 1 10.00 + \$20.00 ACRE) 1 DR MINOR PLAT (\$150.00) FATEMENT REQUEST (\$100.00) LICATION FEES: 250.00 + \$20.00 ACRE) 1 TE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING A  ☐ ZONING  ☐ SPECIF  ☐ PD DE\  OTHER AF  ☐ TREE R  ☐ VARIAN  NOTES:  ¹: IN DETERMIN PER ACRE AMI PE	PPLICATION FEES:  G CHANGE (\$200.00 + \$15.00 ACRE) 1  FIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2  /ELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1  PPLICATION FEES:  REMOVAL (\$75.00) 1/2  ICE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2  NING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE DUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING	
PROPERTY INF	ORMATION [PLEASE PRINT]			
ADDRE	SS La Jolla Pointe Drive			
SUBDIVISIO	La Jolla Pointe Addition			
GENERAL LOCATIO		id. Bi	LOT 23 BLOCK A	
ZONING SITE	I AN AND DI ATTINO DI LA	lage Ra		
CURRENT ZONIN	LAN AND PLATTING INFORMATION (PLE	EASE PRINT]		
	Commercial (C)	CURRENT U	ISE vacant	
PROPOSED ZONIN	aboome ose Lemm (20b)	PROPOSED U	SE office	
ACREAG	E 5.6569 LOTS [CURREI	NT]	LOTS [PROPOSED]	
			ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WITH	
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/O Akshar 10. LLC	CHECK THE PRIMARY C	ONTACT/ORIGINAL SIGNATURES ARE RECOVERED	
		☑ APPLICANT	Rockwall Economic Development Corporation	
CONTACT PERSON	Shailesh Vora	CONTACT PERSON	Matt Wavering	
ADDRESS	2508 Sam School Road	ADDRESS		
			The Suite 104	
CITY, STATE & ZIP	Southlake, TX 76092	CITY, STATE & ZIP	Pooland TV 75000	
PHONE		PHONE	1. 10 GRWall, 17 75052	
E-MAIL	scvora@sbcglobal.net	E-MAIL		
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 NOVEMBER.				
SUBMITTED IN CONJUNCTIO	WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS N WITH THIS APPLICATION, IF-SUCH REPRODUCTION IS ASSO	ALSO AUTHORIZED AND CIATED OR IN RESPONSE	Y OF ROCKWALL ON THIS THE 13th DAY OF OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE D PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION ETO A REQUEST FOR PUBLIC INFORMATION."	
STEN GIVDER INT MAND A	OWNER'S SIGNATURE DAY OF OWNER'S SIGNATURE	20 1.	VICTORIA HOOK  Notary Public, State of Texas	
NOTARY PUBLIC IN AND FO	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS			





# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 774 7745

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

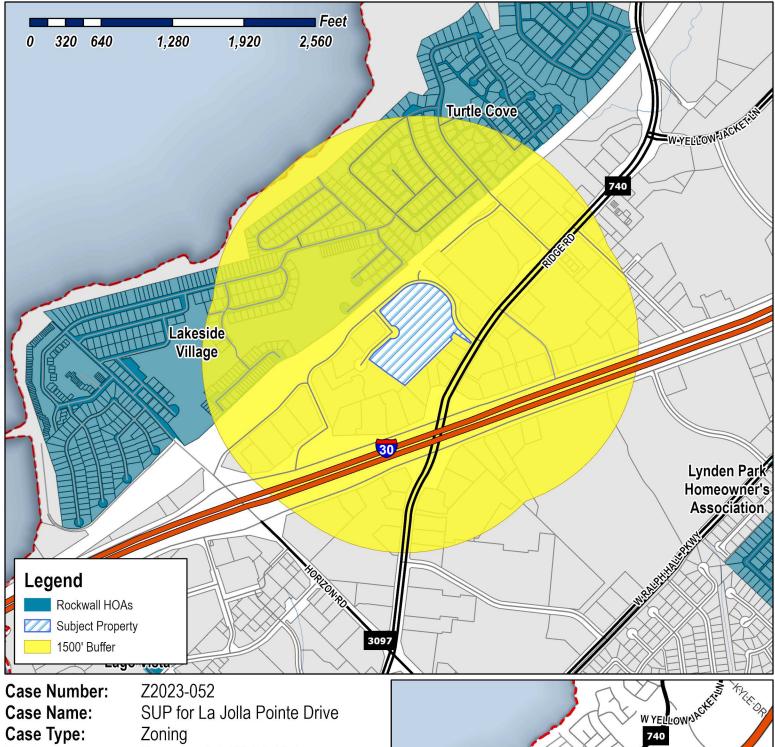
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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**Case Number:** Z2023-052

SUP for La Jolla Pointe Drive Case Name:

Case Type: Zoning

Zoning: Commercial (C) District Case Address: La Jolla Pointe Drive

Date Saved: 11/13/2023

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

#### Lee, Henry

From: Zavala, Melanie

Sent: Thursday, November 16, 2023 3:19 PM

**Cc:** Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry

**Subject:** Neighborhood Notification Program [Z2023-052]

Attachments: Public Notice (P&Z) (11.15.2023).pdf; HOA Notification Map (11.13.2023).pdf

#### HOA/Neighborhood Association Representative:

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

All interested parties are encouraged to submit public comments via email to <a href="Planning@rockwall.com">Planning@rockwall.com</a> 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: <a href="https://sites.google.com/site/rockwallplanning/development/development-cases.">https://sites.google.com/site/rockwallplanning/development/development-cases.</a>

#### Z2023-052: SUP for La Jolla Pointe Drive

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

Thank You.

#### Melanie Zavala

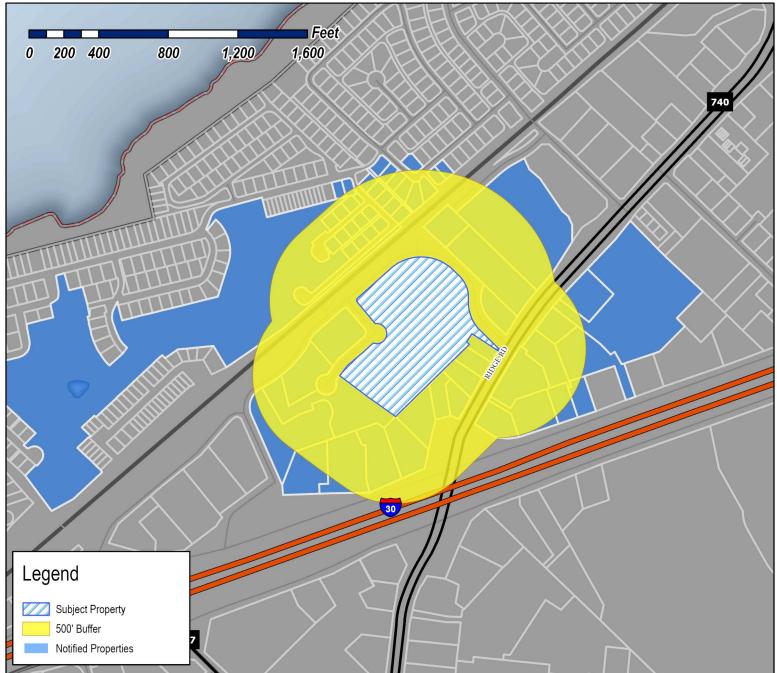
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 http://www.rockwall.com/

972-771-7745 Ext. 6568



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**Case Number:** Z2023-052

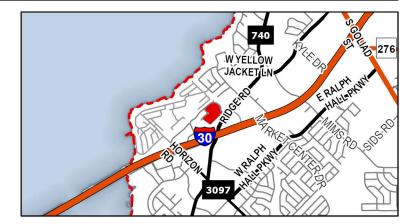
Case Name: SUP for La Jolla Pointe Drive

Case Type: Zoning

**Zoning:** Commercial (C) District La Jolla Pointe Drive

Date Saved: 11/13/2023

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



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

TOLKACHJOV HOLDINGS ROCKWALL LLC 1105 LADY DE VANCE LN LEWISVILLE, TX 75056 BOLD LLC 121 WYLER DR DAKOTA, IL 61018

RESIDENT 1600 LA JOLLA POINTE DR ROCKWALL, TX 75087 TRITON I-30 ROCKWALL LLC 1845 WOODALL ROGERS FREEWAY, SUITE 1100 DALLAS, TX 75201 RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST RICHARD AND JUDY HARRIS- TRUSTEES 210 GLENN AVENUE ROCKWALL, TX 75087

2424 MTA REALTY LLC 2424 RIDGE ROAD ROCKWALL, TX 75087 RESIDENT 2455 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2475 RIDGE RD ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS 2504 RIDGE RD STE 107 ROCKWALL, TX 75087 BROOKS RICHARD L MD 2504 RIDGE RD STE 101 ROCKWALL, TX 75087 AKSHAR 10 LLC 2508 SAM SCHOOL ROAD SOUTHLAKE, TX 76092

RESIDENT 2510 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2535 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2545 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2555 RIDGE RD ROCKWALL, TX 75087 BELAC PROPERTIES LLC 2600 RIDGE RD STE 102 ROCKWALL, TX 75087 BROOKS TIM 2602 RIDGE ROAD SUITE 1 ROCKWALL, TX 75087

RESIDENT 2604 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2608 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2610 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2616 RIDGE RD ROCKWALL, TX 75087 2455 RIDGE LLC 2701 CUSTER PARKWAY SUITE 706 RICHARDSON, TX 75080 HALL JUSTIN KIMBELL 2902 PRESTON TRAIL ROCKWALL, TX 75087

MARLEY KELLEE AND CLAYTON D 2904 PRESTON TRAIL ROCKWALL, TX 75087 DUCHARME JASON 2906 PRESTON TRAIL ROCKWALL, TX 75087 LEE GREGORY P AND LAUREN W 2908 PRESTON TRAIL ROCKWALL, TX 75087

KESTER SEAN AND MISTI	EHLERT GORDON W & LINDA K	RESIDENT
2910 PRESTON TRAIL	3001 PRESTON CT	3002 PRESTON TR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TURNER CECE	SANCHEZ ENEIDA	ROGERS GENTRY
3002 PRESTON CT	3003 LAKESIDE DR	3003 PRESTON COURT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT	MILLER KATHLEEN PALMER	RESIDENT
3004 PRESTON TR	3004 PRESTON CT	3005 PRESTON CT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT	HAMBLEY DAVID L JR & CAROL A	CHILDRESS DENNIS K JR & HILARY
3006 PRESTON TR	3006 PRESTON COURT	3007 LAKESIDE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BURK CATHERINE & HOWARD T	RESIDENT	ZUMWALT HAROLD J & VICKY
3007 PRESTON CT	3008 PRESTON TR	3009 PRESTON CT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GANCI GLENN	LOTL HOLDINGS LLC	RESIDENT
305 DREW LN	320 PORTVIEW PLACE	4100 VILLAGE DR
HEATH, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75087
ROBERTS JAMES F	QSR 30 LAND LLC	CBAX PROPERTIES LLC
4112 VILLAGE DR	4515 LBJ FREEWAY	465 W PRESIDENT GEORGE BUSH HWY
ROCKWALL, TX 75087	DALLAS, TX 75224	RICHARDSON, TX 75080
36 WAGON ROAD, LLC	36 WAGON ROAD, LLC	RESIDENT
502 TERRY LANE	502 TERRY LANE	550 LA JOLLA DR
HEATH, TX 75032	HEATH, TX 75032	ROCKWALL, TX 75087
RESIDENT	RESIDENT	RESIDENT
550 VIGOR WAY	550 E 130	560 E 130
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

RESIDENT

578 E I30

ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION

600 E I-30

ROCKWALL, TX 75087

RESIDENT

568 E 130

ROCKWALL, TX 75087

RESIDENT 610 I30 ROCKWALL, TX 75087 ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603 ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603

RESIDENT 630 | 30 ROCKWALL, TX 75087 ZASTROW BRADLEY L & SANDRA D 641 CHANNEL RIDGE DR ROCKWALL, TX 75087 COGDELL CHELSEA ANNE 645 CHANNEL RIDGE DRIVE ROCKWALL, TX 75087

SVRCEK JOSEPH T 649 CHANNEL RIDGE DR ROCKWALL, TX 75087 PAUL'S KWIK KAR INC 650 E INTERSTATE 30 ROCKWALL, TX 75087 MCCOY RAYMOND & BELVA 653 CHANNEL RIDGE DR ROCKWALL, TX 75087

RESIDENT 657 CHANNEL RIDGE DR ROCKWALL, TX 75087 ALLEN TEXAS WHITE TIGER CORPORATION 853 BEAR CROSSING DRIVE ALLEN, TX 75013 MCDONALDS CORP (398/42) C/0 KEVA CHILDRESS 935 W RALPH HALL PKWY #101 ROCKWALL, TX 75032

SANDERS JOLINDA 950 BRIAR OAKS DRIVE ROCKWALL, TX 75087 FIELDS TODD H AND NANCY E 954 BRIAR OAKS DR ROCKWALL, TX 75087 GERRALD SCOTT W & JUDY A 955 BRIAR OAK DR ROCKWALL, TX 75087

WILLIAMS KYLIE J 958 BRIAR OAK DR ROCKWALL, TX 75087

JAGH HOSPITALITY LP 996 E I-30 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 LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC P.O. BOX 650255 DALLAS, TX 75265 B&M ALPHA INC PO BOX 171754 ARLINGTON, TX 76003 ROCKWALL II PROPERTIES LLC PO BOX 630768 HOUSTON, TX 77263

WAFFLE HOUSE INC ATTN: TAX DEPT PO BOX 6450 NORCROSS, GA 30091 Property Owner and/or Resident of the City of Rockwall:

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

#### Z2023-052: SUP for La Jolla Pointe Drive

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

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

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

#### Henry Lee

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

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

Your comments must be received by Monday, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM
se No. Z2023-052: SUP for La Jolla Pointe Drive
ase place a check mark on the appropriate line below:
I am in favor of the request for the reasons listed below.
I am opposed to the request for the reasons listed below.
Name:
dress:

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

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



November 13, 2023

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

Re: La Jolla Pointe Drive

Mr. Miller:

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

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

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

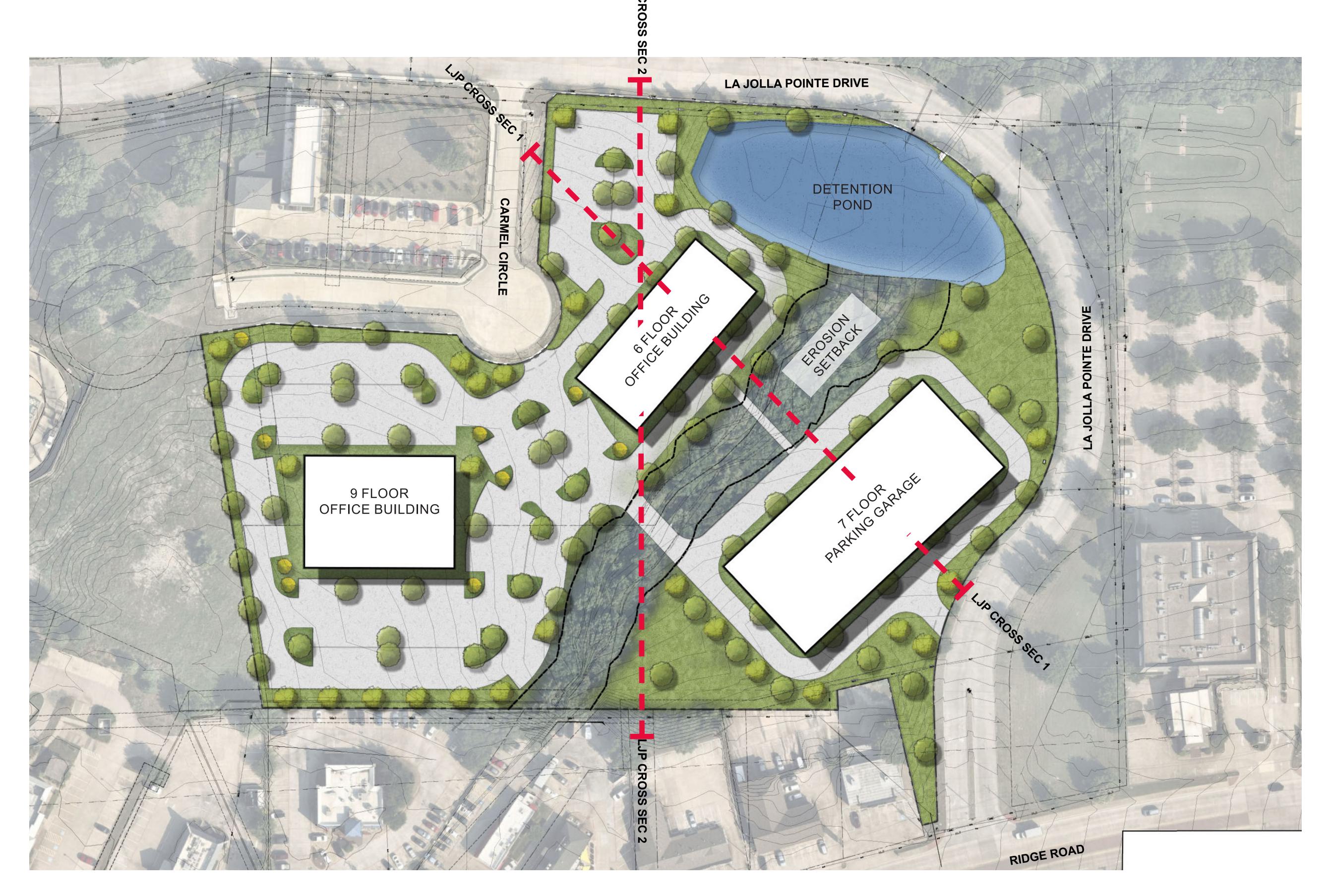
It is worth noting that the REDC is strictly governed by state statute as well as oversight provided by a Board of Directors of Rockwall residents appointed by the Rockwall City Council. You may rest-assured that the future development of this property will be of the highest-quality, will adhere to City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

The REDC kindly requests this SUP to facilitate the development of this property for the purposes of high-quality corporate office development.

Respectfully,

Matt Wavering Vice President

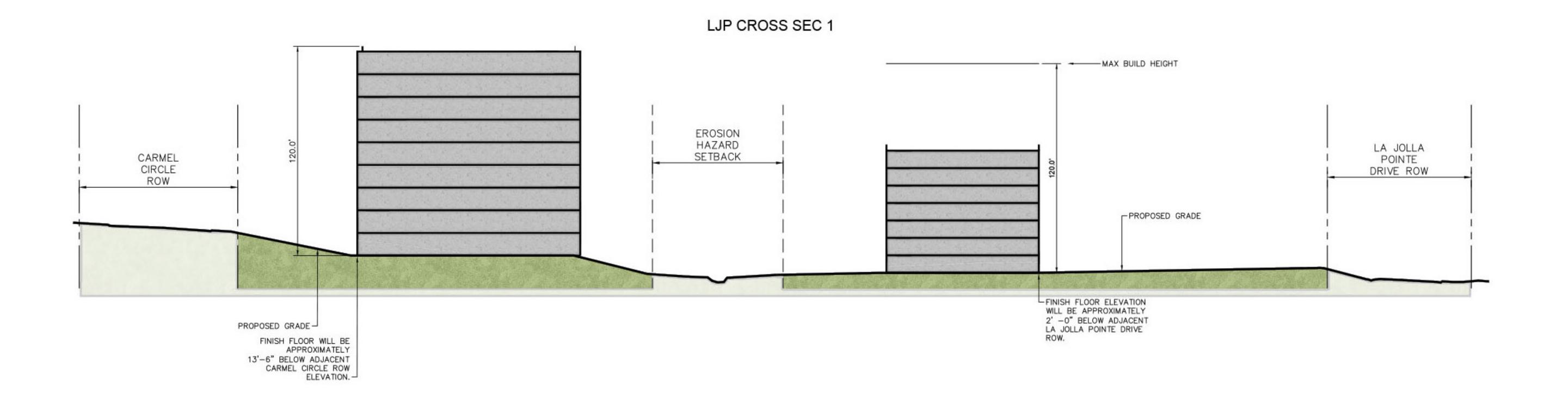
# **CONCEPT SITE PLAN**

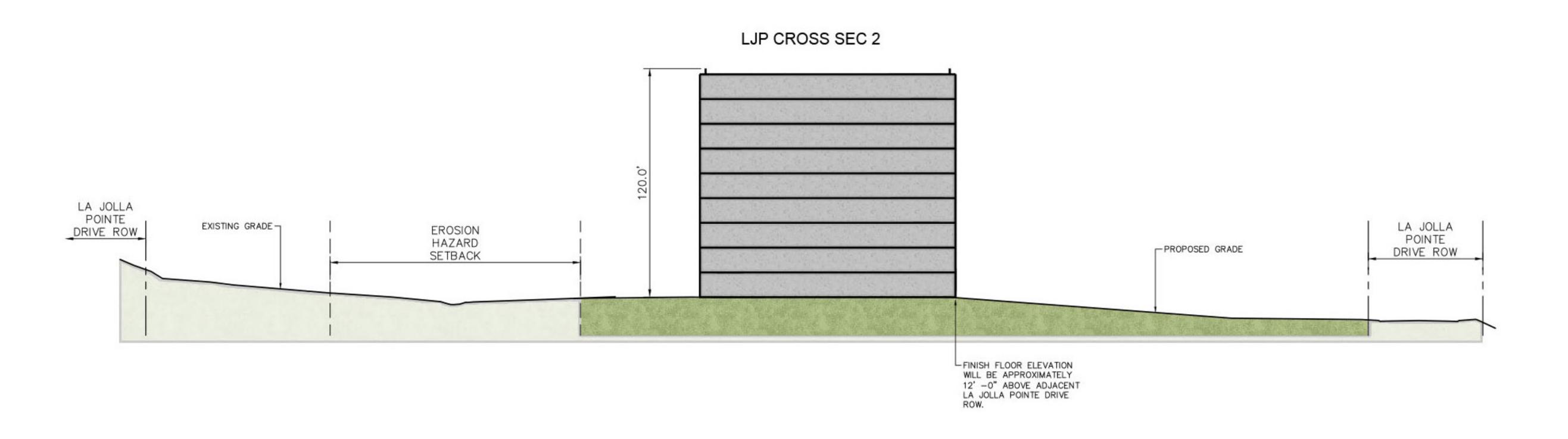






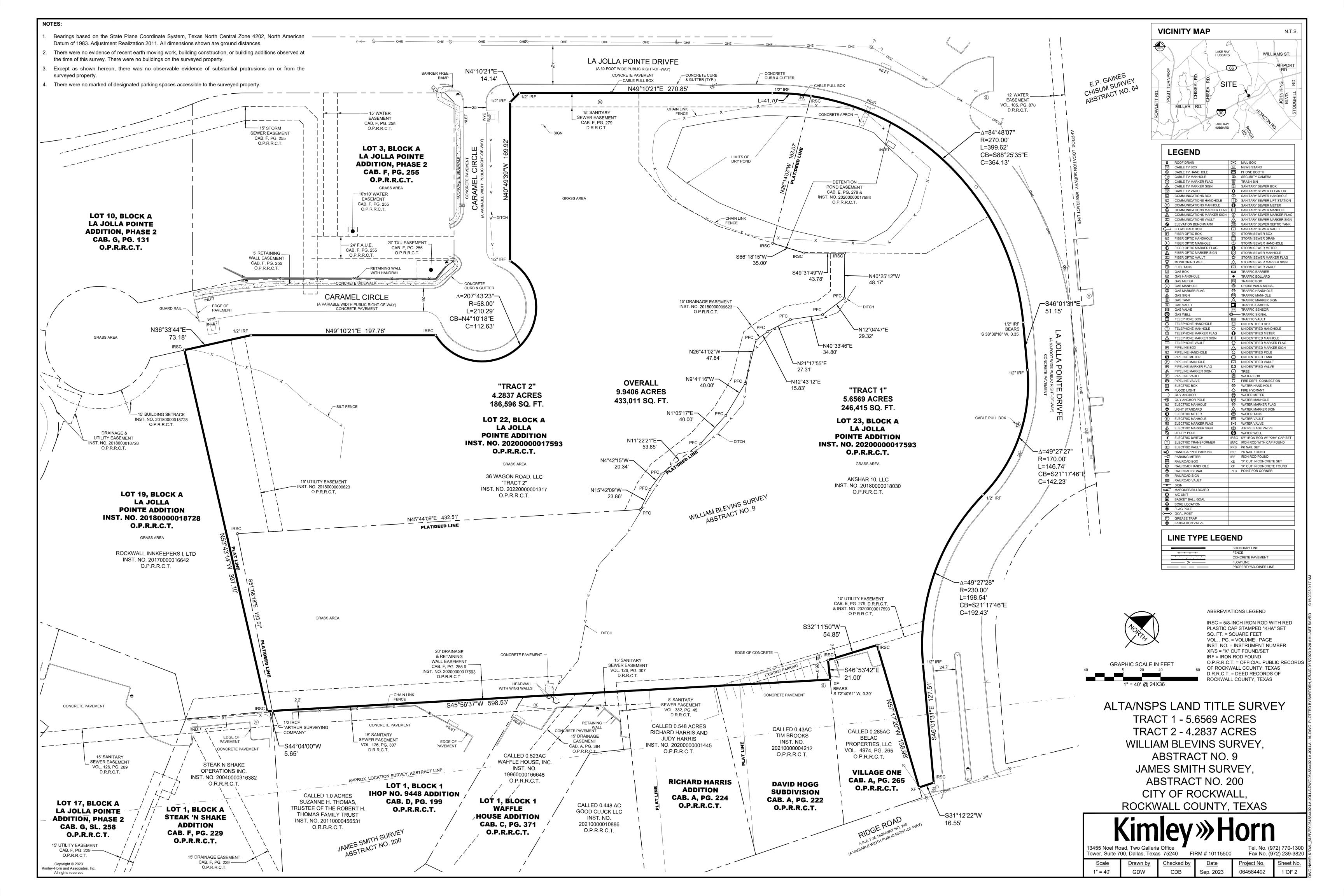
# CONCEPT SITE SECTION











#### FLOOD STATEMENT:

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

#### RECORD PROPERTY DESCRIPTION

#### "TRACT 1"

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

#### "TRACT 2"

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

#### NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

### AS TO "TRACT 1" DESCRIBED ABOVE:

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

- 1. The surveyed property is all of Lots 22 and 23, Block A of La Jolla Pointe Addition, recorded in Instrument No. 2020-17593, Map Records, Rockwall County, Texas.
- 10f. The following easements and/or building lines and other matters shown on the plat recorded in Instrument No. 2020-17593, Map Records, Rockwall County, Texas:

a) Detention Pond Easement as shown hereon; b) 20' Drainage and Retaining Wall Easement as shown hereon; c) 10' Utility Easement as shown hereon.

- 10g. Water Easement to the City of Rockwall, recorded in Volume 105, Page 870, Real Property Records, Rockwall County, Texas, does not lie on the surveyed property.
- 10h. Water Easement to the City of Rockwall, recorded in Volume 124, Page 937, Real Property Records, Rockwall County, Texas, does not lie on the surveyed property.
- 10i. Utility Easement to the City of Rockwall, recorded in Volume 5162, Page 190, Real Property Records, Rockwall County, Texas, does not lie on the surveyed property.

### AS TO "TRACT 2" DESCRIBED ABOVE:

- (Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-386489-RTT, effective date August 29, 2023, issued September 12, 2023.)
- 10e. The following easements and/or building lines, as shown on plat recorded in Instrument No. 2020000017593, Official Public Records, Rockwall County, Texas: Detention pond easement as shown hereon.
- 10f. The surveyed property is a portion of the property described in Instrument No. 20180000009623, Official Public Records, Rockwall County, Texas. Utility Easement and Drainage Easement described in said Instrument as shown hereon.
- 10g. The 15-foot Sanitary Sewer Easement, recorded in Cabinet E, Page 279, Plat Records, Rockwall County, Texas, as shown hereon.

### **SURVEYORS CERTIFICATION:**

To: ROUND ROCK LAND COMPANY LLC; AKSHA 10, LLC; 36 WAGON ROAD, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ROCKWALL ECONOMIC DEVELOPMENT CORPORATION; FWT DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMANY; FIRST AMERICAN TITLE INSURANCE COMPANY; REPUBLIC TITLE OF TEXAS, INC.:

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

Craig D. Bartosh Registered Professional Land Surveyor No. 6459 Kimley-Horn and Associates, Inc. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75240

Ph. (972) 770-1300

CRAIG D. BARTOSH craig.bartosh@kimley-horn.com

ALTA/NSPS LAND TITLE SURVEY TRACT 1 - 5.6569 ACRES TRACT 2 - 4.2837 ACRES WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 JAMES SMITH SURVEY, ABSTRACT NO. 200 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820 <u>Date</u> <u>Scale</u> <u>Drawn by</u> GDW CDB 064584402 Sep. 2023

#### **CITY OF ROCKWALL**

#### **ORDINANCE NO. 24-XX**

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS. **AMENDING** THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR BUILDINGS THAT EXCEED 36-FEET IN HEIGHT ON A 9.9406-ACRE TRACT OF LAND IDENTIFIED AS LOTS 22 & 23, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN **EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL** CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING **FOR** A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for *Buildings that Exceed 36-Feet in Height* on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [*FM-740*], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for Buildings that Exceed 36-Feet in Height in accordance with Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*; and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --

and with the following conditions:

#### 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the <u>Concept Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 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<sup>ND</sup> DAY OF JANUARY, 2024.

	Trace Johan	nnesen, <i>Mayor</i>
ATTEST:		
Kristy Teague, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1st Reading: December 18, 2023		

2<sup>nd</sup> Reading: January 2, 2024

## Exhibit 'A' Survey

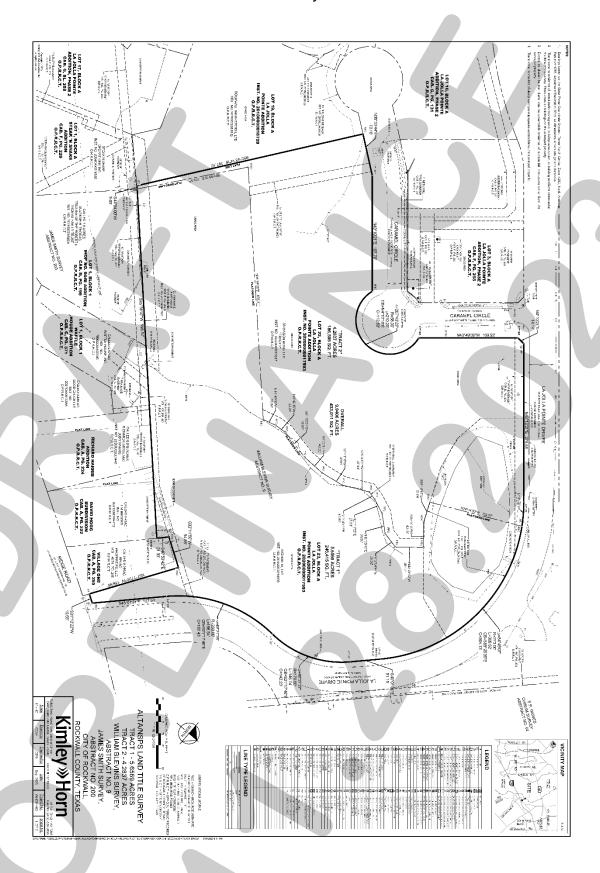
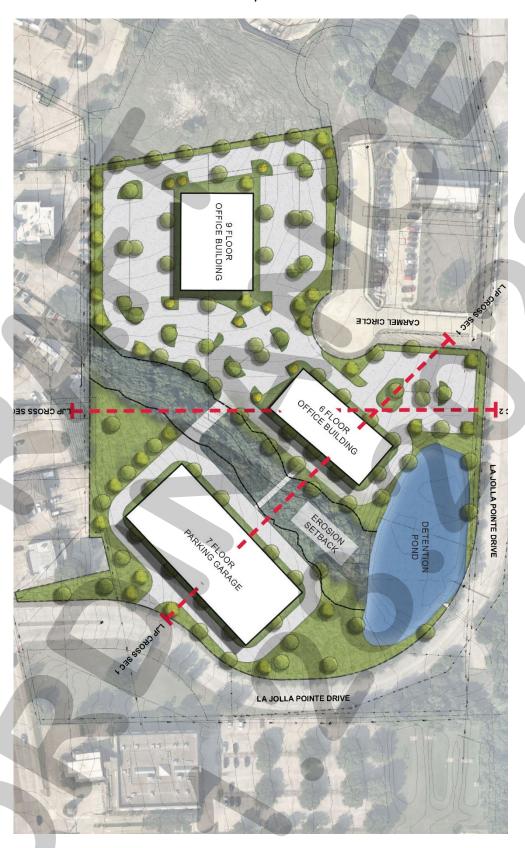
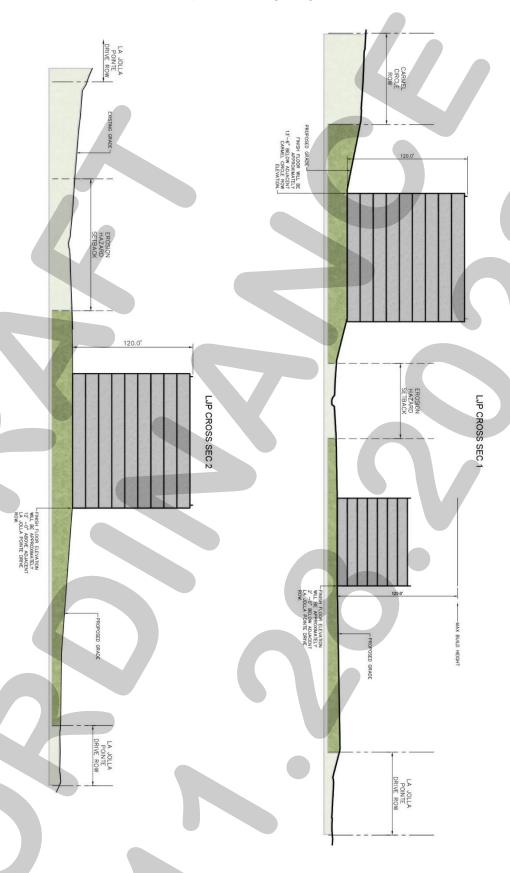


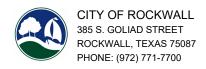
Exhibit 'B'
Concept Plan



**Exhibit 'C'**Conceptual Building Heights



# PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: Z2023-053

PROJECT NAME: Amendment to PD-4 SITE ADDRESS/LOCATIONS: 1661 RIDGE RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation

(REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned

Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky

Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

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

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

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

11/14/2023: General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction

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

#### Drainage Items:

- Detention is required. No vertical walls allowed in detention easement. Max 4:1 side slopes.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- -No grate inlets allowed
- -Detention ponds must be in a drainage easement.
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.

#### Water and Wastewater Items:

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

#### Roadway Paving Items:

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

#### Landscaping:

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

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

PARKS Travis Sales 11/14/2023 Approved

No Comments

# **CONCEPT SITE PLAN**









- 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".



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### **DEVELOPMENT APPLICATION**

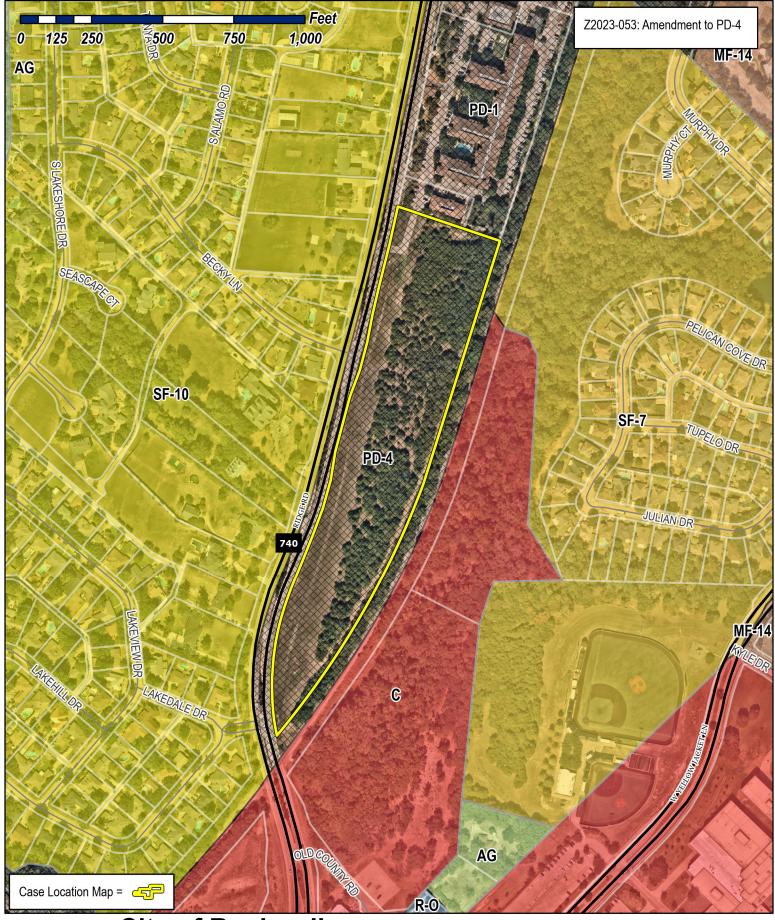
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

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:	

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST ISELECT ONLY ONE BOX! PLATTING APPLICATION FEES: **ZONING APPLICATION FEES:** ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☑ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup> <u>NOTES:</u>
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION [PLEASE PRINT] **ADDRESS** 1661 Ridge Road, Rockwall, TX 75087 SUBDIVISION LOT **BLOCK** Northeast Corner of Ridge Rd & Dallas Garland N.E. Railroad GENERAL LOCATION ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] PD-4 **CURRENT ZONING 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 IPLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED. ☐ OWNER ☑ APPLICANT HFS Management, Inc. Rockwall Economic Development Corporation Matt Wavering Richard Chandler **CONTACT PERSON** CONTACT PERSON 122 W. John Carpenter Fwy, Ste 400 2610 Observation Trl, Suite 104 **ADDRESS ADDRESS** CITY, STATE & ZIP Irving, TX 75039 CITY, STATE & ZIP Rockwall, TX 75032 **PHONE PHONE** 972-772-0025 rchandler@sei-mi.com E-MAIL mwavering@rockwalledc.com NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: "I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \$382.19 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE November INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUE SALLY ARTHUR Notary ID #6111708 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE My Commission Expires July 6, 2025 OWNER'S SIGNATURE

MY COMMISSION EXPIRES

1-11-25





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

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

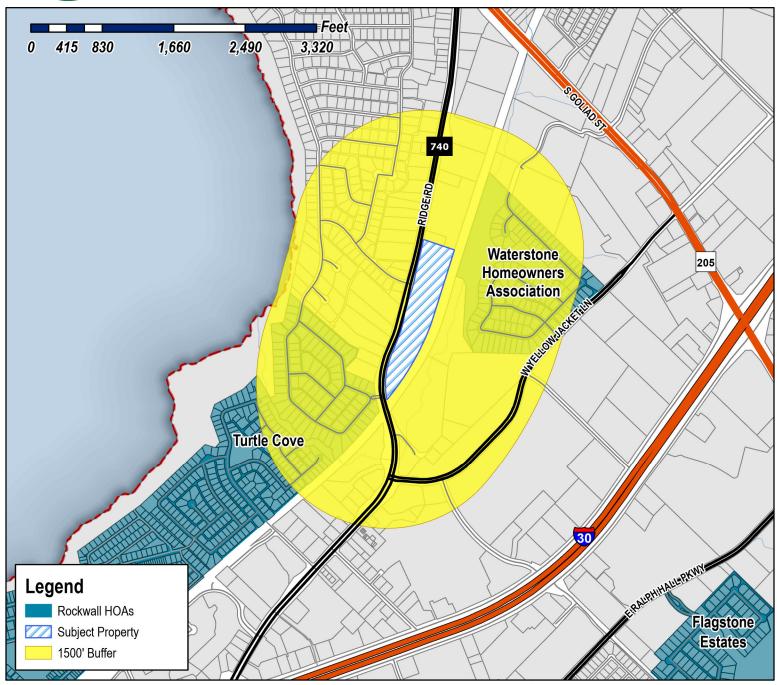
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2023-053

Case Name: Amendment to PD-4

Case Type:ZoningZoning:PD-4Case Address:Ridge Rd.

Date Saved: 11/10/2023

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



#### Lee, Henry

From: Zavala, Melanie

Sent: Thursday, November 16, 2023 3:24 PM

**Cc:** Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry

**Subject:** Neighborhood Notification Program [Z2023-053]

**Attachments:** Public Notice (P&Z) (11.15.2023).pdf; HOA Map (11.10.2023).pdf

#### HOA/Neighborhood Association Representative:

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

All interested parties are encouraged to submit public comments via email to <a href="Planning@rockwall.com">Planning@rockwall.com</a> 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: <a href="https://sites.google.com/site/rockwallplanning/development/development-cases.">https://sites.google.com/site/rockwallplanning/development/development-cases.</a>

#### Z2023-053: Amendment to PD-4

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

Thank You.

#### Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087

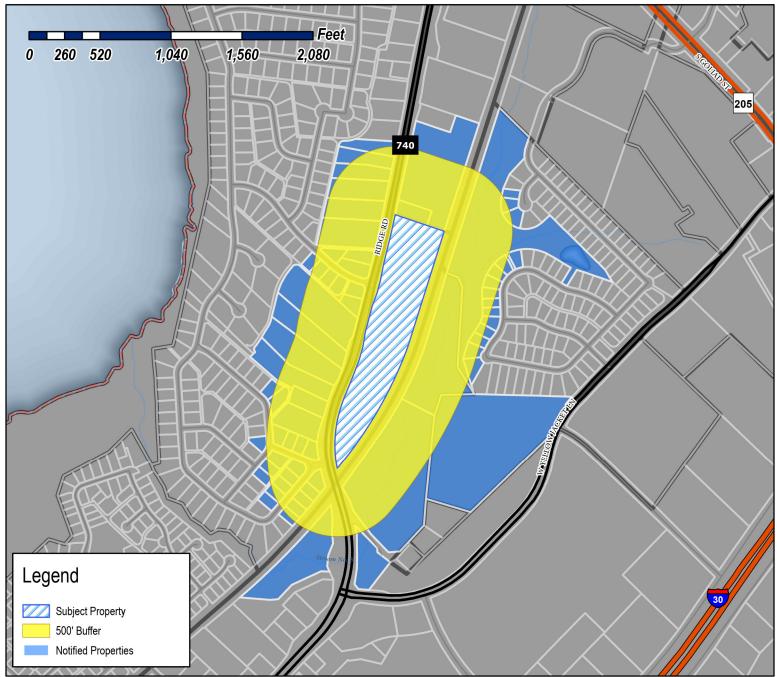
http://www.rockwall.com/

972-771-7745 Ext. 6568



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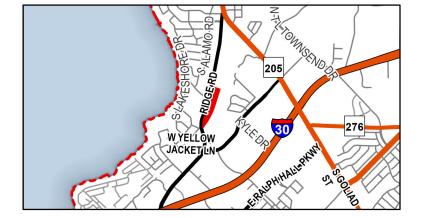
Case Number: Z2023-053

Case Name: Amendment to PD-4

Case Type:ZoningZoning:PD-4Case Address:Ridge Rd.

Date Saved: 11/10/2023

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



NEUFELL JAMES V AND FRANCINE M 101 BECKY LN ROCKWALL, TX 75087 RESIDENT 102 LAKEDALE DR ROCKWALL, TX 75087 MARSHALL RICHARD A AND KENNETH F WILSON 103 BECKY LN ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J 103 JULIAN DR ROCKWALL, TX 75087 HAMILTON JAMES MARK AND STEVEN TORRES 104 BECKY LN ROCKWALL, TX 75087 WEST KENDRA LYNN AND JOHN HENRY LEWIS 104 LAKEDALE DRIVE ROCKWALL, TX 75087

COX MARCUS D 105 BECKY LANE ROCKWALL, TX 75087 AZULAY TJ AND MELINDA 105 EMERALD COVE HEATH, TX 75032

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

MARTINEZ GRACE & JESSE LEE III 106 LAKEDALE DR ROCKWALL, TX 75087 VILLASENOR GRACIELA R 106 PELICAN COVE DR ROCKWALL, TX 75087 RESIDENT 107 BECKY LN ROCKWALL, TX 75087

PECK RUTH H 108 LAKEDALE DR ROCKWALL, TX 75087 ECKERT TRUST
DAVID W & BONNIE L ECKERT
112 PELICAN COVE DRIVE
ROCKWALL, TX 75087

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

HPA TEXAS SUB 2017-1 LLC 120 S RIVERSIDE PLZ STE 2000 CHICAGO, IL 60606 HFS MANAGEMENT INC C/O HANNA SAHLIYEH 122 W JOHN CARPENTER FWY STE 400 IRVING, TX 75039

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

HALL STEPHANIE MCGARRY 130 PELICAN COVE DR ROCKWALL, TX 75087 RESIDENT 1309 RIDGE RD ROCKWALL, TX 75087 RESIDENT 134 PELICAN COVE DR ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J 138 PELICAN COVE DR ROCKWALL, TX 75087 HIDALGO RAFAEL 1400 RIDGE RD ROCKWALL, TX 75087 MASON RONALD E & GLORIA M 1402 RIDGE RD ROCKWALL, TX 75087

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

RESIDENT 1405 RIDGE RD ROCKWALL, TX 75087 RESIDENT 1406 RIDGE RD ROCKWALL, TX 75087

NORMAN LINDA 1406-B RIDGE RD ROCKWALL, TX 75087 PADILLA OSCAR GAMALIEL AND MELISSA AZUSENA 1408 RIDGE ROAD ROCKWALL, TX 75087

RESIDENT 1410 RIDGE RD ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N	KROPKE JAMES & MARY	CRANE ADAM T
1412 RIDGE ROAD	142 PELICAN COVE DR	146 PELICAN COVE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TEBBUTT BRIAN C	TEBBUTT BRIAN & MYLA	WELLS RACHEL MARY
150 PELICAN COVE DR	150 PELICAN COVE DRIVE	1502 RIDGE ROAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BARRON JOSE ENRIQUE AND ELIZABETH	RESIDENT	MCANALLY JOHN L & CINDY N
1504 RIDGE RD	156 PELICAN COVE DR	1600 RIDGE RD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT	T ROCKWALL APARTMENTS TX LLC	HARRIS FAMILY LAKE HOUSE, LLC
1602 RIDGE RD	16600 DALLAS PARKWAY SUITE 300	1663 MISSOURI ST
ROCKWALL, TX 75087	DALLAS, TX 75248	SAN DIEGO, CA 92109
UHLIG JANET KAY	RESIDENT	GREEN STEVEN T
168 MURPHY CT	1722 RIDGE RD	1724 RIDGE RD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RESIDENT 1726 RIDGE RD ROCKWALL, TX 75087	HATCHER JASON & NATASHA HATCHER 1728 RIDGE RD ROCKWALL, TX 75087	RESIDENT 174 MURPHY CT ROCKWALL, TX 75087
KELLY TANNER B	PETTIGREW TERESA VIOLA	BALL DEREK AND AMANDA
178 MURPHY CT	1901 LAKEVIEW DR	1903 LAKEVIEW DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
VAUGHAN DANIEL J AND JESSICA	PADILLA KRIS AND JOE	RUSSELL CURTIS J & JENNIFER J
1905 LAKEVIEW DR	2005 LAKESHORE DRIVE	2006 S LAKESHORE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
FRITSCH TERYL W AND JANICE L	CHARLES JACOB	HIGGINS BYRON STEPHEN AND

MARSHALL BRUCE AND LORRAINE 2010 S LAKESHORE DRIVE ROCKWALL, TX 75087

2007 S LAKESHORE

ROCKWALL, TX 75087

RESIDENT 2011 LAKESHORE DR ROCKWALL, TX 75087

2008 S LAKESHORE DR

ROCKWALL, TX 75087

SALAZAR AARON AND OLGA 2012 LAKESHORE DR ROCKWALL, TX 75087

KIMBERLY LEE PETRIELLO

2009 S LAKESHORE DRIVE

ROCKWALL, TX 75087

RESTORATION PROPERTIES GROUP LLC 2013 S LAKESHORE DRIVE ROCKWALL, TX 75087 RESIDENT 2014 LAKESHORE DR ROCKWALL, TX 75087 RIIS RICKI LEE 203 LAKEVIEW DR ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN 206 LAKEVIEW DR ROCKWALL, TX 75087 HAYNES PETER & JANNA 208 LAKEVIEW DRIVE ROCKWALL, TX 75087 RESIDENT 2135 RIDGE RD ROCKWALL, TX 75087

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

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

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

SOLENA GROUP, LLC 321 PRAIRIE VIEW RD ROCKWALL, TX 75087 WILLCOXEN R GENE & MARY F 4820 SUTCLIFF AVE SAN JOSE, CA 95118 SHERI POWERS REVOCABLE TRUST SHERI POWERS- TRUSTEE 4872 CORONADO AVE SAN DIEGO, CA 92107

THAMES HOLDING LLC 514 WILDEWOOD DR CHANDLER, TX 75758 HENDRICKS JAMES & BARBARA 5903 VOLUNTEER PL ROCKWALL, TX 75032 ROCKWALL I S D 801 E WASHINGTON ST ROCKWALL, TX 75087

RESIDENT 900 W YELLOWJACKET LN ROCKWALL, TX 75087 HUDSON SFR PROPERTY HOLDINGS LLC C/O HUDSON HOMES MANAGEMENT LLC ATTN: HEATHER HAWKINS 2711 N HASKELL STE 1800 DALLAS, TX 75204

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

KJT FLYING PROPERTIES LLC PO BOX 1476 ROCKWALL, TX 75087 BURKE CASEY JOE AND ANDREA GAYDEN PO BOX 2514 ROCKWALL, TX 75087 Property Owner and/or Resident of the City of Rockwall:

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

#### Z2023-053: 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 <u>Tuesday, December 12, 2023 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, December 18, 2023 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

#### Henry Lee

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

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

Your comments must be received by Monday, 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

<b>- · -</b> P	LEASE RETURN THE BELOW FORM		- · - · - · - ·	 	
Case No. Z2	2023-053: Amendment to PD-4				
Please place	e a check mark on the appropriate	e line below:			
☐ I am in fa	avor of the request for the reasons lis	sted below.			
☐ I am opp	osed 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.

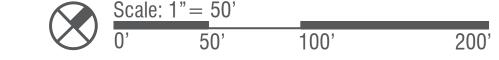
The REDC kindly requests this amendment to PD-4 to facilitate the development of this property for the purposes of high-quality corporate office development.

Respectfully,

Matt Wavering Vice President

# **CONCEPT SITE PLAN**

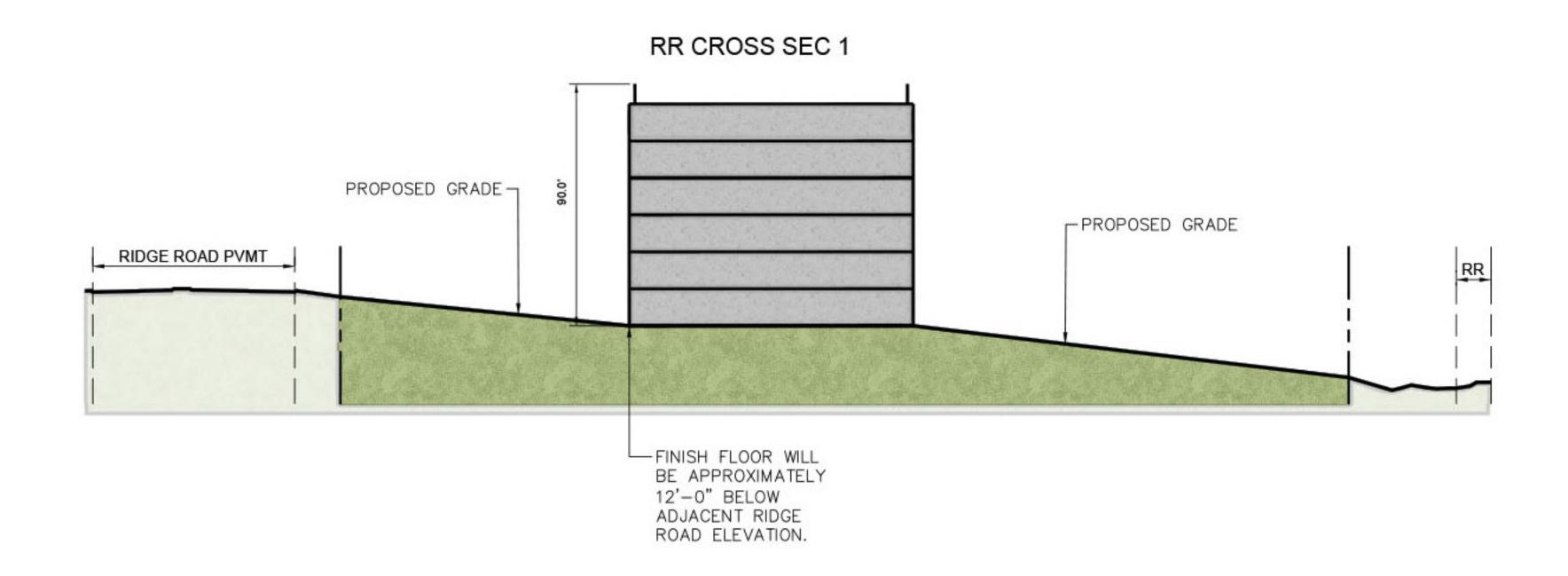


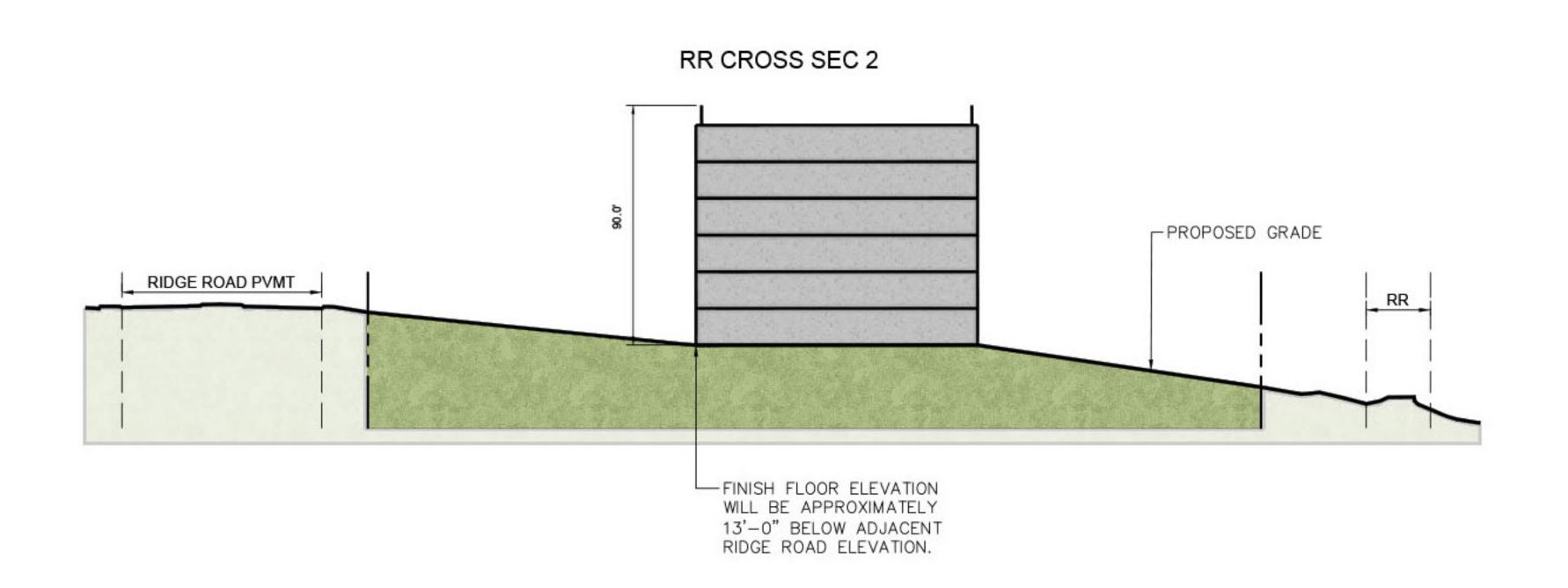






# **CONCEPT SITE SECTION**

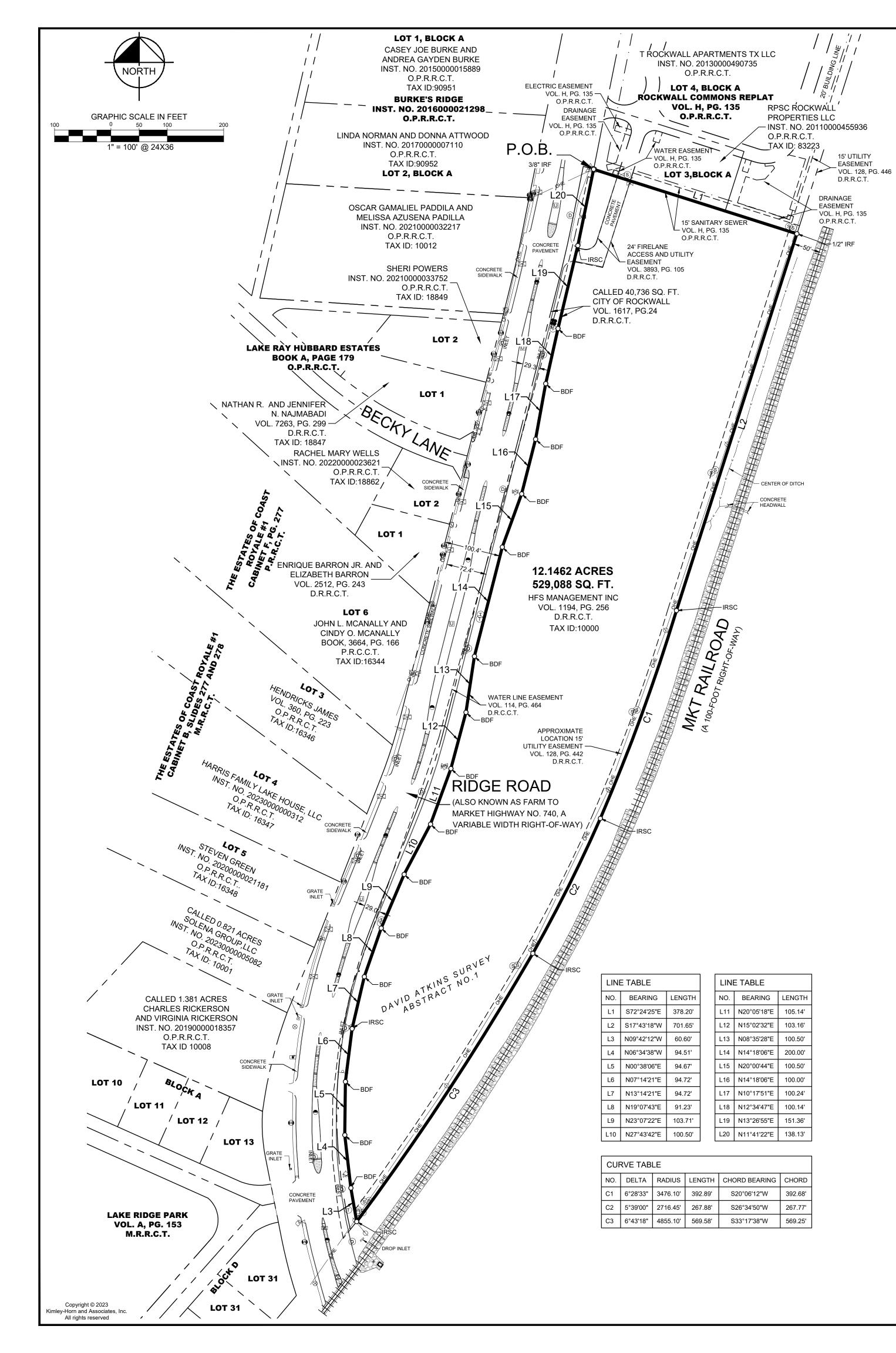












#### PROPERTY DESCRIPTION

**BEING** a tract of land situated in the David Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being a portion of a tract of land described in the Special Warranty Deed to HFS Management Inc., recorded in Volume 1194, Page 256, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at 3/8-inch iron rod found in the east right-of-way line of Ridge Road (also known as Farm to Market Highway No. 740, a variable width right-of-way), same being the northeast corner of a called 40,736 square foot tract of land described in the Right-of-Way Deed to the City of Rockwall, recorded in Volume 1617, Page 25, Deed Records, Rockwall County, Texas, and being the southwest corner of Lot 3, Block A of Rockwall Commons Replat, an Addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 20100000443217, Official Public Records, Rockwall County, Texas, and being in the north line of said HFS Management Inc., tract;

**THENCE** with the north line of said HFS Management Inc., tract, South 72°24'25" East, a distance of 378.20 feet to a 1/2-inch iron rod found in the west right-of-way line of MKT Railroad (a 100-foot right-of-way), same being the southeast corner of Lot 4, Block A of the aforementioned Rockwall Commons Replat;

**THENCE** with the west right-of-way line of said MKT Railroad, the following courses and distances:

South 17°43'18" West, a distance of 701.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 3,476.10 feet, a central angle of 06°28'33", and a chord bearing and distance of South 20°06'12" West, 392.68 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 392.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 2,716.45 feet, a central angle of 05°39'00", and a chord bearing and distance of South 26°34'50" West, 267.77 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 267.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,855.10 feet, a central angle of 06°43'18", and a chord bearing and distance of South 33°17'38" West, 569.25 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 569.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the intersection of the west right-of-way line of said MKT Railroad and the east right-of-way line of said Ridge Road:

**THENCE** with said east right-of-way line of Ridge Road and the east line of the aforementioned 40,736 square foot tract, the following courses and distances:

North 09°42'12" West, a distance of 60.60 feet to a 4-inch bronze disk stamped "Texas Department of Transportation" found (hereinafter called bronze disk);

North 06°34'38" West, a distance of 94.51 feet to a bronze disk found;

North 00°38'06" East, a distance of 94.67 feet to a bronze disk found;

North 07°14'21" East, a distance of 94.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 13°14'21" East, a distance of 94.72 feet to a bronze disk found;

North 19°07'43" East, a distance of 91.23 feet to a bronze disk found;

North 23°07'22" East, a distance of 103.71 feet to a bronze disk found;

North 27°43'42" East, a distance of 100.50 feet to a bronze disk found;

North 20°05'18" East, a distance of 105.14 feet to a bronze disk found;

North 15°02'32" East, a distance of 103.16 feet to a bronze disk found;

North 08°35'28" East, a distance of 100.50 feet to a bronze disk found; North 14°18'06" East, a distance of 200.00 feet to a bronze disk found;

North 20°00'44" East, a distance of 100.50 feet to a bronze disk found;

North 14°18'06" East, a distance of 100.00 feet to a bronze disk found;

North 10°17'51" East, a distance of 100.24 feet to a bronze disk found;

North 12°34'47" East, a distance of 100.14 feet to a bronze disk found;

North 13°26'55" East, a distance of 151.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 11°41'22" East, a distance of 138.13 feet to the **POINT OF BEGINNING** and containing a calcualted area of 529,088 square feet or 12.1462 acres of land.

## NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983. Adjustment Realization of 2011.
- 2. There was no visible evidence of current earth moving work, building construction or building additions were observed at the time of the survey.
- 3. There were no marked or designated parking spaces at the time of survey.
- I. Tax ID Numbers and property addresses shown hereon referenced from the Rockwall Central Appraisal District Website (rockwallcad.com).

### NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-386137-RTT, effective date August 18, 2023, issued August 31, 2023.)

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

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

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

## SURVEYOR'S CERTIFICATION:

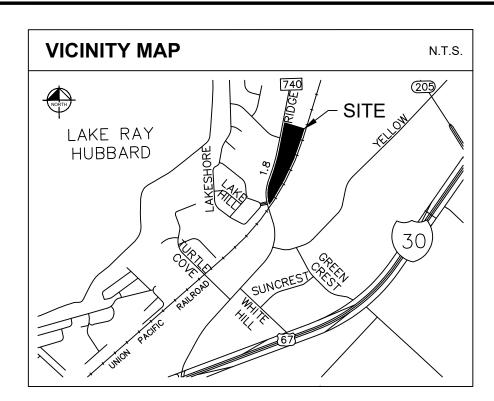
To: HFS Management, INC; FWT Development LLC; First American Title Insurance Company; Republic Title of Texas, Inc.:

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

The field work was completed on August 21, 2023.







Δ	ROOF DRAIN		MAIL BOX
ΓV	CABLE TV BOX	0	SANITARY SEWER CLEAN OUT
<u> </u>	CABLE TV HANDHOLE	(S)	SANITARY SEWER MANHOLE
N)	CABLE TV MANHOLE	8	SANITARY SEWER MARKER FLAG
ŕγ	CABLE TV MARKER FLAG	Ā	SANITARY SEWER MARKER SIGN
<u> </u>	CABLE TV MARKER SIGN	(ST)	SANITARY SEWER SEPTIC TANK
V	CABLE TV VAULT	S	SANITARY SEWER VAULT
<u></u>	COMMUNICATIONS BOX	D	STORM SEWER BOX
<u>=</u>	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
c)	COMMUNICATIONS MANHOLE	<u> </u>	STORM SEWER MANHOLE
Ĉ)	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
<u>A</u>	COMMUNICATIONS MARKER SIGN	000	TRAFFIC BARRIER
С	COMMUNICATIONS VAULT	•	TRAFFIC BOLLARD
•	ELEVATION BENCHMARK	TR	TRAFFIC BOX
Ē	FIBER OPTIC BOX	®	CROSS WALK SIGNAL
<del>=</del> Đ	FIBER OPTIC HANDHOLE	®	TRAFFIC HANDHOLE
F)	FIBER OPTIC MANHOLE	(TR)	TRAFFIC MANHOLE
Ď	FIBER OPTIC MARKER FLAG	A	TRAFFIC MARKER SIGN
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7	MONITORING WELL	U	UNIDENTIFIED BOX
Ġ	GAS HANDHOLE	0	UNIDENTIFIED HANDHOLE
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<u>Ĝ</u>	GAS MARKER FLAG	Ū	UNIDENTIFIED MARKER FLAG
<u>a</u>	GAS SIGN	Δ	UNIDENTIFIED MARKER SIGN
G)	GAS TANK	Ø	UNIDENTIFIED POLE
G	GAS VAULT	0	UNIDENTIFIED TANK
<u>g</u> i	GAS VALVE		UNIDENTIFIED VAULT
T	TELEPHONE BOX	Ø	UNIDENTIFIED VALVE
D	TELEPHONE HANDHOLE	$\odot$	TREE
T)	TELEPHONE MANHOLE	W	WATER BOX
<u> </u>	TELEPHONE MARKER FLAG	g	FIRE DEPT. CONNECTION
<u>A</u>	TELEPHONE MARKER SIGN	8	WATER HAND HOLE
	TELEPHONE VAULT	$  \diamond  $	FIRE HYDRANT
<u>A</u>	PIPELINE MARKER SIGN	<u> </u>	WATER METER
E	ELECTRIC BOX		WATER MANHOLE
<u>"</u>	FLOOD LIGHT	<u> </u>	WATER MARKER FLAG
<u> </u>	GUY ANCHOR	$\triangle$	WATER MARKER SIGN
<u> </u>	GUY ANCHOR POLE	W	WATER VAULT
Ð_	ELECTRIC HANDHOLE	M	WATER VALVE
<u> </u>	LIGHT STANDARD	<u> </u>	AIR RELEASE VALVE
<u>₽</u>	ELECTRIC METER	<b>W</b>	WATER WELL
<u>E)</u>	ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
<u> </u>	ELECTRIC MARKER FLAG	IRFC	
<u> </u>	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
<u>2</u>	UTILITY POLE	PKF	PK NAIL FOUND
T)	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
E]	ELECTRIC VAULT	IPF	IRON PIPE FOUND
<u>o_</u>	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
<u> </u>	SIGN	XS	"X" CUT IN CONCRETE SET
$\sqsubseteq$	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
€	BORE LOCATION	I POR	POINT OF BEGINNING

LINE TYPE LEGEND		
	BOUNDARY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	BUILDING LINE	
OHE	OVERHEAD UTILITY LINE	
<del>-x - x - x -</del>	FENCE	
	CONODETE DAVEMENT	

### ABBREVIATION LEGEND

P.O.B. = POINT OF BEGINNING

IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET

IRFC = IRON ROD WITH CAP FOUND

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

VOL. = VOLUME PG = PAGE

O.P.R.R.C.T = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

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

## FLOOD STATEMENT:

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

## **ALTA/NSPS LAND TITLE SURVEY**

12.1462 ACRES
DAVID ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

Kimley» Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820

 Scale
 Drawn by
 Checked by
 Date
 Project No.
 Sheet No.

 1" = 100'
 AEL
 CDB
 Sep. 2023
 064584403
 1 OF 1

#### **CITY OF ROCKWALL**

#### **ORDINANCE NO. 24-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [ORDINANCE NO. 72-03 & 01-26] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) BEING 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY. ABSTRACT NO. 1. CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO (\$2,000.00) FOR DOLLARS EACH 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<sup>TH</sup> DAY OF JANUARY, 2024.

	Trace Johannesen, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
ADDROVED AGEO FORM	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	
1 <sup>st</sup> Reading: <u>December 18, 2023</u>	
2 <sup>nd</sup> Reading: January 2, 2024	

#### EXHIBIT 'A':

Legal Description

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

#### TRACT NO. 1:

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

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

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

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

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

North 18 Degrees 29' East 125.4-feet;

North 15 Degrees 17' East 825-feet;

North 13 Degrees 53' East 99.4-feet;

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

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

#### TRACT NO. 2:

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

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

North 10 Degrees 30' West 48-feet;

North 6 Degrees 34' East 100-feet;

North 12 Degrees 30' East 100-feet;

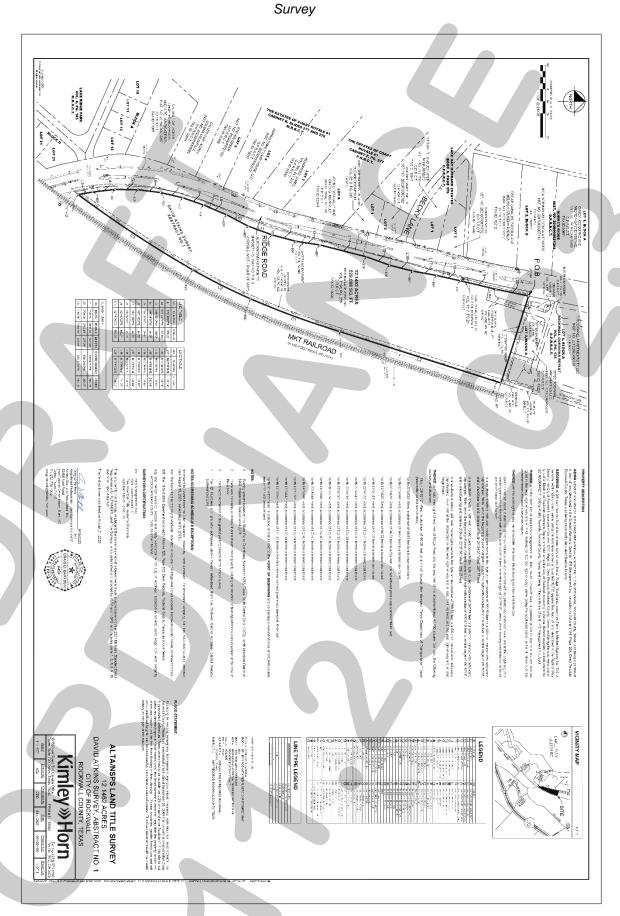
North 19 Degrees 24' East 100 feet;

North 22 Degrees 30' East 245-feet to a stake for a. corner;

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

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

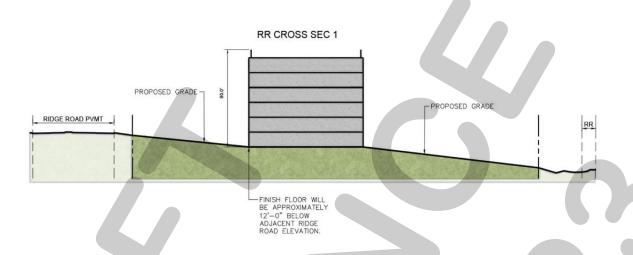
### EXHIBIT 'B':

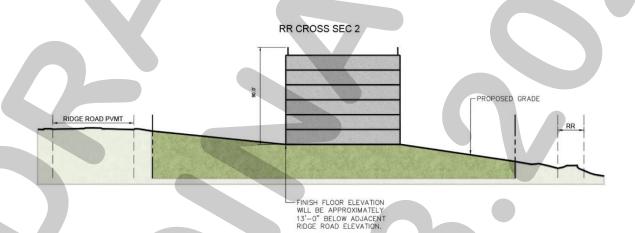


# **EXHIBIT 'C':**Concept Plan



# **EXHIBIT 'D':**Conceptual Cross Sections





#### EXHIBIT 'E':

#### PD Development Standards

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

#### Land Uses Permitted By-Right.

☑ Office Buildings Greater Than 25,000 SF

#### Prohibited Land Uses:

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

#### EXHIBIT 'E':

#### PD Development Standards

(C) <u>Density and Dimensional Requirements</u>. The <u>Subject Property</u> shall generally be developed in accordance with the <u>Concept Plan</u> depicted in <u>Exhibit</u> '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 <u>Subject Property</u> shall conform to the requirements stipulated for the General Retail (GR) District and the Scenic Overlay (SOV) District as specified by Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC). In addition, the subject property shall conform to the following standards:

#### TABLE 1: LOT DIMENSIONAL REQUIREMENTS

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

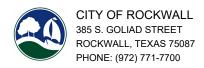
#### **NOTES**

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

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

<sup>2:</sup> THE FRONT YARD SETBACK SHALL CREATE A UNIFORM BUILDING FRONTAGE ALONG RIDGE ROAD [FM-740].

# PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: SP2023-042

PROJECT NAME: Amended Site Plan for 1007 Ridge Road

SITE ADDRESS/LOCATIONS: 1007 RIDGE RD

CASE CAPTION: Discuss and consider a request by Kamran Khan for the approval of an Amended Site Plan for an existing general retail building on

a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road, and take any action

necessary.

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

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

- I.1 This is a request for the approval of an Amended Site Plan for an existing general retail building on a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aquevara@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 de	velopment in the City of Rockwall, Texas, w	as approved by the Planning & Zoning Commission of the City of Rockwa
on the day of,		
WITNESS OUR HANDS, this,,,		
Planning & Zoning Commission, Chairman	Director of Planning and Zoning	

M.5 Building Elevations:

- (1) Please indicate what building materials will be used for the increased parapet height. (Subsection 06.02, Article 05, UDC)
- (2) Please cross-hatch any proposed roof top units on building elevations. (Subsection 04.01. C, of Article 05, UDC)
- (3) The current codes require all RTU's to be fully screened from all adjacent properties. Currently, there is no parapet on the rear side of the building. Screening of the RTU's will

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

- (4) All structures less than 6,000 SF shall have a pitched roof. In this case, the existing building has a mansard roof on a portion of the structure. By removing this roof element, it makes the existing building less in conformance with the General Overlay District Standards; however, this can be granted through a variance by the Planning and Zoning Commission. (Subsection 04.01, Article 05, UDC)
- (5) Please note that the code requires the back sides of the parapet to be finished in the same material as the outward facing façade. In this case, the proposed parapet elements will extend above the existing roof line and will be required to be clad in the same materials as the front façade, please indicate conformance to this requirement on the plans (Subsection 06.02, of Article 05, UDC)

#### M.6 Dumpster Screening

- (1) Indicate/delineate the dumpster location. (Subsection 01.05, of Article 05, UDC)
- (2) Indicate the dumpster enclosure height. Dumpster enclosures are required to be eight (8) feet in in an overlay district. (Subsection 01.05, of Article 05, UDC)
- (3) Indicate that the dumpster enclosure will utilize the same masonry materials as the primary building. (Subsection 01.05, of Article 05, UDC)
- (4) Indicate that the dumpster enclosure will have a self-latching gate. (Subsection 01.05, of Article 05, UDC)
- 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.
- 2. Need overall site plan showing dumpster area.
- 3. Need to show oil/water separator for dumpster area. Must drain to the storm system...not the sanitary sewer.
- 4. This will need to be shown on the site plan.

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

- 11/16/2023: \* NEED SITE PLAN FOR DUMPSTER ENCLOSURE LOCATION
- \* DUMPSTER ENCLOSURE MUST MEET MINIMUM SIZE REQUIREMENTS CURRENTLY DOESN'T
- \* DUMPSTER ENCLOSURE MUST HAVE AN INLET OR TRENCH DRAIN THAT FLOWS THROUGH AND OIL/WATER SEPARATOR (SIZED BY AN ENGINEER) PRIOR TO DISCHARGING TO THE STORM LINE
- \* GREASE TRAP TO BE SIZED BY AN ENGINEER

DEPARTMENT REVIEWER DATE OF REVIEW STATUS OF PROJECT

FIRE	Ariana Kistner	11/17/2023	Approved	
No Comments				_
<u>DEPARTMENT</u>	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



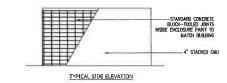
1007 RIDGE RD. ROCKWALL, TX 75087

ISSUE LOG DATE DESCRIPTION

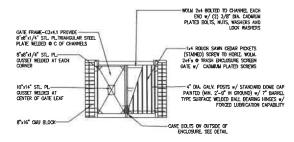
SCALE 1/8" = 1'-0"

DATE 09/11/2023 SHEET A2.01

- 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.
- 3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ. LEAVE OUT AT STUB-UP & CLEAN OUTS, UNLESS NOTED OTHERWISE.
- SITE CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BUILDING PERIMETER.
- REFERENCE ELEVATIONS FOR TRANSOM WINDOW LOCATIONS AND REFERENCE NUMBERS,
- REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF STOREFRONT WORK.



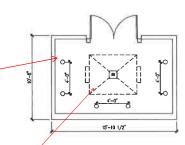
DUMPSTER ENCLOSURE SIDE ELEVATION

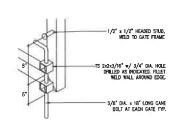


DUMPSTER ENCLOSURE FRONT ELEVATION

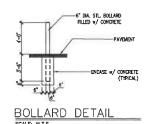
Need overall site plan showing dumpster area

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





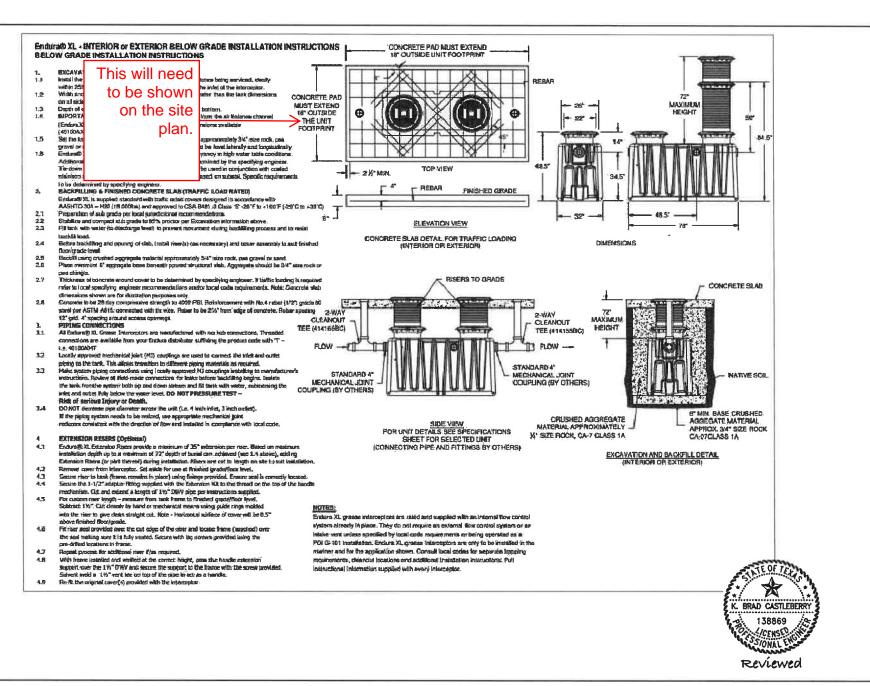
CANE BOLT DETAIL





1007 RIDGE ROCKWALL, TX

SHEET A3.01



COPTRICET ONN LIX DESIGN, LLC - 8089

1007 RIDGE RD. ROCKWALL, TX 75087

ISSUE LOG
DATE DESCRIPTION

SCALE
1/8" = 1'-0"

DATE 09/11/2023

SHEET P1.03

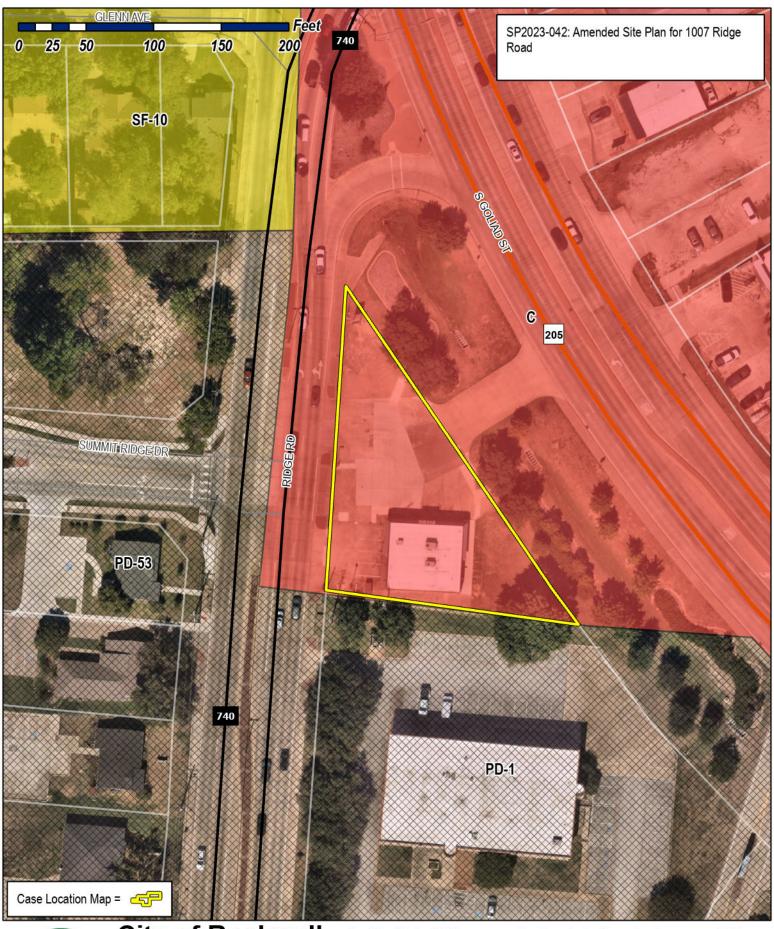


### **DEVELOPMENT APPLICATION**

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

STAFF USE ONLY ————————————————————————————————————	NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	Miles Person Interest
CITY ENGINEER:	Control of the second

Rockwall, Texas 75087 PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]. **ZONING APPLICATION FEES:** PLATTING APPLICATION FEES: ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹ □ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 &2 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) □ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) □ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE SITE PLAN APPLICATION FEES: 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 ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PROPERTY INFORMATION [PLEASE PRINT] 1007 Ridge Ad **ADDRESS** LOT **BLOCK** SUBDIVISION GENERAL LOCATION ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] Commercia / Relail Commercia ( Relail C-Store CURRENT ZONING CURRENT USE C-Store PROPOSED USE PROPOSED ZONING LOTS [CURRENT] LOTS [PROPOSED] **ACREAGE** SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE. OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] OWNER Kampan Khan □ APPLICANT Abel lisners CONTACT PERSON CONTACT PERSON 305 Green Pond Dr. **ADDRESS ADDRESS** Garland TX 75040 CITY, STATE & ZIP CITY, STATE & ZIP 214-907-6355 PHONE PHONE northtexas brands egmail.cm E-MAIL E-MAIL NOTARY VERIFICATION [REQUIRED] BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOME AND HOME I THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: "I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF DAY OF TO COVER THE COST OF THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUES FOR PUBLIC INFORMATION. - ARRIANATCISNEROS GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF 10 ctober Notary ID #134406855 My Commission Expires June 14, 2027 OWNER'S SIGNATURE MY COMMISSION EXPIRES June 14 2027 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



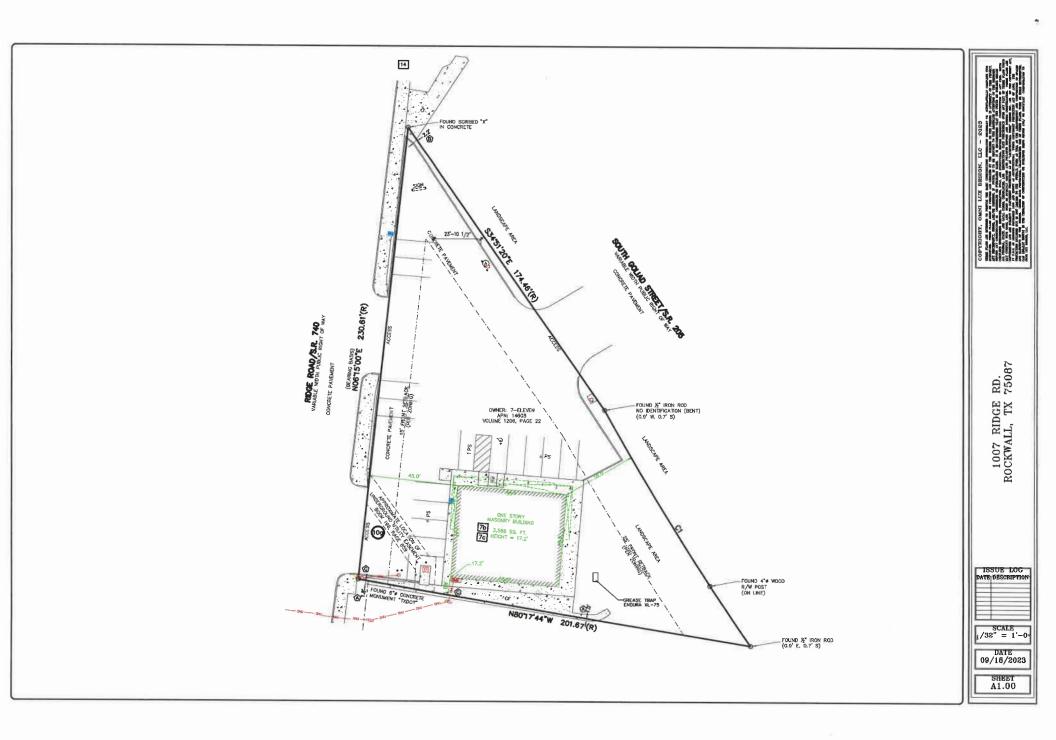


# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.



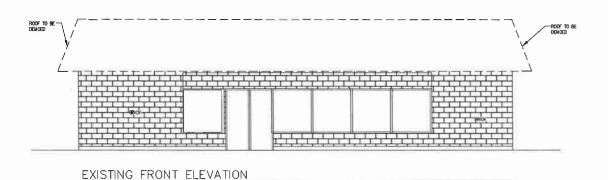


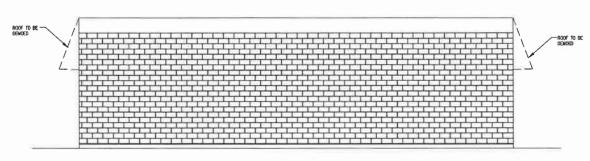
1007 RIDGE RD. ROCKWALL, TX 75087



DATE 09/11/2023

> SHEET A2.01



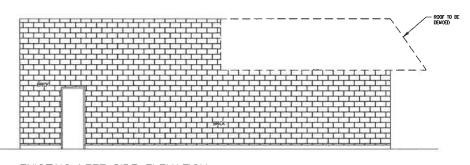


EXISTING REAR ELEVATION

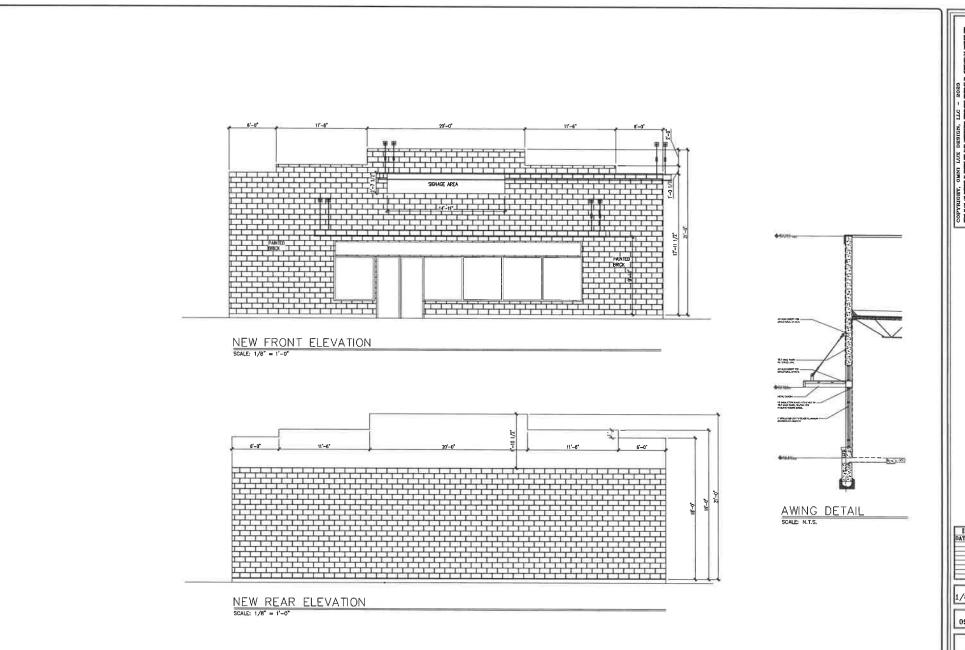
SCALE: 1/8" = 1'-0"

DATE 09/11/2023 SHEET A2.02

ROOF TO BE DEMOED EXISTING RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



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1007 RIDGE RD. ROCKWALL, TX 75087

ISSUE LOC DATE DESCRIPTION

SCALE
1/8" = 1'-0"

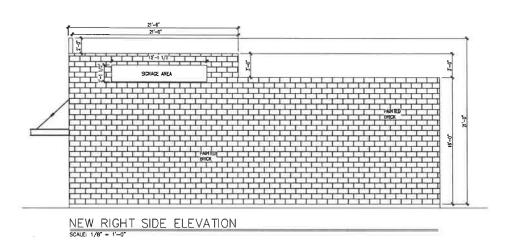
DATE 09/11/2023

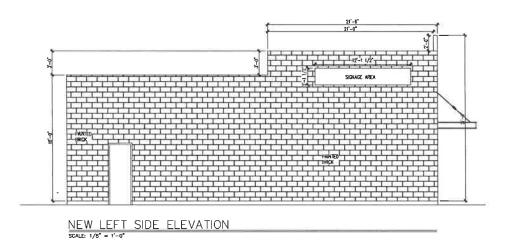
SHEET A2.03



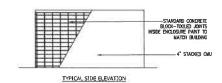
DATE 09/11/2023

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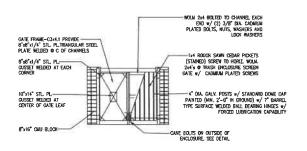




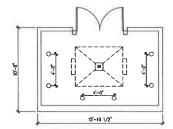
- DOWEL CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
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- 3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ. LEAVE OUT AT STUB-UP & CLEAN OUTS, UNLESS NOTED OTHERWISE.
- 4. SITE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

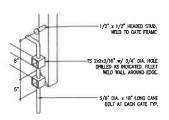


DUMPSTER ENCLOSURE SIDE ELEVATION

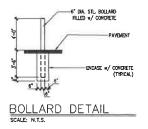


DUMPSTER ENCLOSURE FRONT ELEVATION SCALE N.T.S.



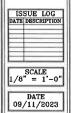


CANE BOLT DETAIL
SCALE: N.T.S.





1007 RIDGE RD. ROCKWALL, TX 75087



SHEET A3.01

#### GENERAL NOTES

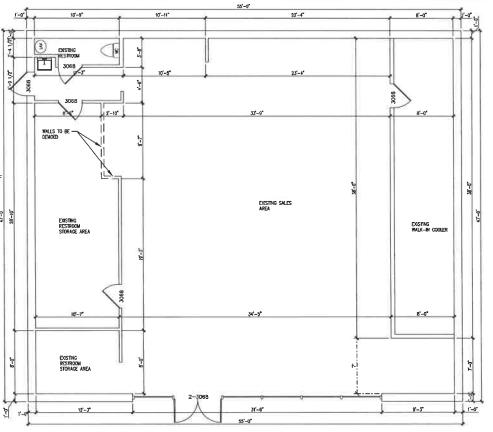
- CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR FULL INFORMATION NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- 3. NOTIFY ARCHITECT AND OWNER OF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

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

#### FOR DIMENSION PURPOSES:

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

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



EXISTING FLOOR PLAN

COPPRIGHT, OMN LUX DESIGN, LLC = 2023

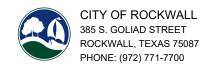
1007 RIDGE RD. ROCKWALL, TX 75087



DATE 09/11/2023

SHEET A1.00

# PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: SP2023-044

PROJECT NAME: SIte Plan for 1760 Airport Road

SITE ADDRESS/LOCATIONS: 1760 AIRPORT RD

CASE CAPTION: Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the

approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP

OV) District, addressed as 1760 Airport Road, and take any action necessary.

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

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

- I.1 This is a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road.
- 1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2023-044) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])
- 1.4 The subject property will be required to be Final Plat, to establish any new lot lines and new easements.
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

#### M.6 Site Plan:

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

#### UDC)

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

#### M.7 Landscape Plan:

- (1) Please delineate and label the landscape buffer along Airport Road. (Subsection 05.01, of Article 08, UDC)
- (2) All parking spaces shall be within 80-feet of a canopy tree. It appears additional parking islands may be needed to meet this requirement. (Subsection 05.03, of Article 08, UDC)

#### M.8 Photometric Plan:

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the development checklist. (Section 03, of Article 09, UDC)
- (2) Please provide cut sheets for all proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

#### M.9 Building Elevations:

- (1) As indicated in the variance letter the proposed buildings do not meet the material and articulation requirement; therefore, you are requesting exceptions to the material and articulation requirements. (Subsection 05.01, of Article 05, UDC)
- I.10 Staff has identified the following exception(s) associated with the proposed request: [1] 90% masonry, [2] primary and secondary articulation, and [3] loading dock screening. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.
- I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning & Zoning Meeting.
- I.13 Please note the scheduled meetings for this case:
- 1) Planning & Zoning Work Session meeting will be held on November 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 12, 2023.
- I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

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

- 11/14/2023: 1. Dimension all parking spaces. Ensure parking is 9'x20'.
- 2. Please label 20' drainage easement here.
- 3. Label 64' x 15' No Parking area.
- 4. Show water easements for Fire Hydrants, Domestic and Irrigation Meters.

- 5. Remove this note here.
- 6. Must be drawn to scale.
- 7. Update.
- 8. Must meet City requirements/standards.
- 9. Make a water easement. Sanitary sewer will be private.
- 10. Proposed hydrant cannot be located within sewer easement.
- 11. Easement width is minimum 20'. Additional easement width may be required. Easement width depends on size of main and depth.
- 12. 8" Water loop, 8" sanitary sewer (including off-site sewer), detention, and drive aisle turnaround/hammerhead will have to be completed with this phase
- 13. Drive aisle and/or fire lane turnaround/hammerhead will be required and all items required for Phase 1.
- 14. Ensure that these proposed trees do not interfere with the sewer main located in this easement. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

#### General Comments:

#### General Items:

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

#### Drainage Items:

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

#### Water and Wastewater Items:

- Must loop minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line to the southeast. Will need a Railroad permit to cross their ROW and off-site sewer easement(s). Must extend 8" sewer to western property line.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Will need a utility crossing permit from the railroad.
- To connect to existing water full panel concrete replacement will be required.
- All public utilities must be centered in easement.
- All buildings must be sprinkled. Review FDC location requirements.

#### Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. Fire lane to be in a platted easement.

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

#### Landscaping:

DEPARTMENT

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

**REVIEWER** 

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

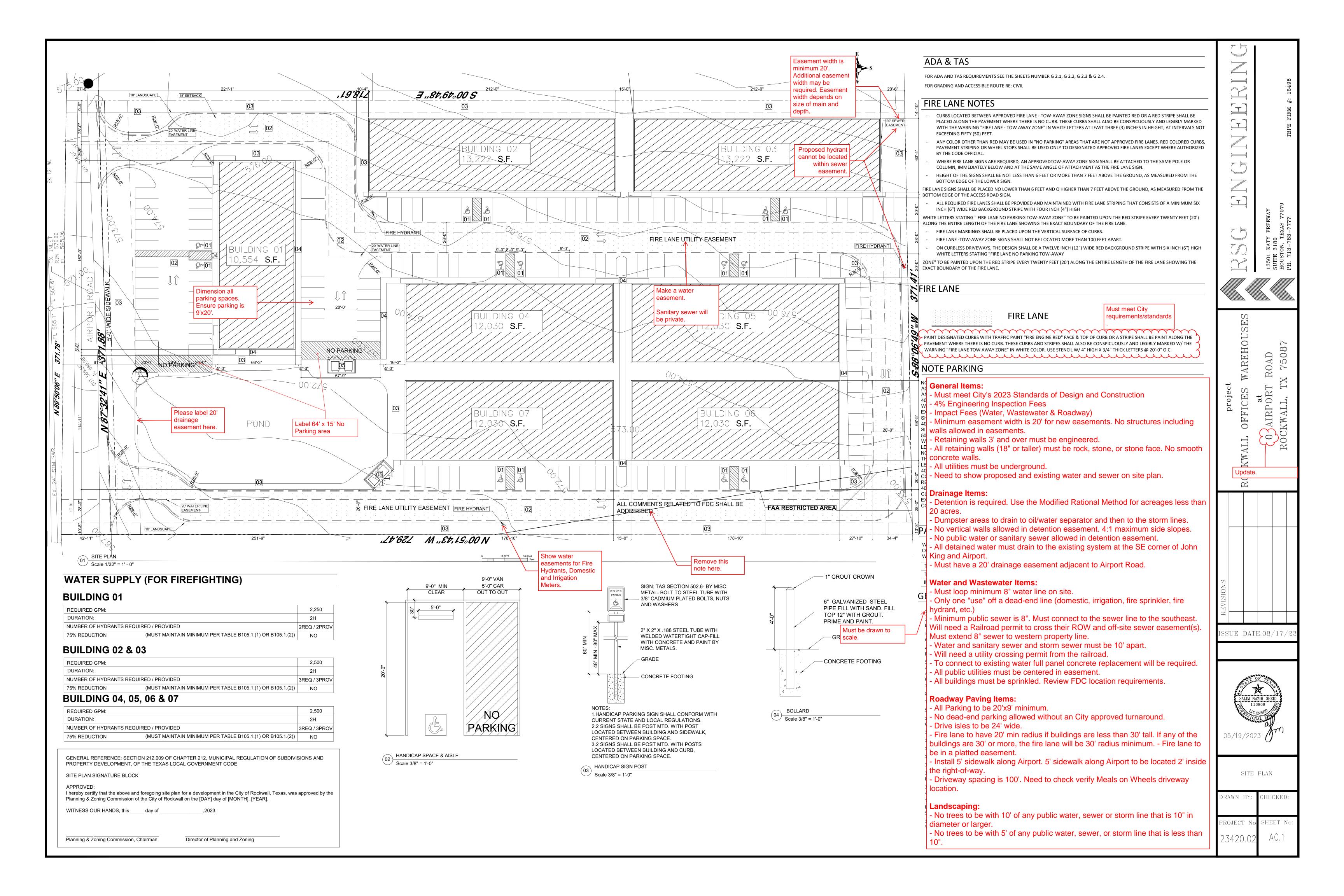
BUILDING	Craig Foshee	11/16/2023	Needs Review
11/16/2023: * ON ELEVATION	IS WHERE ARE THE SCUPPERS AND ROOF	DRAIN DOWNSPOUTS. #15 SCUPPERS ARE LIS	TED BUT NOT SHOWN, AND #11 IS SHOWN BUT
NOT LISTED.			
* DUMPSTER ENCLOSURE- S	SHOWS SPLIT FACE CMU ON THE EXTERIO	R BUT I DON'T SEE THIS ON THE BUILDING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

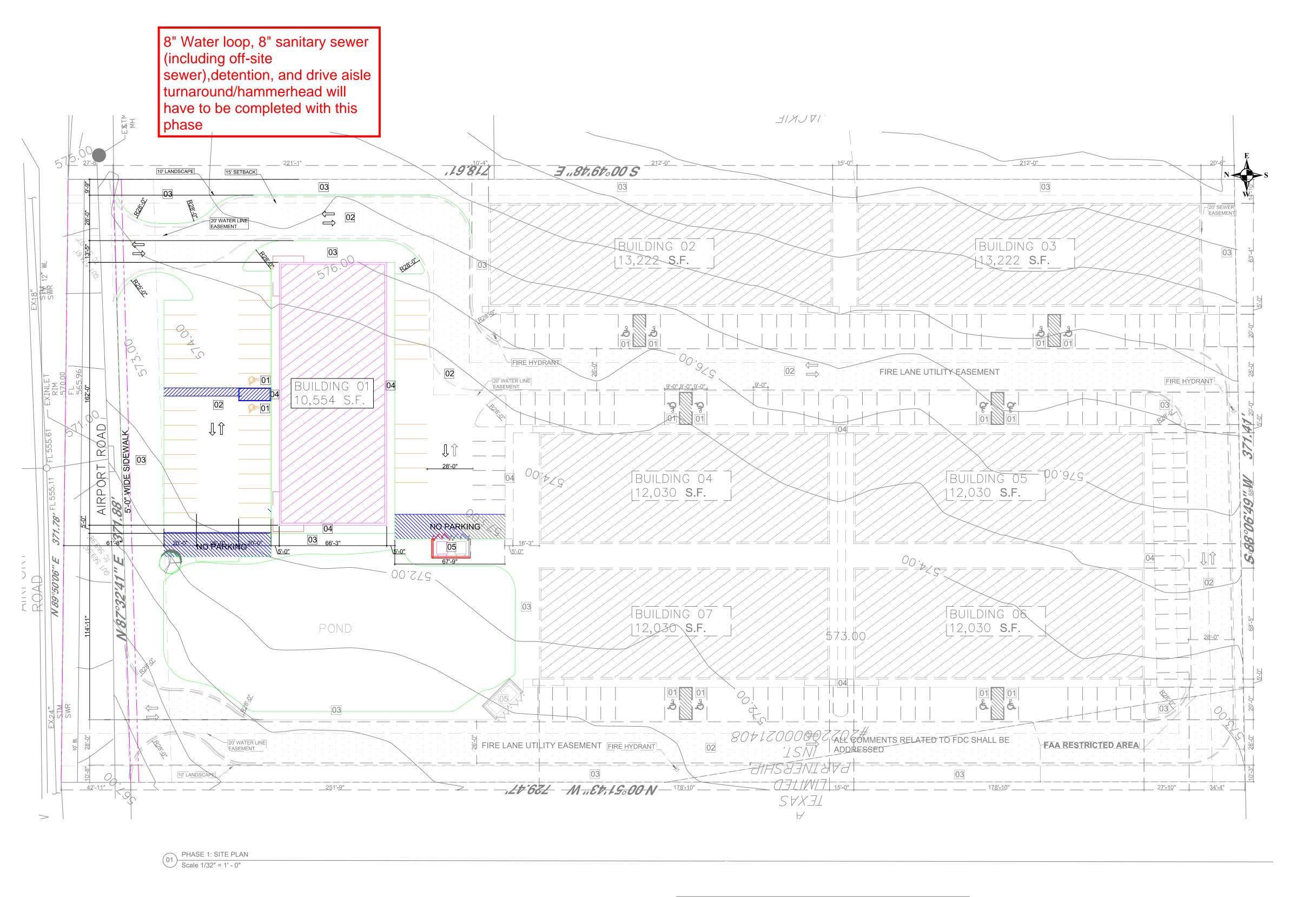
DATE OF REVIEW

STATUS OF PROJECT

<sup>11/14/2023: 1.</sup> 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

<sup>2.</sup> 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.





#### **COLORED DETAIL REPRESENTS PHASE 1**

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE SITE PLAN SIGNATURE BLOCK I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_ Planning & Zoning Commission, Chairman

ROJECT No SP2023-028

PHASE 1 SITE PLAN

08/28/2023

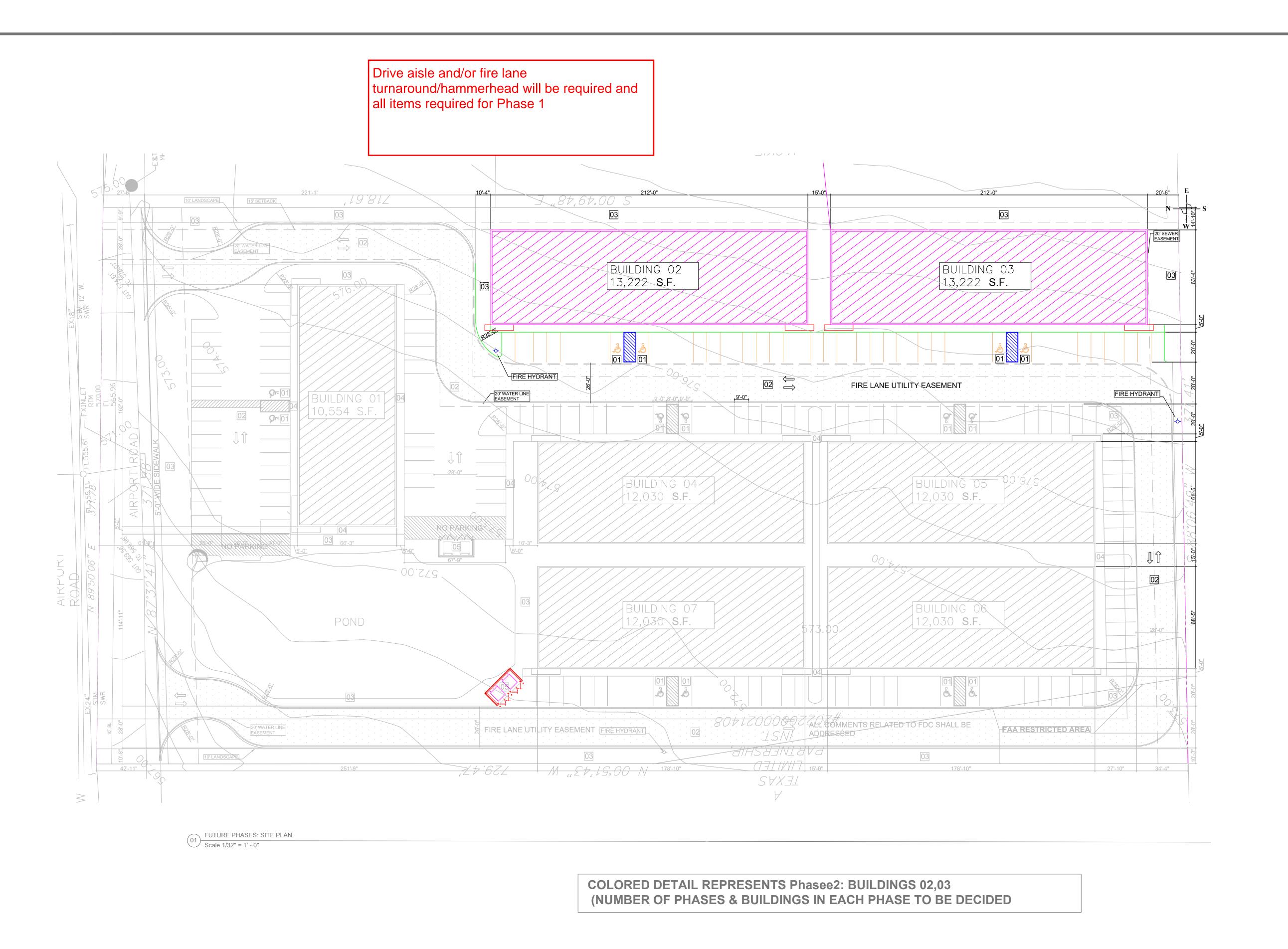
SSUE DATE:08/28/2

WAREHOUSES

ROAD X 75087

at 0 AIRPORT ROCKWALL, TX

RAWN BY:



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

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_\_,2023.

Planning & Zoning Commission, Chairman

SP2023-028

DRAWN BY: CHECKED:

PROJECT No SHEET No:

23420.02 A0.1

08/28/2023 (1)

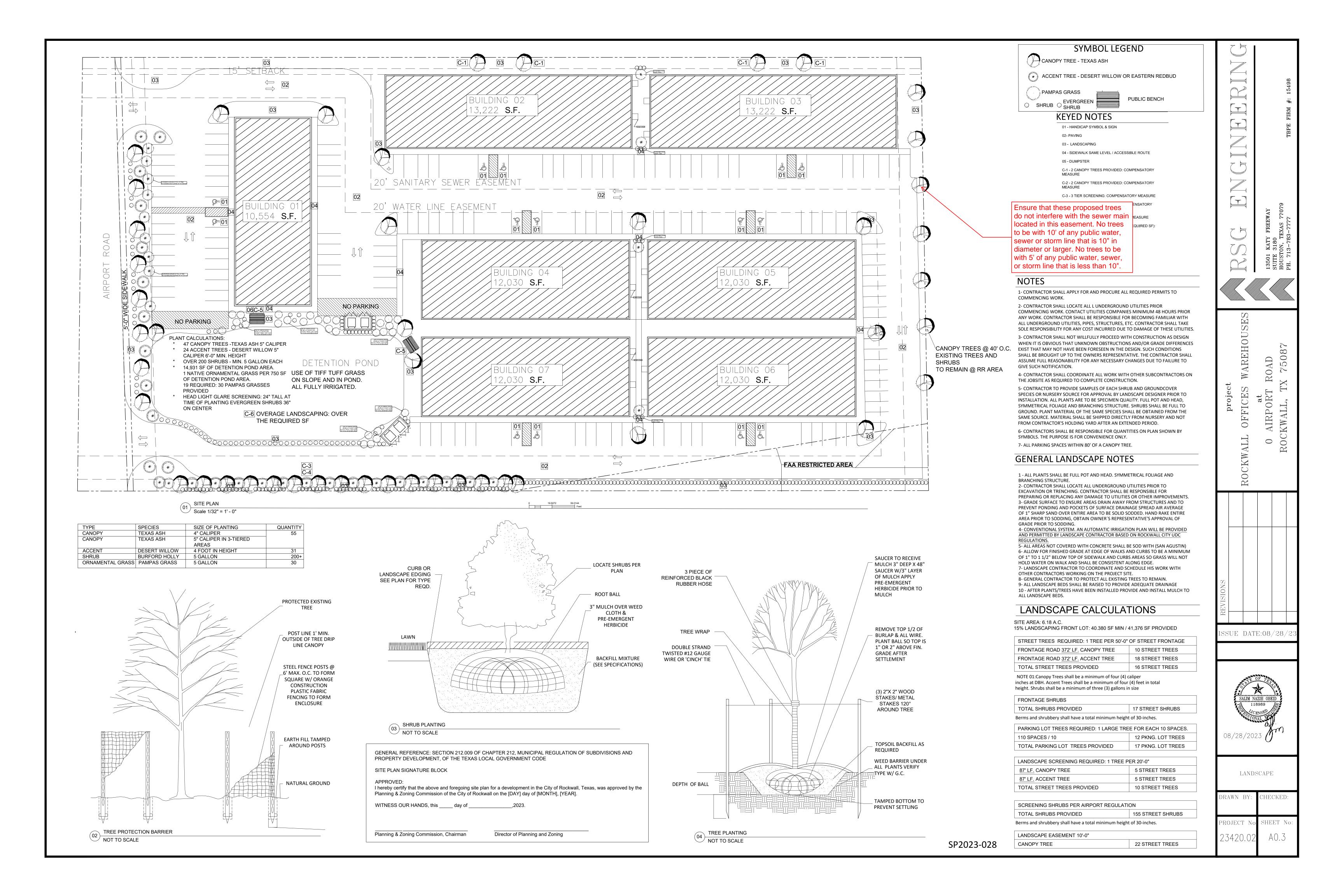
PHASE 2 SITE PLAN

SSUE DATE:08/28/2

WAREHOUSES

ROAD X 75087

at O AIRPORT ROCKWALL, TX





#### **DEVELOPMENT APPLICATION**

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

STAFF	USE	ONLY	•
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PLANNING & ZONING CASE NO.

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	LOW TO INDICATE THE TYPE OF DEVEL	OPMENT REQUEST [SELECT ONLY ONE BOX]:
----------------------------------	-----------------------------------	---------------------------------------

PLEASE UNEUN THE	APPROPRIATE BOX BLLOW TO IND	TOATE THE THE OF	DEVELOT WENT THE	OLOT [OLLLOT ONLT OF	iz borg.
☐ PRELIMINARY! ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTA'  SITE PLAN APPLIO ☑ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) <sup>1</sup> PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 800.00 + \$20.00 ACRE) <sup>1</sup> 00 + \$20.00 ACRE) <sup>1</sup> MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	6 PLAN (\$100.00)	☐ SPECIFIC USI ☐ PD DEVELOPI  OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RE  NOTES: 1 IN DETERMINING TH PER ACRE AMOUNT. F 2 A \$1,000.00 FEE W	NGE (\$200.00 + \$15.00 AGE PERMIT (\$75.00) AGE PERMIT AND AGE PERMIT A	.00 ACRE) <sup>1 &amp; 2</sup> \$15.00 ACRE) <sup>1</sup>
PROPERTY INFO	ORMATION [PLEASE PRINT]				
ADDRES.		all. TX 75087			
	N A102, D Harr, Tract 2-0			LOT	BLOCK
GENERAL LOCATION					
ZONING SITE P	LAN AND PLATTING INFOR	RMATION (PLEASE	PRINTI		
CURRENT ZONING			CURRENT USE	Vacant	
PROPOSED ZONING			PROPOSED USE	Light industrial	
ACREAG		LOTS [CURRENT]	1	LOTS [PROPO	OSED]
REGARD TO ITS	<u>D PLATS</u> : BY CHECKING THIS BOX YO APPROVAL PROCESS, AND FAILURE T DENIAL OF YOUR CASE.	OU ACKNOWLEDGE TH O ADDRESS ANY OF S	AT DUE TO THE PASSA TAFF'S COMMENTS BY	IGE OF <u>HB3167</u> THE CITY THE DATE PROVIDED ON T	NO LONGER HAS FLEXIBILITY WITH THE DEVELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATIO	N [PLEASE PRINT/CHE	CK THE PRIMARY CONT	ACT/ORIGINAL SIGNATUR	ES ARE REQUIRED]
<b>Z</b> OWNER	FlexSpace Business Parks LLC		☑ APPLICANT	RSG ENGINEER	RING
CONTACT PERSON	Roy Bhavi	(	CONTACT PERSON	HIND SAAD	
ADDRESS	835 Tillman Dr,		ADDRESS	13501 KATY FR	EEWAY, STE. 3180
CITY, STATE & ZIP	Allen TX 75013		CITY, STATE & ZIP	Houston, TX 770	41
	972.674.8933		PHONE	281- 248- 6785	
	roy.bhavi@flexspacebusine	ssparks.co	E-MAIL	hind@rsgcompar	nies.com
BEFORE ME THE LINDS	CATION [REQUIRED] RESIGNED AUTHORITY, ON THIS DAY PE FION ON THIS APPLICATION TO BE TRUI	RSONALLY APPEARED E AND CERTIFIED THE I	Bey ?	shavi ro	DWNER] THE UNDERSIGNED, WHO
NEORMATION CONTAIN	T I AM THE OWNER FOR THE PURPOSE OF TO COVER THE COST OF 20 23 BY SIGNING THIS APPLICATION TO THE CTION WITH THIS APPLICATION, IF SUCH R	THIS APPLICATION, HAS S APPLICATION, I AGREI PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY E THAT THE CITY OF ROI ALSO AUTHORIZED AND	OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTH PERMITTED	ORIZED AND PERMITTED TO PROVIDE  OF THIS IS AND SAAD  INFORMATIONSAM! SAAD
GIVEN UNDER MY HANL	O AND SEAL OF OFFICE ON THIS THE	10th DAYOF NO	rember 2027		Notary ID #131050128 My Commission Expires March 17, 2025
NOTARY PUBLIC IN ANI	D FOR THE STATE OF TEXAS	4000		MY COMMISSION	EXPIRES 3-17-1015



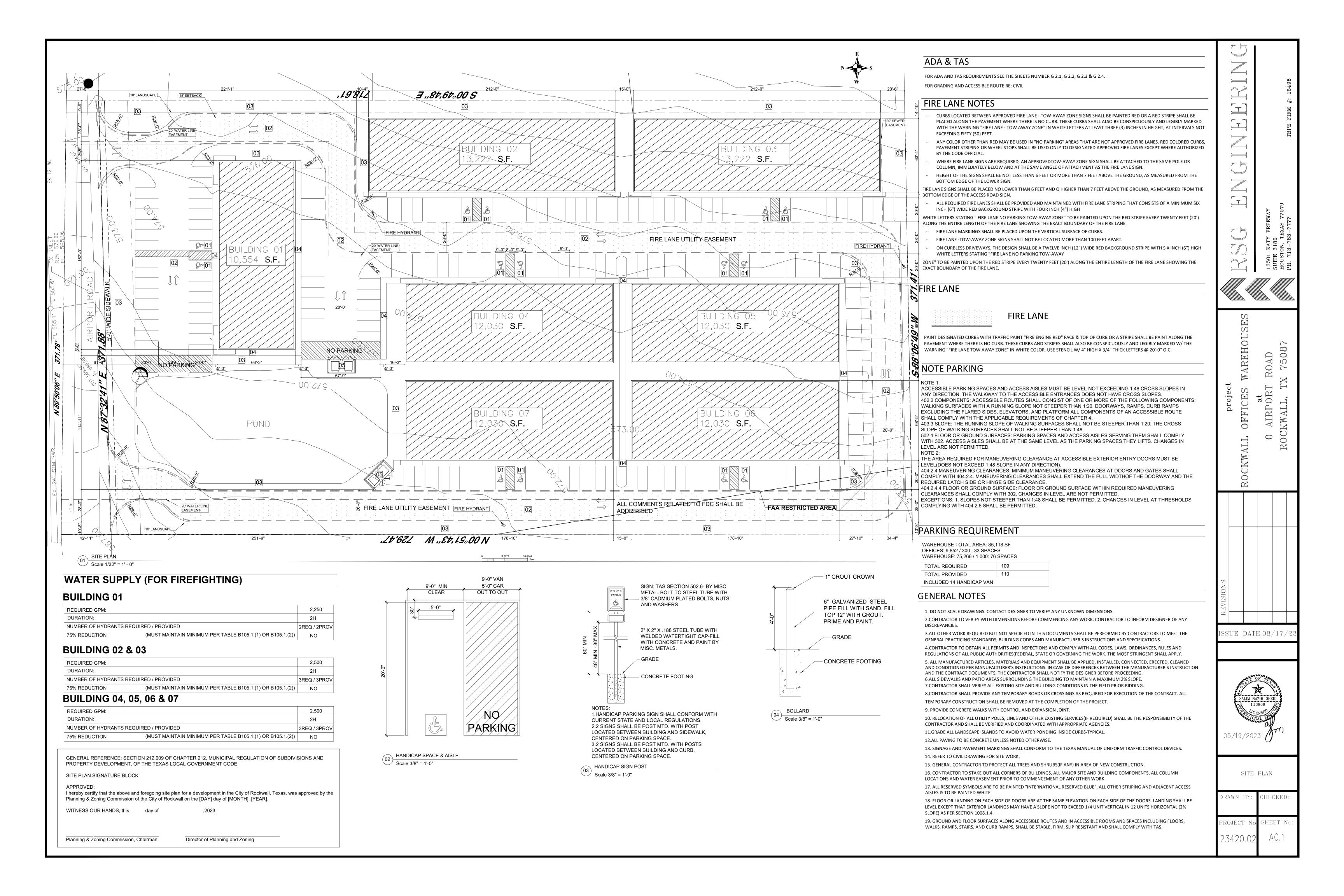


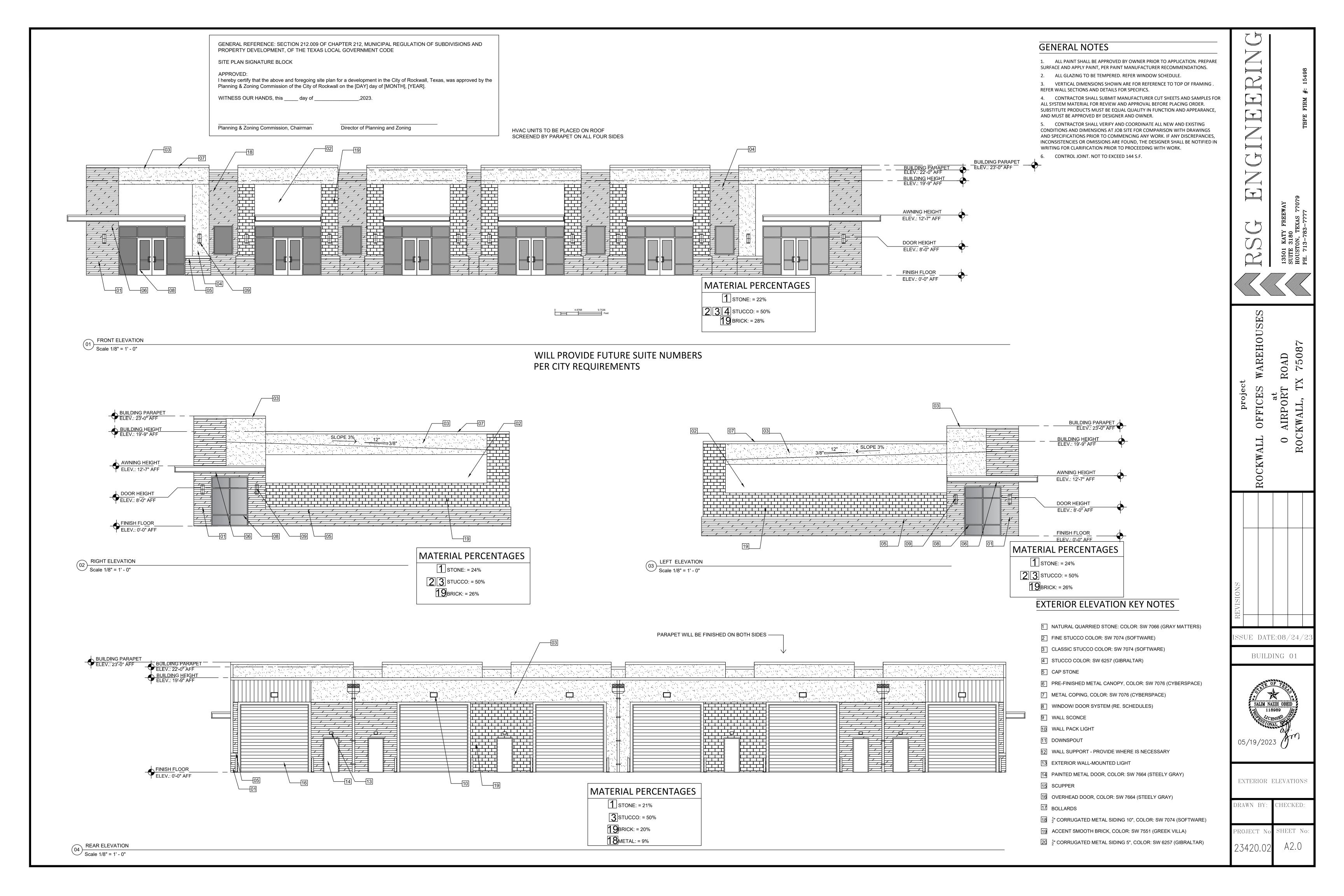
# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

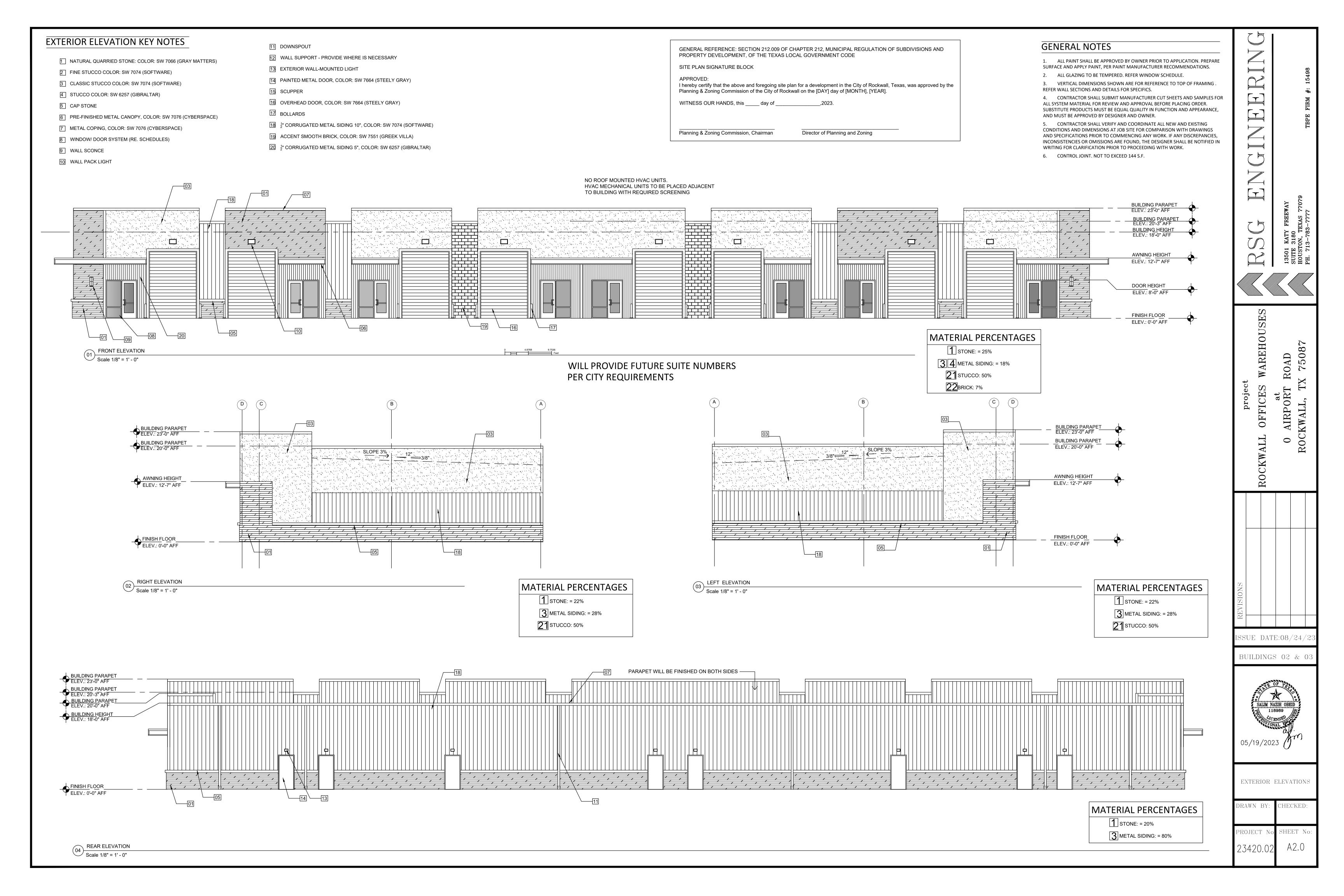
(P): (972) 771-7745 (W): www.rockwall.com

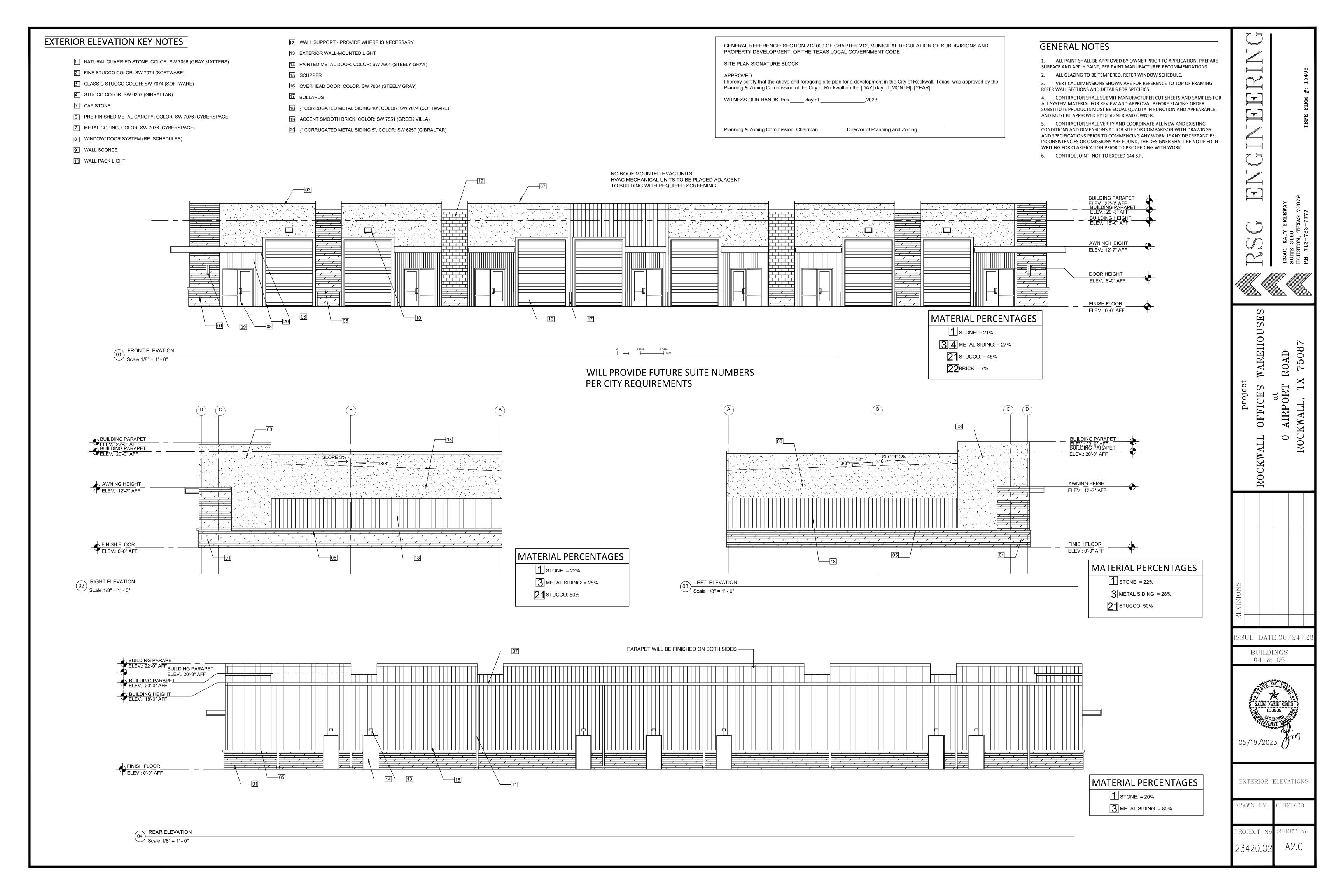
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

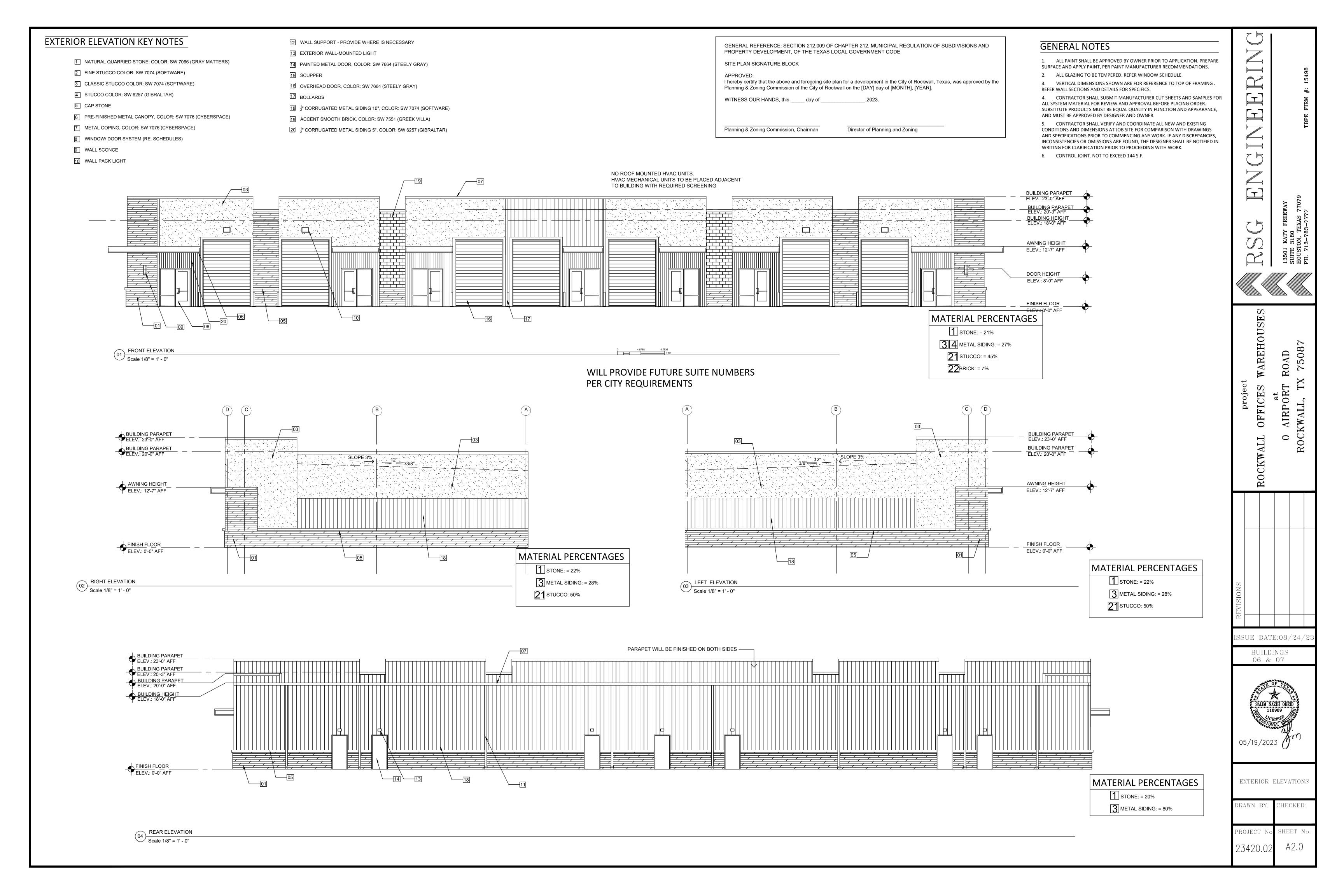






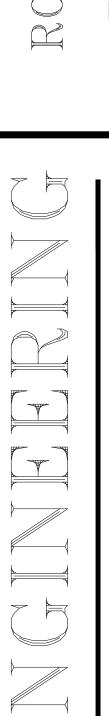












INDUSTRIAI BULLDINGS ROCKWALL

IMAGES









ROCKWALL

13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777

IMAGES











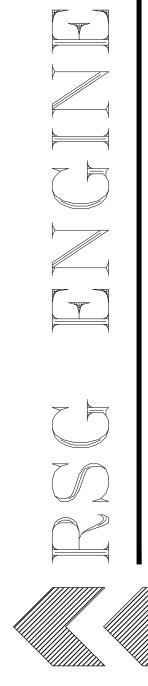
13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777

INDUSTRIAL 

IMAGES



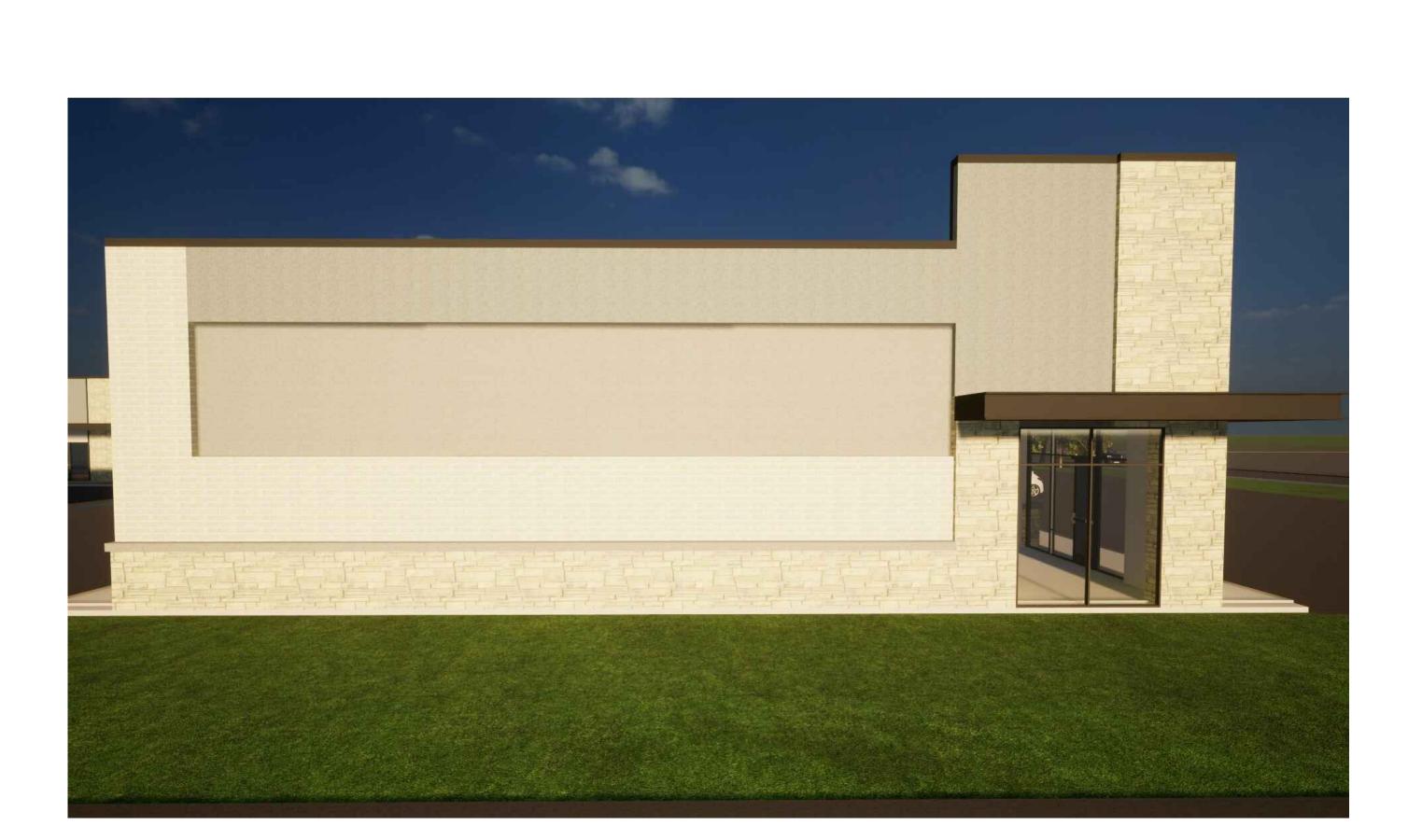




13501 KATY FREEWAY SUITE 3180 HOUSTON, TEXAS 77079 PH. 713-783-7777

ROCKWALL

IMAGES







ROCKWALL

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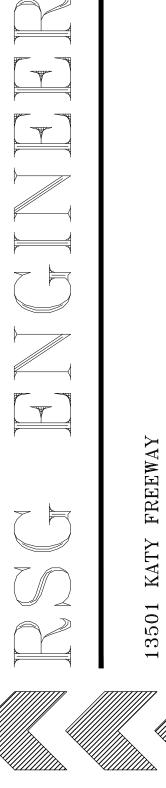
BULLDING

IMAGES









INDUSTRIAL BUILDING ROCKWALL

IMAGES







ROCKWALL

INDUSTRIAL BUILDING

IMAGES

BUILDING 01 DETAIL



BUILDING 02,03 DETAIL



BUILDING 04,05,06,07 DETAIL

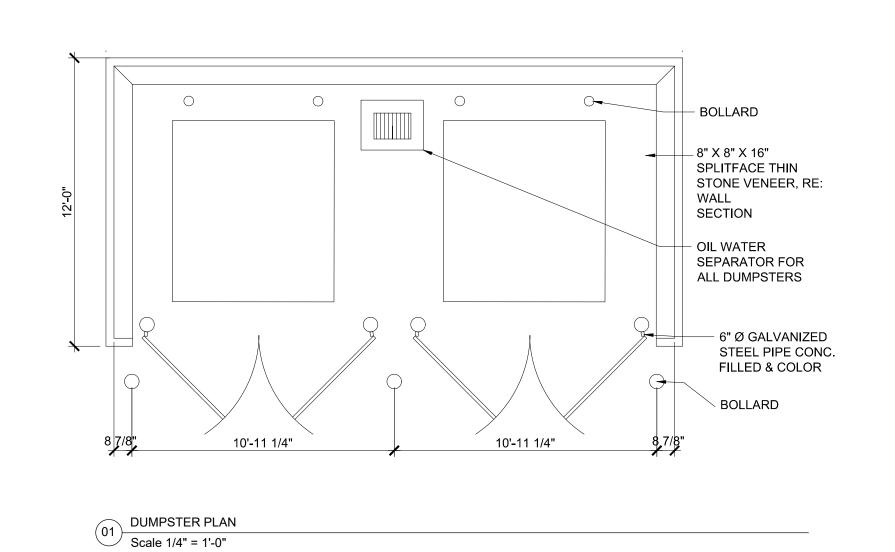
L INDUSTRIAL PRO

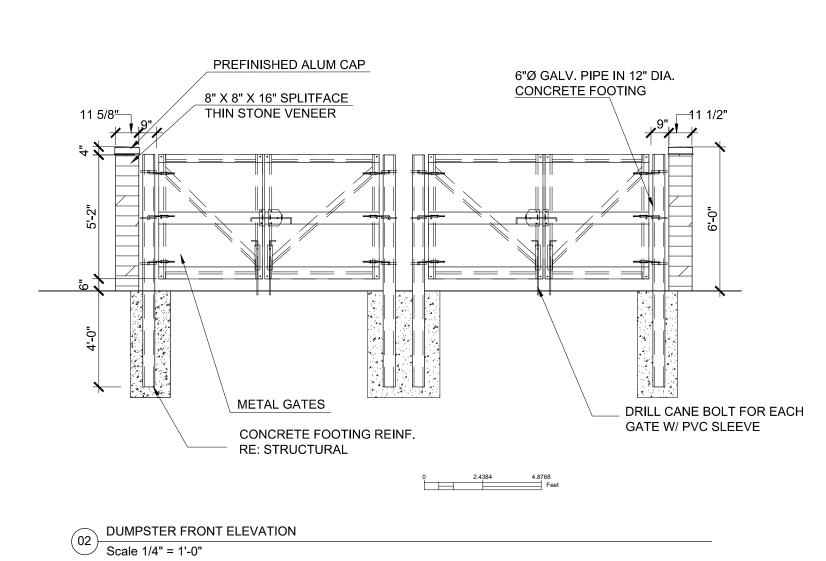
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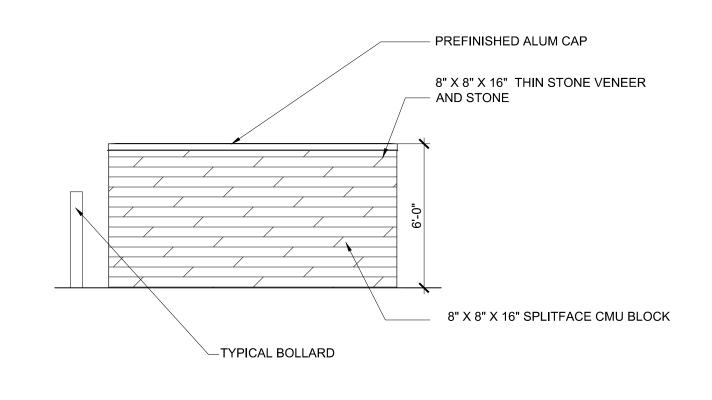
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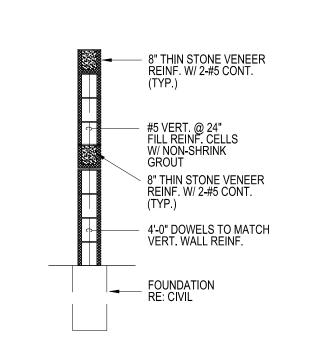
13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777











03 DUMPSTER RIGHT ELEVATION
Scale 1/4" = 1'-0"



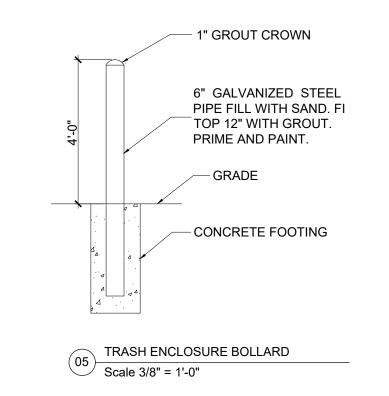
GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_,2023.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



#### GENERAL NOTES

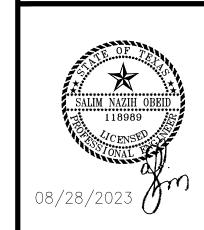
- FOR DUMPSTER ENCLOSURE REFER STRUCTURAL DRAWINGS
- FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
- ALL WOOD FOR GATES IS TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE.
- DUMPSTER ENCLOSURE MATERIAL: THIN STONE VENEER

WAREHOUSES ESC ENCIPER

ROAD 75087

at 0 AIRPORT ROCKWALL, TX

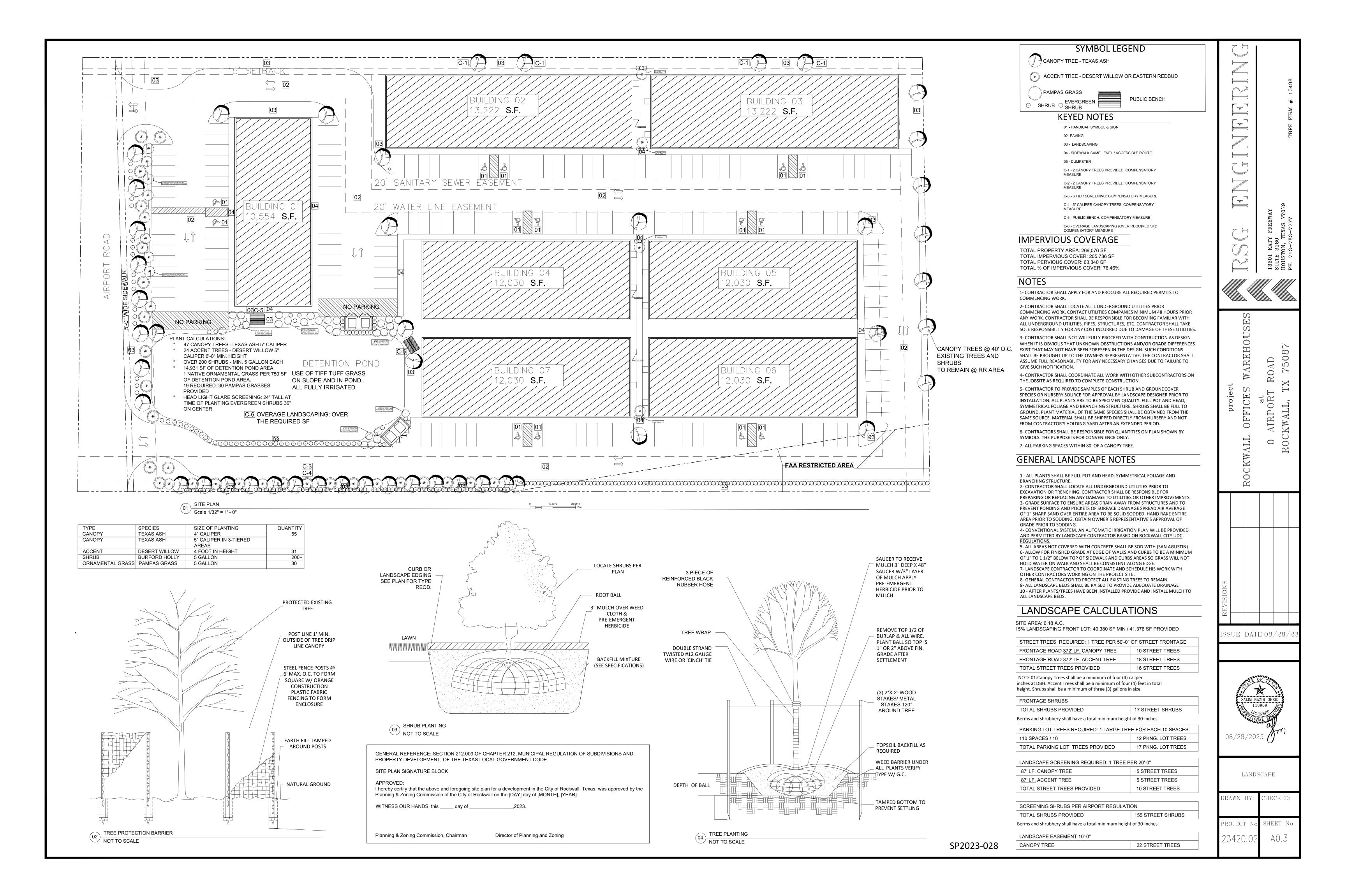
ISSUE DATE:08/28/23

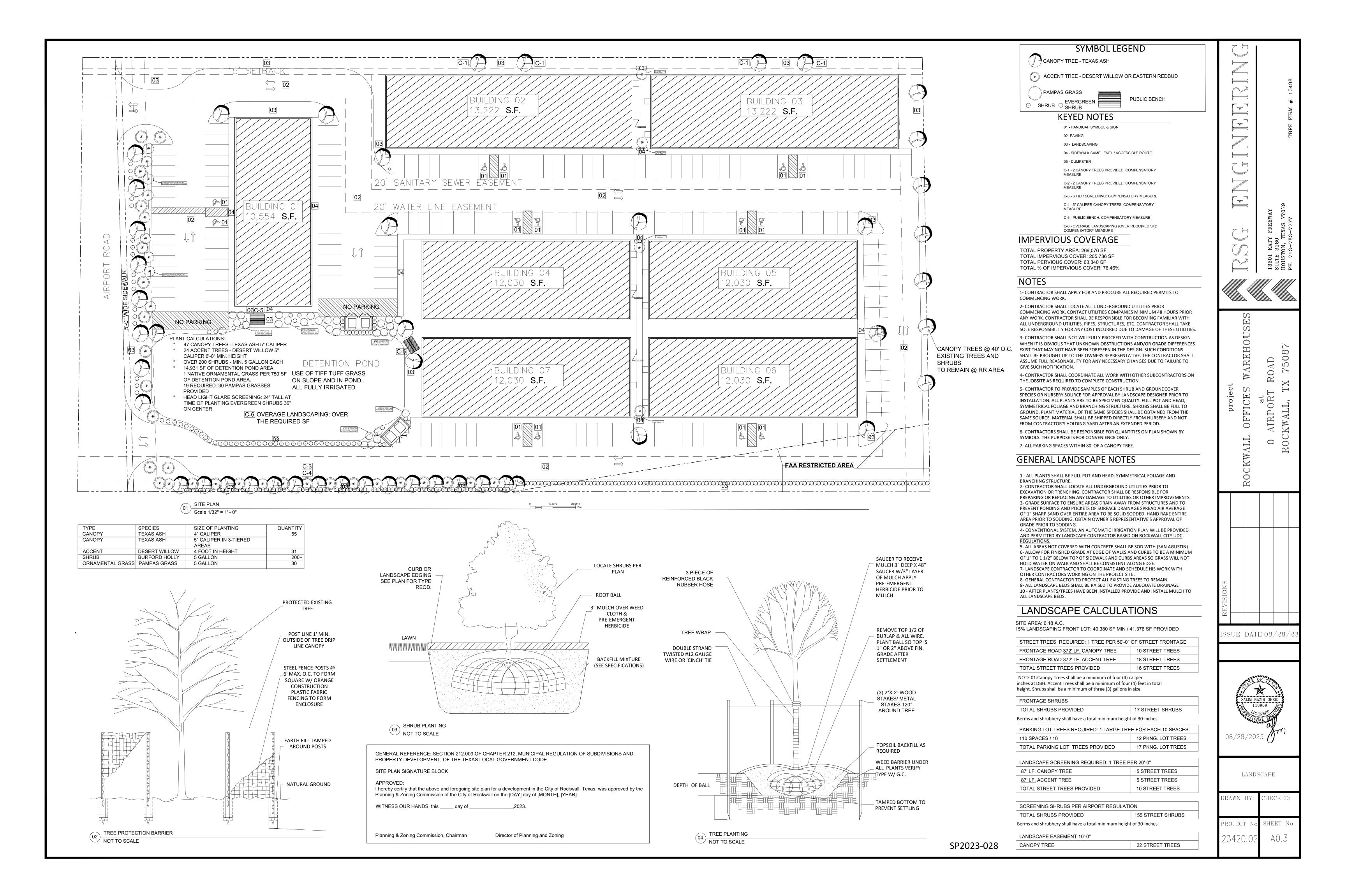


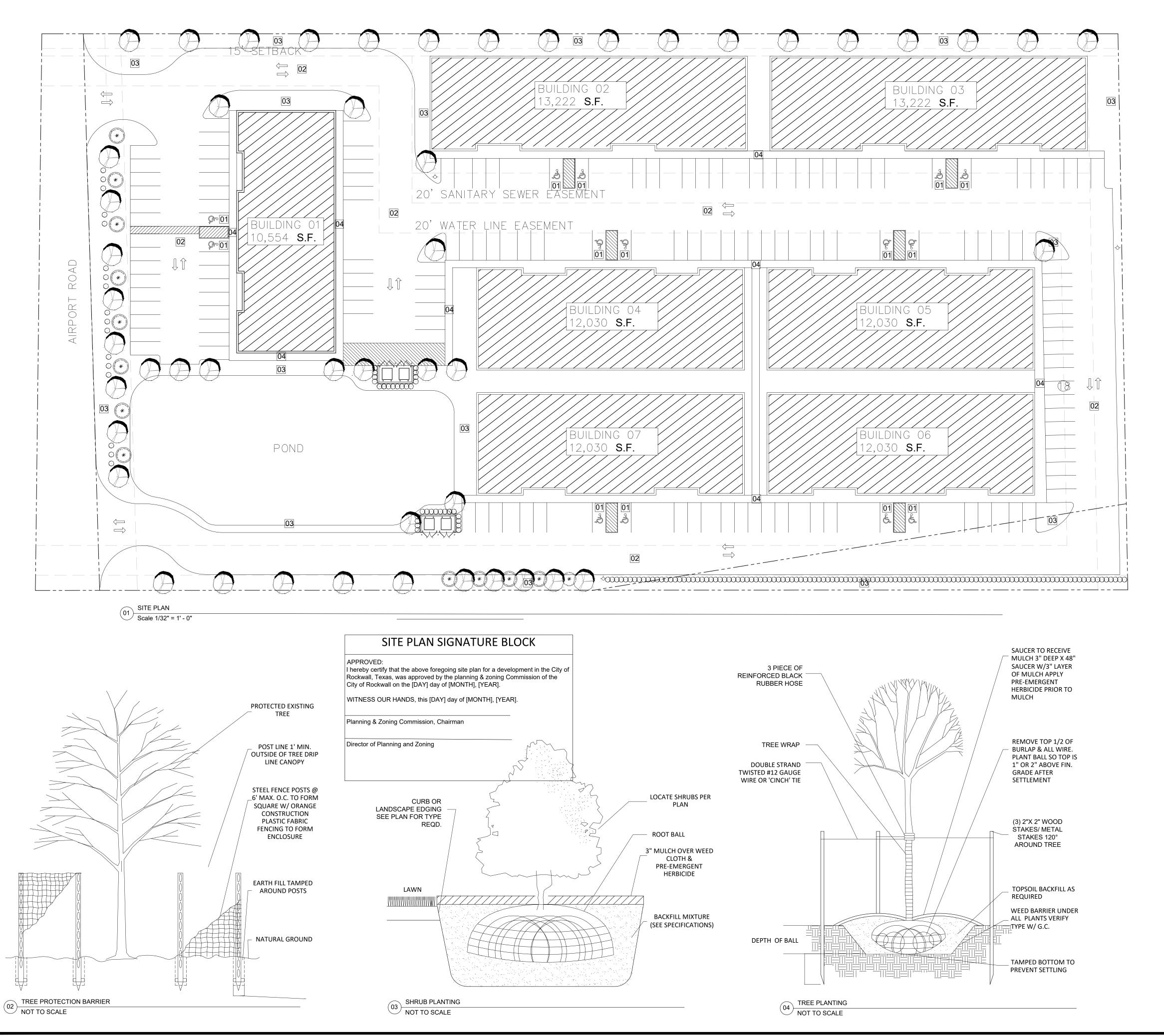
DUMPSTER DETAIL

DRAWN BY: CHECKED:

PROJECT No SHEET No







#### SYMBOL LEGEND

SHRUB

## **KEYED NOTES**

02- PAVING

05 - DUMPSTER

# REFER TO THIS PLAN FOR PROPOSED TREES

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

2- CONTRACTOR SHALL LOCATE ALL L UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES. 3- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL REASONABILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY. FULL POT AND HEAD,

# GENERAL LANDSCAPE NOTES

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

PREPARING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS. 3- GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AIR AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING, OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF

GRADE PRIOR TO SODDING. 4- CONVENTIONAL SYSTEM. AN AUTOMATIC IRRIGATION PLAN WILL BE PROVIDED AND PERMITTED BY LANDSCAPE CONTRACTOR BASED ON ROCKWALL CITY

5- ALL AREAS NOT COVERED WITH CONCRETE SHALL BE SOD WITH (SAN AGUSTIN) HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.

OTHER CONTRACTORS WORKING ON THE PROJECT SITE. 8- GENERAL CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN.

### Treescape CALCULATIONS

SITE AREA: 6.18 A.C.

15% LANDSCAPING FRONT LOT: 40.380 SF MIN / 41,376 SF PROVIDED

SINCE INCES NEQUINED. I INCE I EN 30-0	OI SINELI I NONIAGE
FRONTAGE ROAD <u>372' LF.</u> CANOPY TREE	8 STREET TREES
FRONTAGE ROAD <u>372' LF.</u> ACCENT TREE	8 STREET TREES
TOTAL STREET TREES PROVIDED	16 STREET TREES

height. Shrubs shall be a minimum of three (3) gallons in size

FRONTAGE SHRUBS	
TOTAL SHRUBS PROVIDED	17 STREET SHRU
Berms and shrubbery shall have a total minimum height	of 30-inches.

SCREENING SHRUBS PER AIRPORT REGULATION	ON
TOTAL SHRUBS PROVIDED	118 STREET SHRUBS

LANDSCAPE EASEMENT 10'-0"	
CANOPY TREE	22 STREET TREES

CANOPY TREE - TEXAS ASH

ACCENT TREE - OCTOBER GLORY MAPLE

01 - HANDICAP SYMBOL & SIGN

03 - LANDSCAPING

04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE

NOTE:NO EXISTING TREES, LAND IS CLEAR,



COMMENCING WORK.

4- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON

THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION. 5- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO

SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD.

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

BRANCHING STRUCTURE.

2- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR

REGULATIONS.

6- ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT 7- LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH

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

STREET TREES REQUIRED: 1 TREE PER 50'-0" OF STREET FRONTAG		
FRONTAGE ROAD <u>372' LF.</u> CANOPY TREE 8 ST	REET TREES	
FRONTAGE ROAD <u>372' LF.</u> ACCENT TREE 8 ST	REET TREES	
TOTAL STREET TREES PROVIDED 16 S	TREET TREES	

NOTE 01:Canopy Trees shall be a minimum of four (4) caliper inches at DBH. Accent Trees shall be a minimum of four (4) feet in total

TOTAL SHRUBS PROVIDED	1/ STREET SHRUBS	
Berms and shrubbery shall have a total minimum height of 30-inches.		
PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 10 SPACES.		
114 SPACES / 10	12 PKNG. LOT TREES	
TOTAL PARKING LOT TREES PROVIDED	15 PKNG. LOT TREES	

LANDSCAPE SCREENING REQUIRED: 1 TREE PER 20'-0"	
87' LF. CANOPY TREE	5 STREET TREES
87' LF. ACCENT TREE	5 STREET TREES
TOTAL STREET TREES PROVIDED	10 STREET TREES

SCREENING SHRUBS PER AIRPORT REGULATION	
TOTAL SHRUBS PROVIDED	118 STREET SHRUBS
Berms and shrubbery shall have a total minimum height of 30-inches.	

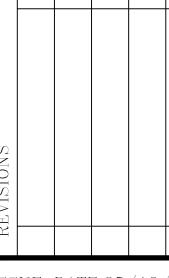
NDSCAPE EASEMENT 10'-0"	
NOPY TREE	22 STREET TREES

5087 ROAD
X 750

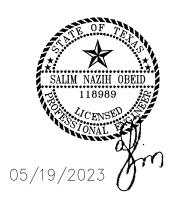
WAREHOUSES

OFFICES

at AIRPORT XKWALL, T  $\bigcirc$ 

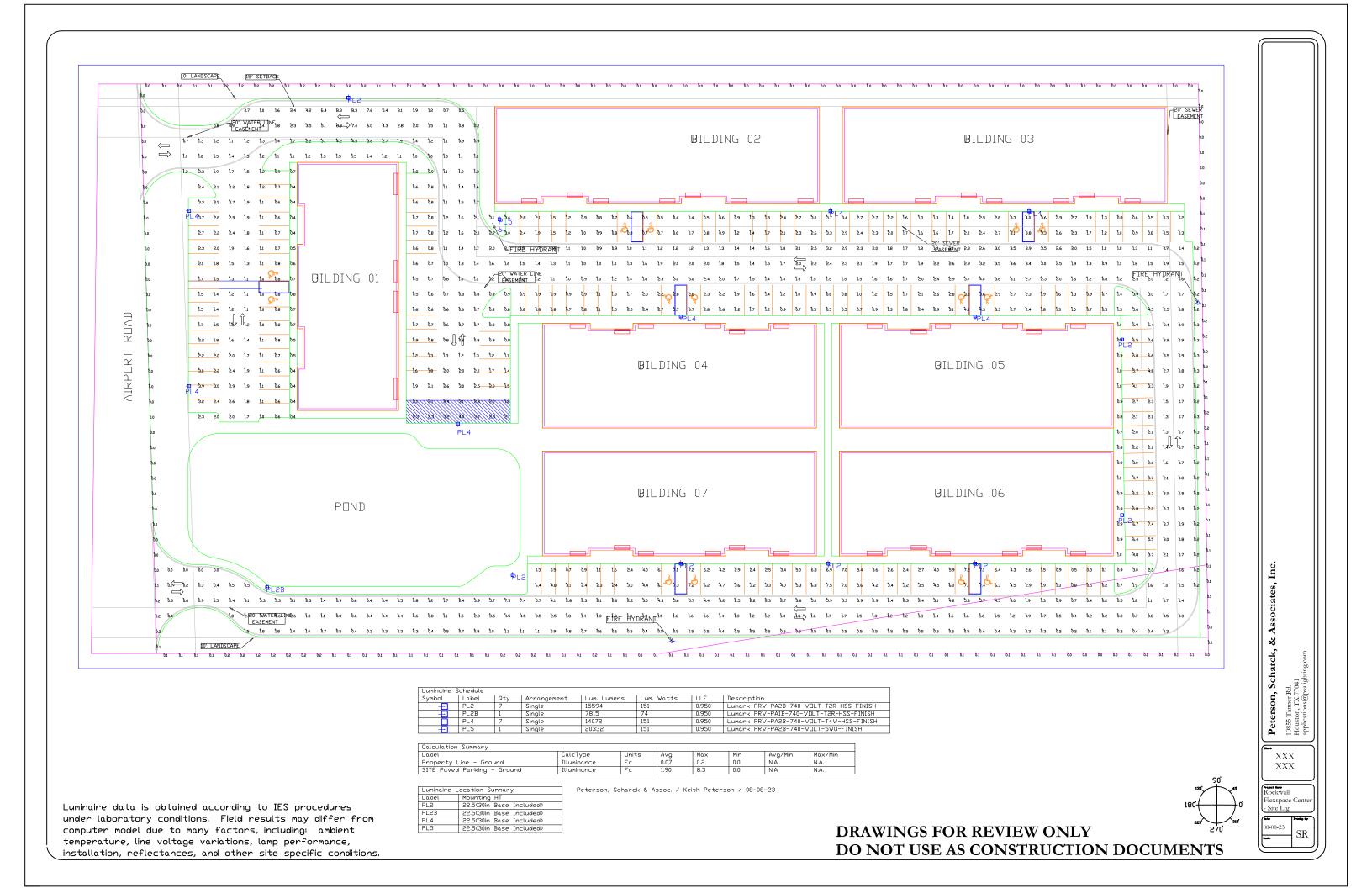


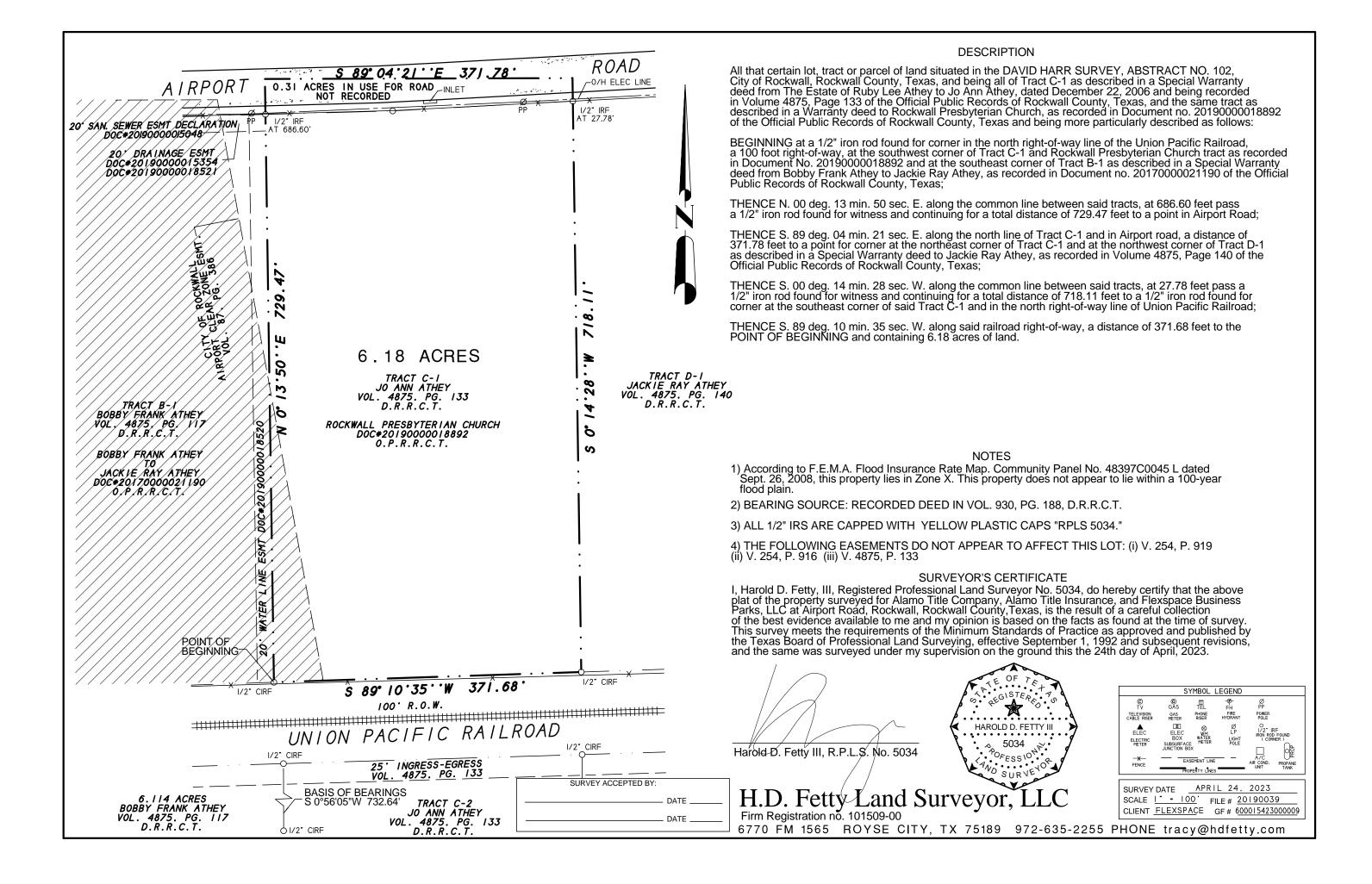
SSUE DATE:05/19/2

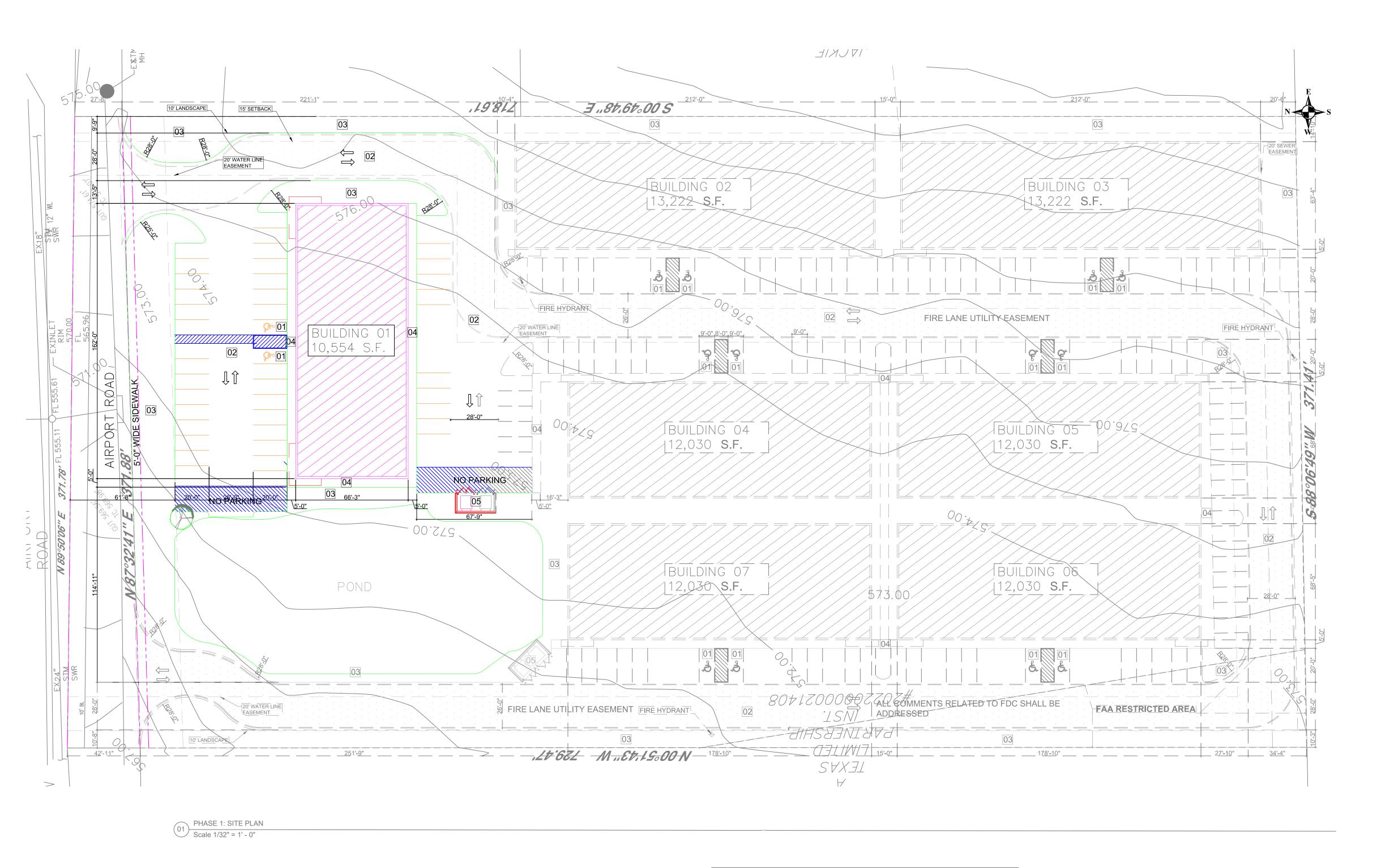


TREESCAPE

RAWN BY: SHEET No ROJECT No







#### **COLORED DETAIL REPRESENTS PHASE 1**

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE SITE PLAN SIGNATURE BLOCK I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_ Planning & Zoning Commission, Chairman

PROJECT No

SP2023-028

PHASE 1 SITE PLAN

RAWN BY:

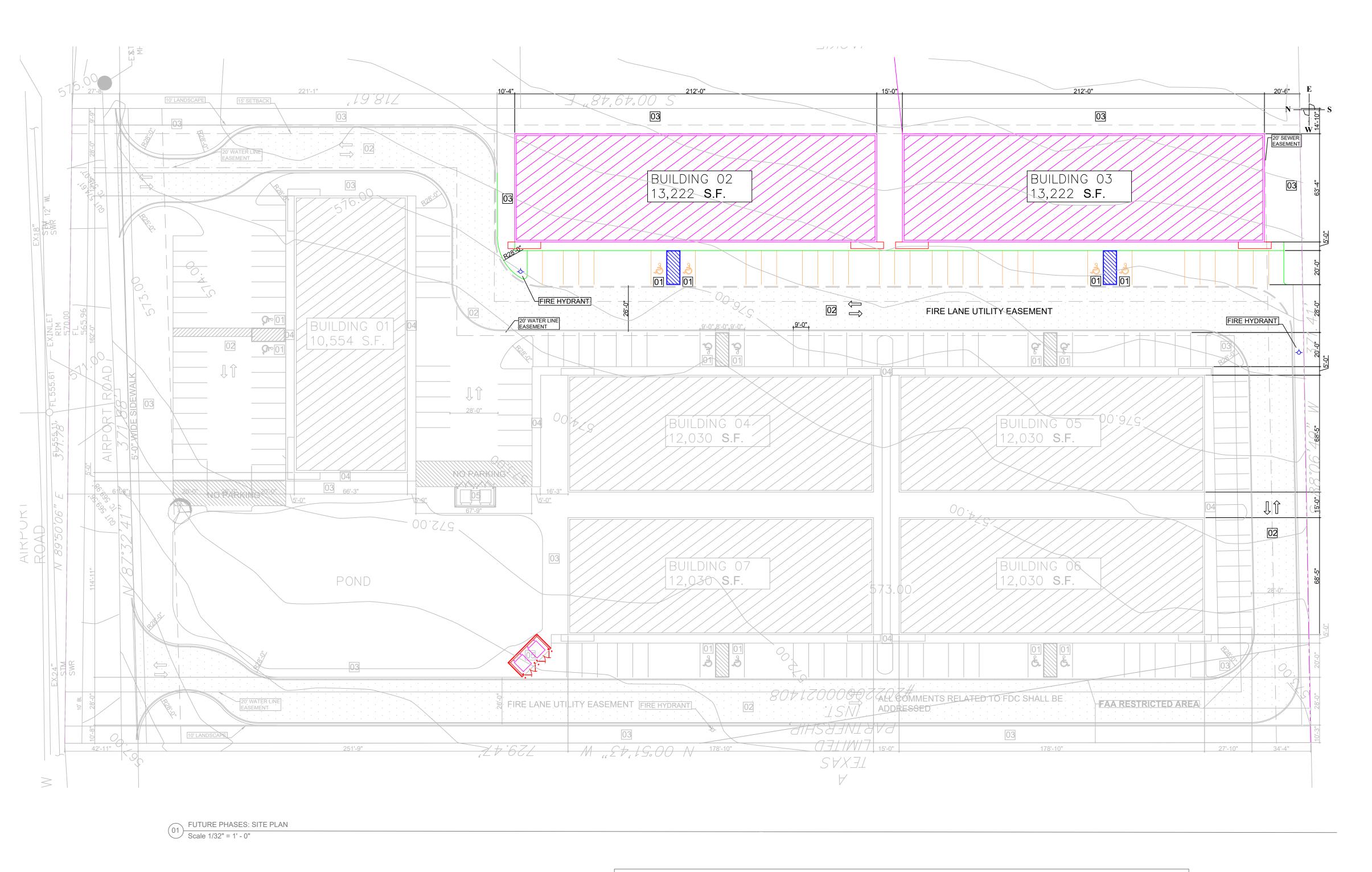
08/28/2023 (1)

ESSUE DATE:08/28/2

WAREHOUSES

ROAD X 75087

at O AIRPORT ROCKWALL, TX



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

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

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_\_,2023.

SP2023-028

PHASE 2
SITE PLAN

PROJECT No SHEET

ISSUE DATE:08/28/2

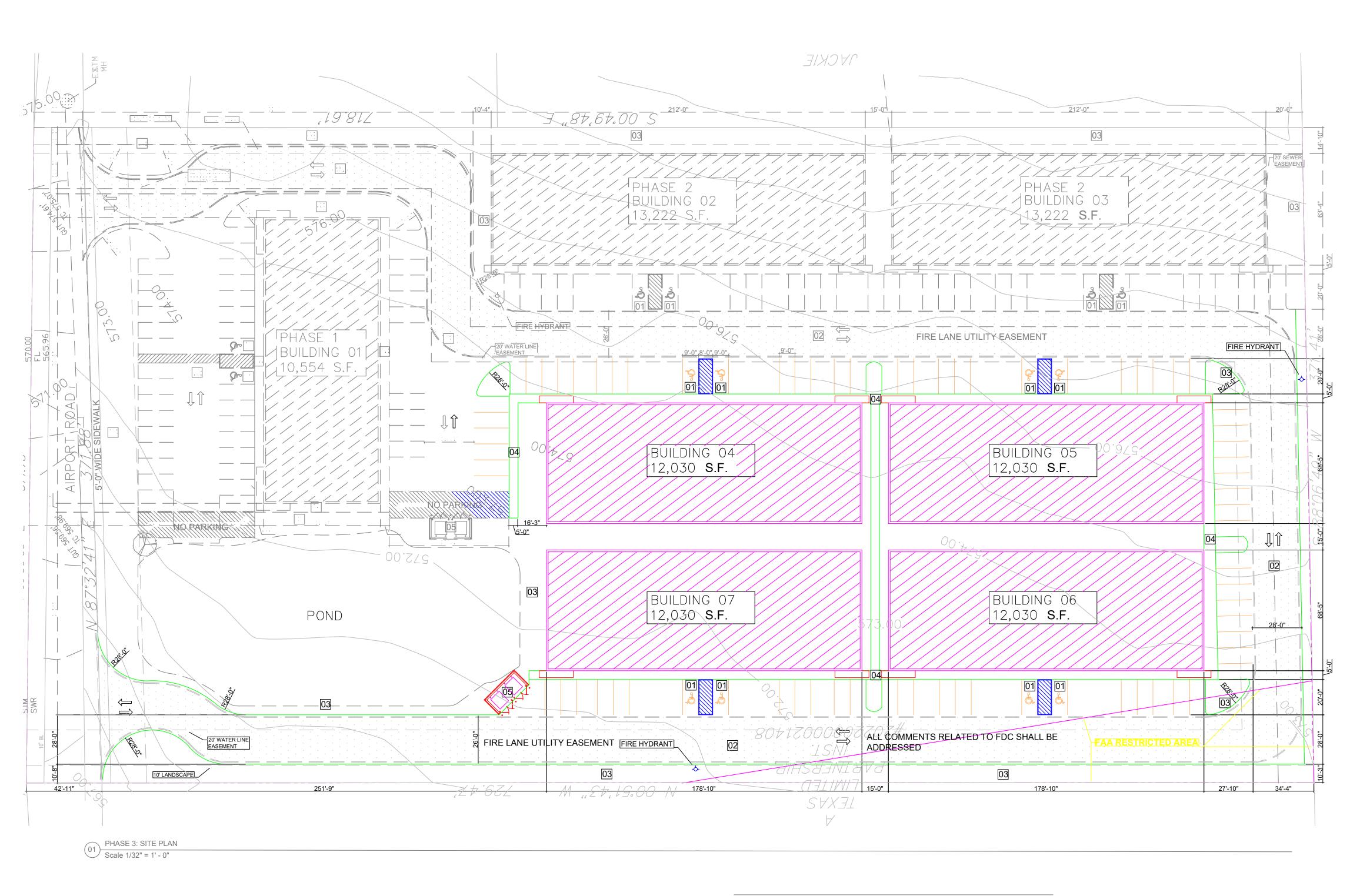
WAREHOUSES

ROAD X 75087

at 0 AIRPORT ROCKWALL, TX

PROJECT No SHEET

23420.02 A0.1



### COLORED DETAIL REPRESENTS PHASE 3

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

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_\_,2023.

Planning & Zoning Commission, Chairman

ROAD X 75087 at O AIRPORT ROCKWALL, TX ROC ISSUE DATE:08/07/2

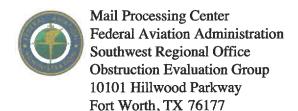
SALIM NAZIH OBEID
118989
CENSTONAL
05/19/2023

PHASE 3 SITE PLAN

PROJECT No SHEET No

23420.02

A0.1



Issued Date: 09/27/2023

Deepak Bhavi Deepak Bhavi 835 Tillman Drive Allen, TX 75013

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

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

Structure: Commercial Use Building Flex Space Business Park

Location: Rockwall, TX

Latitude: 32-55-32.00N NAD 83

Longitude: 96-25-59.20W

Heights: 573 feet site elevation (SE)

23 feet above ground level (AGL) 596 feet above mean sea level (AMSL)

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

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

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

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

_X_	At least 10 days prior to start of construction (7460-2, Part 1)
X	Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

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

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

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

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

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

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

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

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

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

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

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

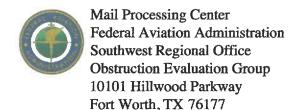
If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13750-OE.

Signature Control No: 598974876-600361930

(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 2

Location:

Rockwall, TX

Latitude:

32-55-30.70N NAD 83

Longitude:

96-25-57.70W

Heights:

577 feet site elevation (SE)

23 feet above ground level (AGL)

600 feet above mean sea level (AMSL)

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

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

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

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

_X_	At least 10 days prior to start of construction (7460-2, Part 1)
X	Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

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

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

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

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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

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

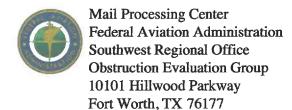
If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13751-OE.

Signature Control No: 598974877-600361931

(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 3

Location: Rockwall, TX

Latitude: 32-55-28.50N NAD 83

Longitude: 96-25-57.80W

Heights: 578 feet site elevation (SE)

23 feet above ground level (AGL) 601 feet above mean sea level (AMSL)

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

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

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- 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.

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

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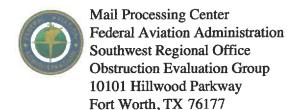
If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13752-OE.

Signature Control No: 598974878-600361928

(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 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:

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See attachment for additional condition(s) or information.

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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.
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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).

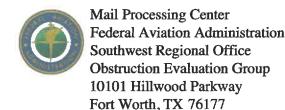
If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13753-OE.

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: 574 feet site elevation (SE)

22 feet above ground level (AGL) 596 feet above mean sea level (AMSL)

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

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

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

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

_X_	At least 10 days prior to start of construction (7460-2, Part 1)
_X_	Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (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).

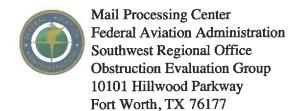
If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13754-OE.

Signature Control No: 598974880-600361929

(DNH)

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 feet site elevation (SE)

23 feet above ground level (AGL) 596 feet above mean sea level (AMSL)

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

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

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

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

_X_	At least 10 days prior to start of construction (7460-2, Part 1)
X	Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 05/08/2025 unless:

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

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

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

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

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

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

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

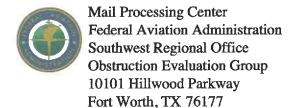
If we can be of further assistance, please contact Andrew Hollie, at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-13755-OE.

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: 32-55-30.50N NAD 83

Longitude: 96-26-00.40W

Heights: 572 feet site elevation (SE)

23 feet above ground level (AGL) 595 feet above mean sea level (AMSL)

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

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This determination expires on 05/08/2025 unless:

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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

(DNH)

David Maddox Manager, Obstruction Evaluation Group

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



November 13, 2023

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

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

Mr. Miller,

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

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

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

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

835 Tillman Dr Allen, TX 75013

Tel: (972) 674-8933

www.flexspacebusinessparks.co



- 90% Primary Materials & 10% Secondary Materials Variance We are requesting that the materials requirement not be applied to the hidden rear side elevations of interior buildings 2-7. Building 1 meets all material requirements standards i.e. 90% Primary Material, 10% Secondary Material, less than 50% Stucco, and minimum 20% natural stone. The front, left, and right elevations of Buildings 2-7 meet all material requirements standards.
- Screening of Loading Docks (Bay Doors) Variance This variance pertains to required 3-tier screening of bay doors on buildings 6 & 7. Due to the FAA runway protection zone in the southwest corner of the property, we are unable to extend 3-tier screening along the western property line all the way to the southwest corner we stopped at the boundary of FAA restriction zone. However, we upgraded the caliper size of canopy trees from 4" to 5", and planted taller than normal shrubs in the FAA restricted zone.

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

- (2 points) We are providing 2 canopy trees along the east property line behind buildings 2 & 3
- (1 point) We are providing 3 tier screening along the west property line from Airport Road to the FAA line. We are continuing the screening along the west property line to provide additional screening of the loading dock area with taller shrubs in the FAA Zone
- (1 point) We are providing to upgrade the canopy trees in the 3-tier screening along the west property line from 4" to 5" trees.
- (2 points) We are providing two (2) decorative benches west of building 1 along the landscape detention pond.
- (1 point) We are providing more landscaping than required
- (1 point) We are providing a row of canopy trees 40'-0" on center along the Railroad south property line.

835 Tillman Dr

Allen, TX 75013

Tel: (972) 674-8933

www.flexspacebusinessparks.co



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

Sincerely,

Deepak "Roy" Bhavi

Principal & Founder | FlexSpace Business Parks

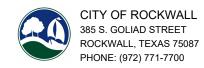
835 Tillman Dr

Allen, TX 75013

Tel: (972) 674-8933

www.flexspacebusinessparks.co

#### PROJECT COMMENTS



DATE: 11/20/2023

PROJECT NUMBER: SP2023-046

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

CASE CAPTION: Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts

Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action

necessary.

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

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

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

Director of Planning and Zoning

- M.3 For reference, include the case number (SP2023-046) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])
- M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

M.5 Site Plan:

Planning & Zoning Commission, Chairman

- (1) Wood fencing is not permitted as for the pool utility screening. That being said, horizontal composite board fencing has been approved previously. (Planned Development District 92)
- (2) Please provide fence exhibits for each fence type. (Planned Development District 92)

- (3) Please provide exhibits of the shade structures. (Planned Development District 92)
- M.6 Photometric Plan:
- (1) The foot-candles cannot exceed 0.2 FC at the property lines. (Subsection 03.03. G, of Article 07)
- (2) No light pole, base or combination thereof shall exceed 20 feet. (Planned Development District 92)
- (3) Up lighting is not permitted for any of the proposed light fixtures. (Subsection 03.03, of Article 07)
- (4) Please provide cut sheets for all proposed lighting fixtures. (Subsection 03.03, of Article 07)
- M.7 Building Elevations:
- (1) Please remove the doors and windows from the material percentages. (Subsection 05.01, of Article 05, UDC)
- (2) Cementitious material shall not exceed 50% on each façade. (Planned Development District 92)
- (3) Exterior walls shall consist of 90% masonry materials excluding doors and windows. (Planned Development District 92)
- (4) Please continue the brick up the columns. (Planned Development District 92)
- (5) The minimum roof pitch is 8:12. (Planned Development District 92)
- (6) The building elevations indicate the final materials and colors will be selected by the owner. This statement must be removed and all final materials and colors must be selected before approval. (Planned Development District 92)
- 1.8 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- 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 December 12, 2023 Planning & Zoning Meeting.
- I.10 Please note the scheduled meetings for this case:
- 1) Planning & Zoning Work Session meeting will be held on November 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 12, 2023.
- I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

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

- 11/14/2023: 1. Shaddock Boulevard
- 2. Please show proposed water and sewer house connections on site plan for this building.
- 3. Retaining walls over 3' in height will need to be engineered and a retaining wall permit application shall be submitted to the engineering department for review.
- 4. Label as rock or stone retaining wall.
- 5. Make sure landscaping doesn't impede drainage and can't fill in swale.
- 6. Edging must be higher than mulch to contain.

#### General Comments:

#### General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.

- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Need to show proposed water and sewer on site plan.

#### Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Water and sewer must be 10' apart.
- Sanitary sewer service must be connected to a manhole.

#### Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. Fire lane to be in a platted easement.

#### Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT			
BUILDING	Henry Lee	11/20/2023	Approved w/ Comments			
11/16/2023: SEPARATE PER	MIT REQUIRED FOR AMENITY CENTER, RET	AINING WALL, IRRIGATION AND POOL, POOL A	ND BARRIER REQUIREMENT TO MEET 2021 ISPSC			
AND TEXAS HEALTH AND SA	AFETY 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 S	haddock 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 lookii	ng landscane					

<sup>11/14/2023: 1.</sup> Very nice looking landscape

<sup>2.</sup> Suggestion of replacing the Common Bermuda Sod which one of the newer varieties such as Tif Tuf, Tahoma 31, Northbridge, Lattiude 36 of which all are more cold, drought, wear tolerant.

#### LEGEND

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F

**(** 

6'-0" HT. ORNAMENTAL METAL

FENCE BY DEVELOPER.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE, TYP HARDIN BOULEVARD

Shaddock Bouleyard

PROPOSED 8'-0" WIDT CONCRETE SIDEWALK WITH 4'-0" WIDTH METAL GATE PROPOSED CONCRETE

FISHER ROAD

STEPS +/- 4" HT.

Ē

Please show

proposed water an

connections on site

END 5'-0" WIDTH CONCRETE

PROPOSED PARKING COUNT PROPOSED HANDICAP PARKING SPACE

EXISTING FIRE HYDRANT

- PROPOSED BARRIER FREE RAMP

EXISTING SANITARY SEWER MANHOLE

EXISTING WATER MAIN W/ VALVE

EXISTING SANITARY SEWER

EXISTING CONTOUR INTERVAL

PROPOSED CONTOUR INTERVAL

PROPOSED 1.5" DOMESTIC WATER METER

PROPOSED 1.5" IRRIGATION WATER METER

(6'-0" HT. AROUND SWIMMING POOL AREA)

(6'-0" HT. AROUND SWIMMING POOL AREA)

FINISHED FLOOR ELEVATION

HANDICAP PARKING SIGN

PROPOSED RETAINING WALL

ORNAMENTAL METAL FENCE

ORNAMENTAL METAL FENCE

1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE

1 - 4'-0" WIDTH SELF LATCHING,

SELF CLOSING WOODEN GATE

ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.

FIRELANE PAVING PER CITY

STANDARD DETAILS

NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY

FOR ALL BARRIER FREE RAMPS NOTED ON PLAN,

ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A

THE PERIMETER FENCING SHALL BE 6'-0" HT.

ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE

REFERENCE THE CITY OF ROCKWALL STANDARD

STANDARD PARKING SPACES SHALL BE A MINIMUM

WATER METER SCHEDULE

ID SERVICE NUMBER SIZE

CONSTRUCTION DETAILS.

OF 9'-0" WIDTH x 20'-0" LENGTH.

ORNAMENTAL METAL FENCE.

5'-0" LOADING AISLE.

SITE PLAN NOTES:

ENCLOSURE

6'-0" HT. WOOD FENCE TO ACT AS

POOL EQUIPMENT AND TRASH TOTE

WATER WATER METER SAN.

METER SIZE DOM. IRR.

ATOP RETAINING WALL.

RIGHT-OF-WAY

**—**592**—** 

FFE 594.40

i's

BARRIER FREE

RAMP. REFER TO

BARRIER FREE

 $\bigoplus$ 

REFER TO CIVIL PLANS, TYP.

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

- CONCRETE SIDEWALK WITH 4'-0"

WIDTH ENTRY METAL GATE.

PROPOSED 8'-0" WIDTH

Label as rock or

stone retaining wall

PROPOSED RETAINING WALL - WITH 6'-0" HT. ORNAMENTAL METAL FENCE ATOP, TYP.

RAMP. REFER TO

CIVIL PLANS, TYP.

CIVIL PLANS, TYP.

- PROPOSED 8'-0" WIDTH

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

RAMP. REFER TO

CIVIL PLANS, TYP.

BARRIER FREE RAMP.

REFER TO CIVIL PLANS, TYP.

6" THICK CONCRETE

PARKING, TYP.

PROPOSED 5'-0" WIDTH

PROPOSED RETAINING

- ORNAMENTAL METAL

WALL WITH 6'-0" HT.

FENCE ATOP, TYP.

2,584 SF SWIMMING

POOL

Retaining walls over 3' in height will

be submitted to the engineering

need to be engineered and a ining wall permit application shall

6'-0" HT. BOARD ON BOARD

Œ

WOOD FENCE TO ACT AS

EQUIPMENT ENCLOSURE

RESTROOM BUILDING FFE 594.40 WITE STATE

CONCRETE SIDEWALK.

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

- 4% Engineering Inspection Fees

**General Items:** 

Construction

- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or

- Must meet City's 2023 Standards of Design and

- Impact Fees (Water, Wastewater & Roadway)

- stone face. No smooth concrete walls. - All utilities must be underground.
- Need to show proposed water and sewer on site plan.

#### **Water and Wastewater Items:**

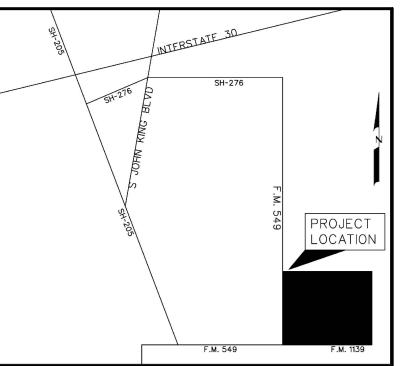
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Water and sewer must be 10' apart.
- Sanitary sewer service must be connected to a manhole.

#### **Roadway Paving Items:**

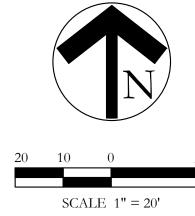
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.

#### Landscaping:

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



LOCATION MAP NOT TO SCALE



SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

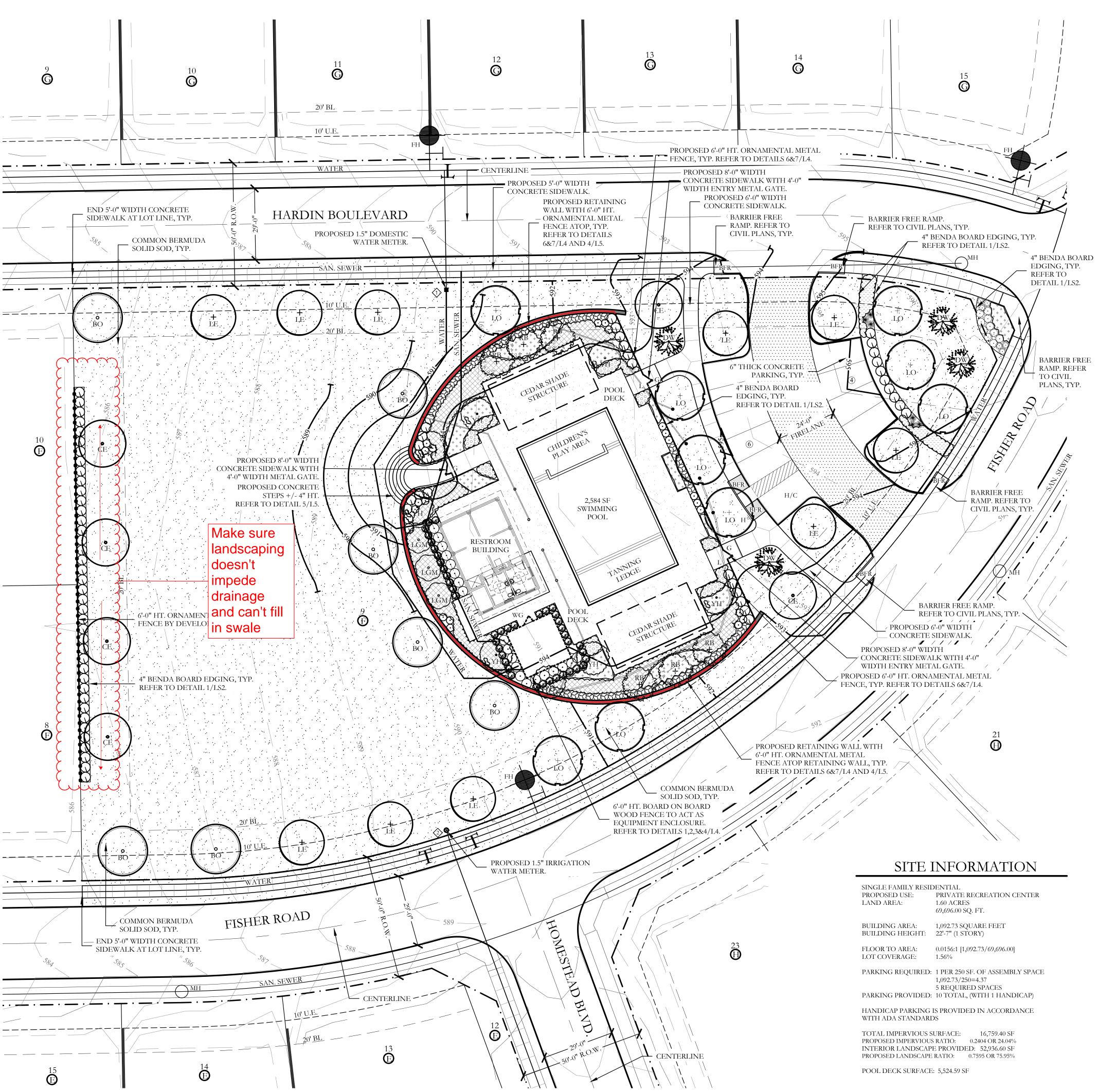


#### OWNER / DEVELOPER:

SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 **CONTACT: LORA ERDMAN** 

LANDSCAPE ARCHITECT/CIVIL ENGINEER: JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100

CONTACT: CODY JOHNSON, RLA, ASLA, LI



PLANT LEGEND						
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	
+ LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	
o BO	ВО	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	
t <sub>LE</sub>	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	
© CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	
LGM	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN	
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	
(BAH)	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	
RB + P	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	
<u></u>		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.	
0		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	
8		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.	
<b>3</b>		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.	
30°C.		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	
*		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.	
5 ° 5		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.	
0		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	
+ + + + + + + + + + + + + + + + + + +		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.	
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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

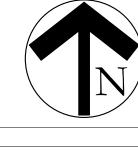
#### **APPROVED:**

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



One Inch JVC No SHA012A

DETAILS One Inch

GENERAL LANDSCAPE NOTES

#### **INSPECTIONS:**

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

#### LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE
- 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB
- INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

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

#### MAINTENANCE STANDARDS:

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

#### TREE PROTECTION NOTES:

- 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR
- TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY
- COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE
- MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE. 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE
- 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT
- ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE
- 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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

## REMOVE ALL LABELS AND TAGS — TOP OF ROOTBALL SHALL BE 1-2" HIGHER THAN — FINISH GRADE WHEN PLANTED MULCH LAYER AS SPECIFIED — TRIANGULAR SPACING

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

TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK CONCRETE SIDEWALK PLANTING MIX AS PLANTING MIX **SPECIFIED** AS SPECIFIED UNDISTURBED REMOVE CONTAINER AND NATIVE SOIL PRUNE ANY CIRCLING ROOT

SPACING AS SHOWN ON PLANT LIST

1/2 ROOTBALL DIAMETER -

TYPICAL SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE

#### **APPROVED:**

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

JVC No SHA012A

CONTAINER GROWN; FULL PLANT.

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

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

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

CONTAINER GROWN; FULL PLANT.

OVERALL HEIGHT.

OVERALL HEIGHT.

MEXICAN FEATHER GRASS NASSELLA TENUISSIMA 1 GALLON 18" O.C. ANNUAL COLOR TO BE SELECTED BY OWNER 4" POT 8" O.C. CONTAINER GROWN; FULL PLANT. SQUARE COMMON BERMUDA GRASS CYNODON DACTYLON MINIMUM 100% COVERAGE ALL AREAS SHOWN FEET

 MULCH LAYER AS SPECIFIED 4" EARTHEN WATERING RING MINIMUM 2"x2"x36" WOOD STAKE. POSITION TO

SECURELY STABILIZE TREE. PROVIDE (3) TOTAL ON EACH TREE.

- PLANTING MIX AS SPECIFIED

UNDISTURBED NATIVE SOIL

- 2X ROOT BALL -TYPICAL TREE PLANTING

CEDAR ELM LITTLE GEM MAGNOLIA DESERT WILLOW

COMMON NAME

YAUPON HOLLY ILEX VOMITORIA

LACEBARK ELM ULMUS PARVIFOLIA 4" CALIPER AS SHOWN ULMUS CRASSIFOLIA 4" CALIPER AS SHOWN MAGNOLIA GRANDIFLORA 2" CALIPER AS SHOWN LITTLE GEM' OVERALL HEIGHT. CHILOPSIS LINEARIS 2" CALIPER AS SHOWN

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" 2" CALIPER AS SHOWN

CERCIS CANADENSIS VAR.

LOROPETALUM CHINENSIS

LINNAEA X GRANDIFLORA

ILEX CORNUTA' DWARF

ROSMARINUS OFFICINALIS

MISCANTHUS SINENSIS

HESPERALOE PARVIFLORA

HARRINGTONIA 'PROSTRATA'

MORNING LIGHT

CEPHALOTAXUS

LIRIOPE MUSCARI

MISCANTHUS SINENSIS ADAGIO

LEUCOPHYLLUM FRUTESCENS

PURPLE DIAMOND'

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

2" CALIPER

7 GALLON

7 GALLON

7 GALLON

7 GALLON

3 GALLON

3 GALLON

3 GALLON

3 GALLON

3 GALLON

1 GALLON

SIZE

4" CALIPER

**SPACING** 

AS SHOWN

AS SHOWN

48" O.C.

48" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

36" O.C.

48" O.C.

18" O.C.

PLANT LIST

NURSERY GROWN: FULL HEAD: MINIMUM BRANCHING **DUERCUS MACROCARPA** 4" CALIPER AS SHOWN BUR OAK

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

SCIENTIFIC NAME

ΓEXENSIS

BURFORD'

UPRIGHT'

QUERCUS VIRGINIANA

DWARF BURFORD HOLLY

LIRIOPE GRASS

CE LGM DW

LO

ВО

LE

LIVE OAK

YH

RB

QUANTITY

TEXAS REDBUD

PURPLE DIAMOND

74

GLOSSY ABELIA

LOROPETALUM TEXAS SAGE

PLANTING MIX

AS SPECIFIED

NOT TO SCALE

than mulch

to contain

- MULCH LAYER AS SPECIFIED

" BENDA BOARD EDGING AS SPECIFIED

DECK SCREWS FOR ATTACHMENT, LOCATE ON

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

TAPER PLANTING BED DOWN

TO TOP OF EDGING

PLANTING SIDE OF EDGE

TYPICAL BED EDGING DETAIL

TOP OF ROOTBALL AT THE SURFACE

1/2 SPACING AS SHOWN

ON PLANT LIST

MAX. 1" DOWN -

**FINISH** 

GRADE

DO NOT CUT CENTRAL LEADER

BLACK, 1/2" WIDE NYLON TAPE TRUNK FLARE SHALL REMAIN VISIBLE

MENIT

SCALE:

FINISH GRADE —

SQUARE SPACING

85 825 50,135

NOT TO SCALE

DWARF MAIDEN GRASS MORNING LIGHT MISCANTHUS 21 RED YUCCA PLUM YEW PROSTRATA

825

REMOVE BURLAP FROM

UPRIGHT ROSEMARY

TOP HALF OF ROOT BALL

SPACING AS SHOWN



CONCRETE SIDEWALK



#### **DEVELOPMENT APPLICATION**

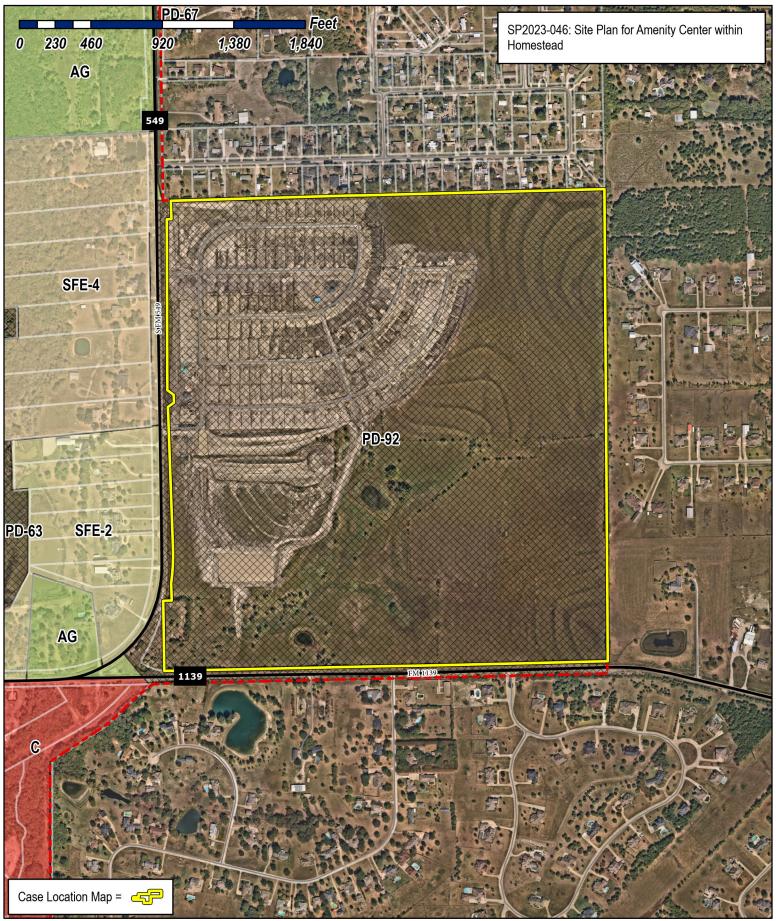
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY PLANNING & ZONING CASE NO.

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 O	F DEVELOPMENT REC	DUEST [SELECT ONLY ONE BOX]:		
☐ PRELIMINARY F ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTA*  SITE PLAN APPLIC ☑ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 100.00 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 + \$20.00 ACRE) 1 100 MINOR PLAT (\$150.00) 11 TEMENT REQUEST (\$100.00)	ZONING APPLICATION FEES:  I ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1  SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1  OTHER APPLICATION FEES:  TREE REMOVAL (\$75.00)  VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2  NOTES:  1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING			
		PERMIT.			
	ORMATION [PLEASE PRINT]				
ADDRES	S Amenity Center within Homestea	ad			
SUBDIVISION	N Homestead		LOT 9 BLOCK F		
GENERAL LOCATION	Corner of Fisher Road and Hard	lin Boulevard			
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	SE PRINT]			
CURRENT ZONING	Single Family Residential	CURRENT USE	Private Recreation Center		
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Private Recreation Center		
ACREAG	E 1.60 LOTS [CURRENT	1 1	LOTS [PROPOSED] 1		
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE.	HAT DUE TO THE PASS. STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WIT THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL		
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CF	IECK THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE REQUIRED]		
☐ OWNER	SH DEV KLUTTS ROCKWALL LLC		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-MAIL	stephen.pepper@shaddockhomes.com	E-MAIL	cody.johnson@johnsonvolk.com		
BEFORE ME, THE UNDE	ICATION [REQUIRED] PRICE AUTHORITY, ON THIS DAY PERSONALLY APPEARE FION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THI	Stephen FOLLOWING:	Pepper [OWNER] THE UNDERSIGNED, WH		
Nouember	T I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, A TO COVER THE COST OF THIS APPLICATION, H 20 3 BY SIGNING THIS APPLICATION, I AGR ED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	EE THAT THE CITY OF RC	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVID D. PERMITTED, TO, REPRODUCE ANY COPYRIGHTED INCOMMITION		
	O AND SEAL OF OFFICE ON THIS THE 13 DAY OF No		Notary ID #7476108  My Commission Expires  April 19, 2027		
NOTARY PUBLIC IN ANI	D FOR THE STATE OF TEXAS	acker !	MY COMMISSION EXPIRES		





# City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (072) 774 7745

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

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



# LEGEND

PROPOSED PARKING COUNT PROPOSED HANDICAP PARKING SPACE

PROPOSED BARRIER FREE RAMP

EXISTING FIRE HYDRANT

Ó

F

END 5'-0" WIDTH CONCRETE

SIDEWALK AT LOT LINE, TYP.

HARDIN BOULÉVARD

—SAN. SEWER 7

PROPOSED 8'-0" WIDT CONCRETE SIDEWALK WITH 4'-0" WIDTH METAL GATE PROPOSED CONCRETE

FISHER ROAD

6'-0" HT. ORNAMENTAL METAL

FENCE BY DEVELOPER.

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE, TYP

STEPS +/- 4" HT.

Ē

EXISTING SANITARY SEWER MANHOLE

EXISTING WATER MAIN W/ VALVE

EXISTING SANITARY SEWER RIGHT-OF-WAY

EXISTING CONTOUR INTERVAL PROPOSED CONTOUR INTERVAL

PROPOSED 8'-0" WIDTH

PROPOSED 5'-0" WIDTH

PROPOSED RETAINING

WALL WITH 6'-0" HT.

FENCE ATOP, TYP.

2,584 SF SWIMMING

POOL

RESTROOM BUILDING

ORNAMENTAL METAL

CONCRETE SIDEWALK.

■ CONCRETE SIDEWALK WITH 4'-0"

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

BARRIER FREE

CIVIL PLANS, TYP.

RAMP. REFER TO

BARRIER FREE RAMP.

REFER TO CIVIL PLANS, TYP.

6" THICK CONCRETE

PARKING, TYP.

WIDTH ENTRY METAL GATE.

FFE 594.40 FINISHED FLOOR ELEVATION

PROPOSED 1.5" DOMESTIC WATER METER PROPOSED 1.5" IRRIGATION WATER METER

HANDICAP PARKING SIGN

PROPOSED RETAINING WALL ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)

ATOP RETAINING WALL. (6'-0" HT. AROUND SWIMMING POOL AREA) 1 - 4'-0" WIDTH SELF LATCHING,

ORNAMENTAL METAL FENCE

1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE

SELF CLOSING METAL GATE

6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE

ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.

FIRELANE PAVING PER CITY

### STANDARD DETAILS

WATER METER SCHEDULE						
METER	WATER	WATER	ME	ETER	SAN.	
ID NUMBER	SERVICE SIZE	METER SIZE	DOM.	IRR.	SERVIO SIZE	
1	1.5"	1.5"	X		6"	
2>	1.5"	1.5"		X		

#### SITE PLAN NOTES:

F--

BARRIER FREE RAMP. REFER TO

CIVIL PLANS, TYP.

BARRIER FREE

 $\bigoplus$ 

REFER TO CIVIL PLANS, TYP.

PROPOSED 6'-0" WIDTH

CONCRETE SIDEWALK.

- CONCRETE SIDEWALK WITH 4'-0"

WIDTH ENTRY METAL GATE.

PROPOSED 8'-0" WIDTH

PROPOSED RETAINING WALL - WITH 6'-0" HT. ORNAMENTAL METAL FENCE ATOP, TYP.

6'-0" HT. BOARD ON BOARD

23 **(H)** 

WOOD FENCE TO ACT AS

EQUIPMENT ENCLOSURE

RAMP. REFER TO

CIVIL PLANS, TYP.

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT.
- ORNAMENTAL METAL FENCE. ALL VEHICULAR AND SIDEWALK PAVING SHOWN
- ON THESE PLANS SHALL BE MAINTAINED BY THE

#### SITE INFORMATION

SINGLE FAMILY RESIDENTIAL

PROPOSED USE: PRIVATE RECREATION CENTER LAND AREA: 1.60 ACRES 69,696.00 SQ. FT.

1,092.73 SQUARE FEET BUILDING AREA: BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00] LOT COVERAGE:

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE

1,092.73/250=4.37 5 REQUIRED SPACES PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%

INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF

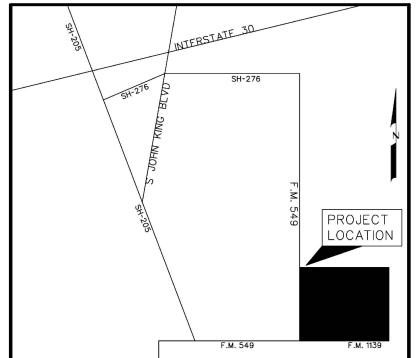
POOL DECK SURFACE: 5,524.59 SF

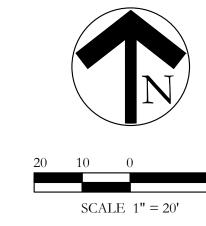
#### **APPROVED:**

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman





SITE PLAN HOMESTEAD, PHASE 1 LOT 9, BLOCK F ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE J.A. RAMSEY SURVEY ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER / DEVELOPER:

SHADDOCK HOMES, INC 2400 DALLAS PARKWAY, SUITE 460 MCKINNEY, TEXAS 75093 CONTACT: LORA ERDMAN

LANDSCAPE ARCHITECT/CIVIL ENGINEER: JOHNSON VOLK CONSULTING 704 CENTRAL PARKWAY EAST, SUITE 1200 PLANO, TEXAS 75074 PH. 972-201-3100

CONTACT: CODY JOHNSON, RLA, ASLA, LI

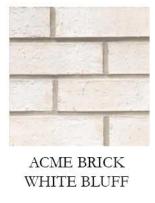
DESIGN TEAM ARCHITECT:

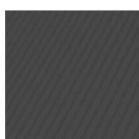
MCCARTHY ARCHITECTURE

1000 N. FIRST ST.

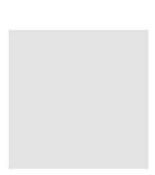
GARLAND, TX. 75040

P: 972.272.2500





MUELLER, INC. DARK CHARCOAL



SHERWIN WILLIAMS ICE CUBE SW 6252



SHERWIN WILLIAMS WEB GRAY SW 7075



SHERWIN WILLIAMS KINGS CANYON (WOOD STAIN) SW 3026



DALTILE DARK GREY (TILE) 12 X 24



GLASS WINDOW WITH FROSTED GLAZING





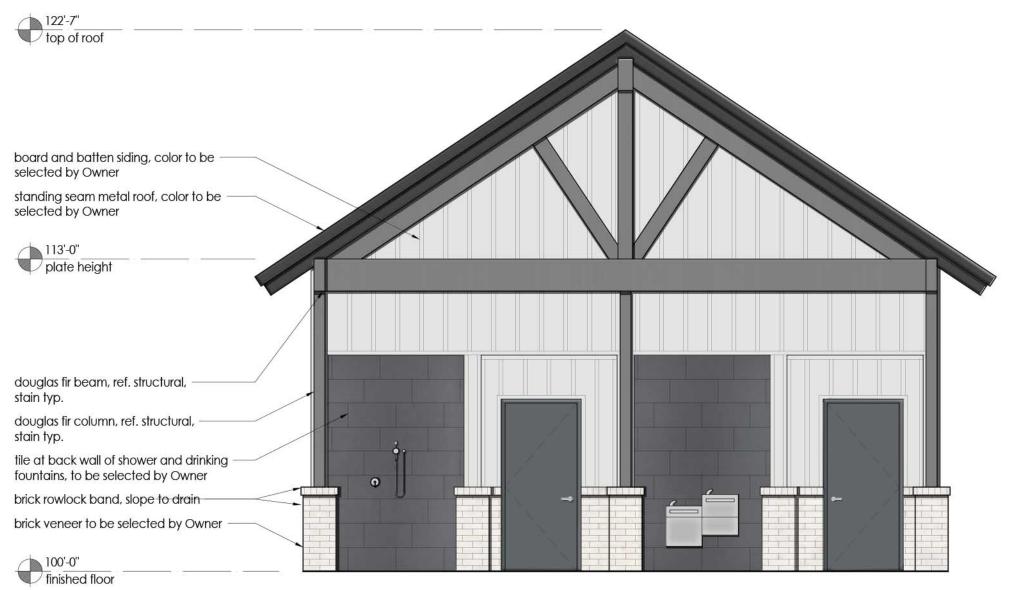
Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	413 S.F.	-	448 S.F.	_	186 S.F.	12	186 S.F.	748
PRIMARY MATERIAL TOTALS	338 S.F.	81.84%	222 S.F.	49.56%	134 S.F.	72.04%	157 S.F.	84.41%
BRICK VENEER (TO BE SELECTED BY OWNER)	94 S.F.	22.76%	36 S.F.	8.04%	41 S.F.	22.04%	63 S.F.	33.87%
BOARD AND BATTEN FIBER CEMENT SIDING (TO BE SELECTED BY OWNER)	244 S.F.	59.08%	186 S.F.	41.52%	93 S.F.	50.00%	94 S.F.	50.54%
SECONDARY MATERIALS	3 S.F.	0.73%	178 S.F.	39.73%	7 S.F.	3.76%	7 S.F.	3.76%
DOUGLAS FIR BEAMS/COLUMNS (STAIN TO BE SELECTED BY OWNER)	3 S.F.	0.73%	81 S.F.	18.08%	7 S.F.	3.76%	7 S.F.	3.76%
TILE AT SHOWER/DRINKING FOUNTAINS (TO BE SELECTED BY OWNER)	350	(%)	97 S.F.	21.65%	5	Let	1 <del>5</del> 3	(H)
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	72 S.F.	17.43%	48 S.F.	10.71%	45 S.F.	24.20%	22 S.F.	11.83%
ROOF (STANDING SEAM METAL, COLOR TO BE SELECTED BY OWNER)	1 -	1-1	1-0	_	-	1-		1-2



**North Elevation** SCALE:1/4"=1'-0" elevation

elevation

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



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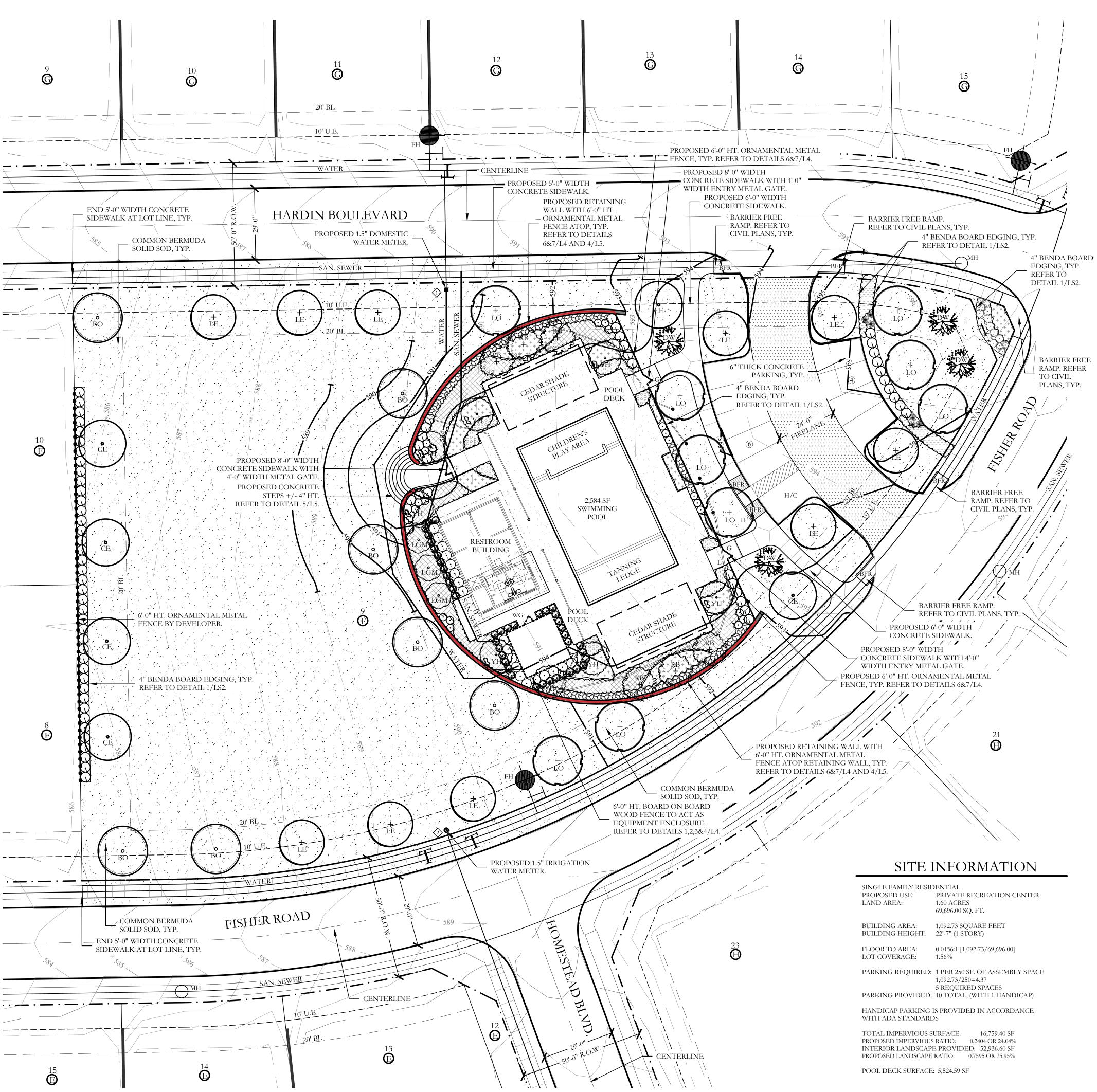
DATE:	10.24.202
SCALE:	
JOB NO.	MA2302
DRAWN:	· ·
APPD:	k
ACAD #	

EXTERIOR ELEVATIONS

DRAWING NO. **South Elevation** 

A4.00

elevation



PLANT LEGEND						
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	
+ LO	+ LO LIVE OAK		QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	
o BO	BO BUR OAK		QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	
t <sub>E</sub>	LE LACEBARK ELM		ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	
ČE ČE	CE CEDAR ELM		ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	
LGM	LGM LITTLE GEM MAGNOLIA		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN	
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	
(BAH)	ΥH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	
RB RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	
$\odot$	PURPLE DIAMOND LOROPETALUM CHINEN PURPLE DIAMOND'		LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON 48" O.		
Q		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	OPHYLLUM FRUTESCENS 7 GALLON 4		
8		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.	
<b>3</b>		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	7 GALLON	36" O.C.	
37.6° 37.6°		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	
*		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.	
3. · · · · · · · · · · · · · · · · · · ·		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.	
0		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	
+ + + + + + + + + + + + + + + + + + +		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON 48" O.C.		
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	
( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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

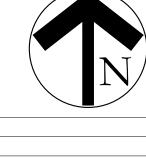
#### **APPROVED:**

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



One Inch JVC No SHA012A

DETAILS One Inch JVC No SHA012A

PLANT LIST COMMON NAME SCIENTIFIC NAME QUANTITY QUERCUS VIRGINIANA LO LIVE OAK ВО **DUERCUS MACROCARPA** BUR OAK

ULMUS PARVIFOLIA

ULMUS CRASSIFOLIA

CHILOPSIS LINEARIS

ILEX VOMITORIA

ΓEXENSIS

LITTLE GEM'

MAGNOLIA GRANDIFLORA

CERCIS CANADENSIS VAR.

LACEBARK ELM

DESERT WILLOW

YAUPON HOLLY

TEXAS REDBUD

TEXAS SAGE

MISCANTHUS

RED YUCCA

LITTLE GEM MAGNOLIA

CEDAR ELM

CE

LGM

DW

YH

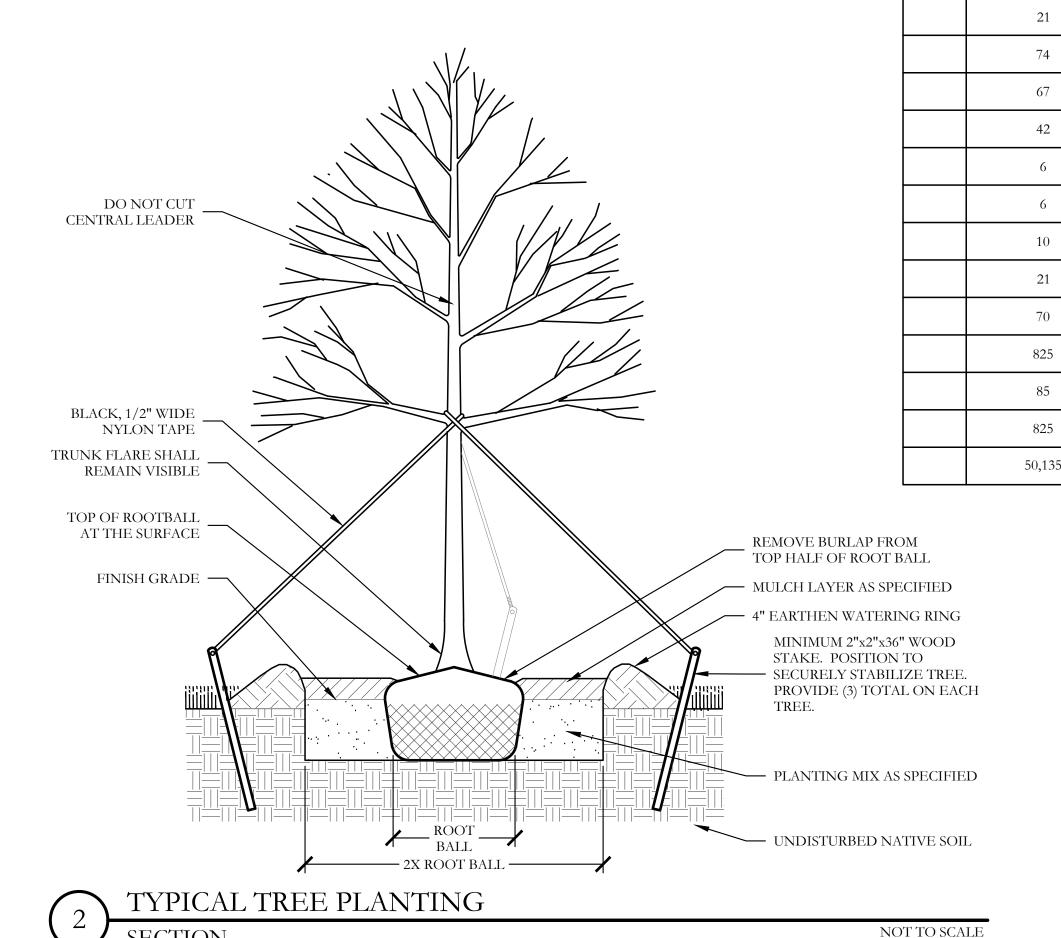
RB

4" BENDA BOARD EDGING AS SPECIFIED PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON TYPICAL BED EDGING DETAIL

PLANTING MIX

AS SPECIFIED

NOT TO SCALE



TAPER PLANTING BED DOWN

MULCH LAYER AS SPECIFIED

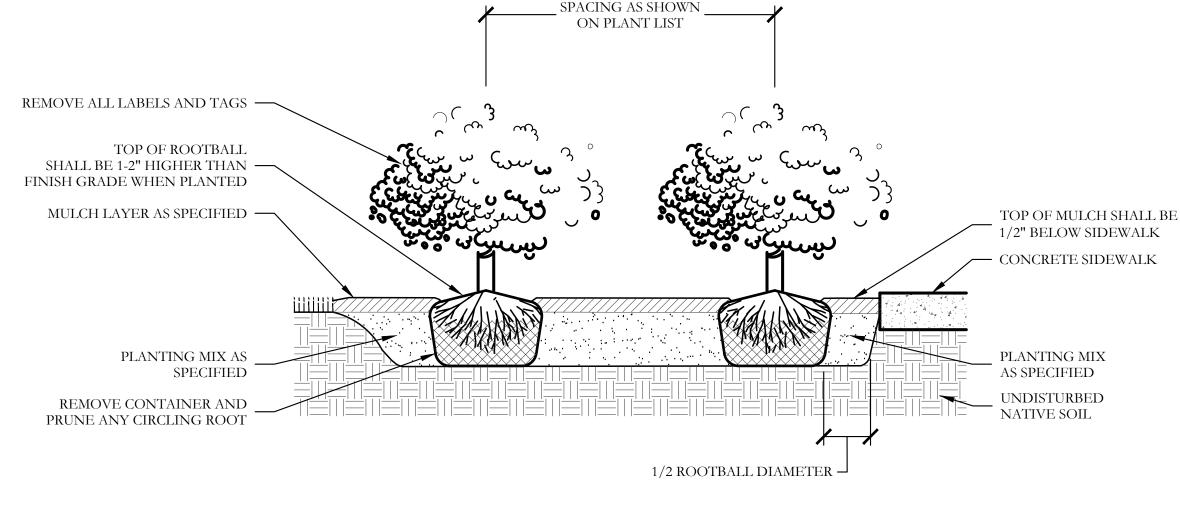
TO TOP OF EDGING

PLANTING SIDE OF EDGE

# ON PLANT LIST SQUARE SPACING

SPACING AS SHOWN

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



#### PURPLE DIAMOND LOROPETALUM CHINENSIS ' CONTAINER GROWN; FULL PLANT. 7 GALLON 48" O.C. LOROPETALUM PURPLE DIAMOND' LEUCOPHYLLUM FRUTESCENS 7 GALLON 48" O.C. CONTAINER GROWN; FULL PLANT. 36" O.C. CONTAINER GROWN; FULL PLANT. GLOSSY ABELIA LINNAEA X GRANDIFLORA 7 GALLON ILEX CORNUTA' DWARF DWARF BURFORD HOLLY 7 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. BURFORD' ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. UPRIGHT' DWARF MAIDEN GRASS MISCANTHUS SINENSIS ADAGIO 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. MISCANTHUS SINENSIS MORNING LIGHT 36" O.C. CONTAINER GROWN; FULL PLANT. 3 GALLON MORNING LIGHT HESPERALOE PARVIFLORA 3 GALLON 36" O.C. CONTAINER GROWN; FULL PLANT. CEPHALOTAXUS 48" O.C. CONTAINER GROWN; FULL PLANT. PLUM YEW PROSTRATA 3 GALLON HARRINGTONIA 'PROSTRATA' LIRIOPE GRASS LIRIOPE MUSCARI 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. MEXICAN FEATHER GRASS NASSELLA TENUISSIMA 1 GALLON 18" O.C. CONTAINER GROWN; FULL PLANT. ANNUAL COLOR TO BE SELECTED BY OWNER 4" POT 8" O.C. CONTAINER GROWN; FULL PLANT. SQUARE MINIMUM 100% COVERAGE ALL AREAS SHOWN COMMON BERMUDA GRASS CYNODON DACTYLON FEET

SIZE

4" CALIPER

4" CALIPER

4" CALIPER

4" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

**SPACING** 

AS SHOWN

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN: FULL HEAD: MINIMUM BRANCHING

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

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

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

#### GENERAL LANDSCAPE NOTES

#### **INSPECTIONS:**

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

#### LANDSCAPE STANDARDS:

- 1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE 4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB
- INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN
- PLANT QUALIFICATIONS, GRADES, AND STANDARDS. 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH
- SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT
- WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED. 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL
- TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- 10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

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

#### MAINTENANCE STANDARDS:

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

#### TREE PROTECTION NOTES:

- 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR
- TRANSPLANTING OF ANY TREES. 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY
- COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES. 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE
- MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY
- DEVELOPMENT SERVICES. 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE
- 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE
- 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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

#### **APPROVED:**

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

WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TYPICAL SHRUB AND GROUNDCOVER PLANTING

CONCRETE SIDEWALK

1/2 SPACING AS SHOWN

MAX. 1" DOWN —

**FINISH** 

GRADE

NOT TO SCALE



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.

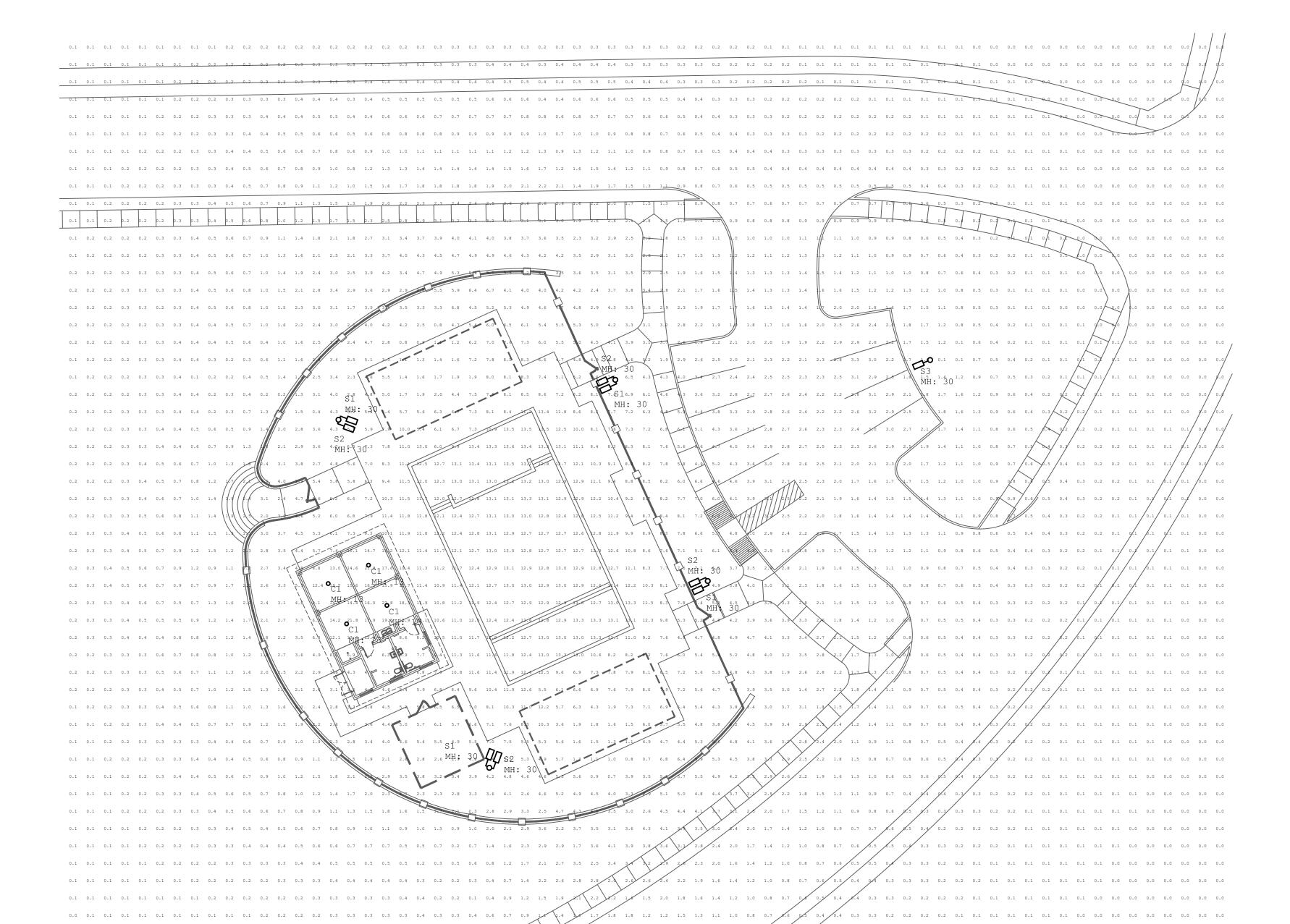
Sincerely,

Cody Johnson, RLA, ASLA, LI **Johnson Volk Consulting** 

407 Central Parkway East

Suite 1200

Plano, Texas 75074



## SITE PLAN - PHOTOMETRICS SCALE: 1 = 20-07

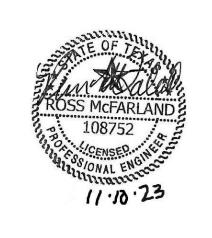
ymbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire		Total	Mounting
							Lumens	Watts	Watts	Height
$_{igoplus}$	4	C1	Single	DMF_DCC_DC4-(X)-D20WF-00000-		0.900	2297	28	112	13
•				40WH-(X)-R						
Ð	1	S3	SINGLE	EALS03 F4AF740		0.900	15000	116	116	30
<u> </u>	4	S2	SINGLE	EALS03 K4AH740S1	PAIRED WITH S1	0.900	29000	239	956	30
$\overline{\Box}$	4	S1	SINGLE	EALS03 K4AH740S2	PAIRED WITH S2	0.900	29000	239	956	30

12.83 13.6 11.8 1.09 1.15

POOL SURFACE

Illuminance





HOMESTEAD AMENITY CENTER

Issue:	11/10/2023
Revisions:	

Drawing Title:

PHOTOMETRIC -SITE PLAN

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

S JOB #: 4244-001

E1.00