

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MARCH 26, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](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) 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.

(III) PUBLIC HEARING ITEMS

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

(1) **Z2024-003 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

(IV) 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.

(2) **MIS2024-004 (ANGELICA GUEVARA)**

Discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing non-residential building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Lane, and take any action necessary.

(3) **MIS2024-005 (ANGELICA GUEVARA)**

Discuss and consider a request by Evan Stokes on behalf of Richard Stokes for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing single-family home on a 0.7976-acre parcel of land identified as Lot 4, Block B, Highland Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the Scenic Overlay (SOV) District, addressed as 3185 Ridge Road, and take any action necessary.

(4) **SP2024-017 (HENRY LEE)**

Discuss and consider a request by Chris Beardon of Wades Landing on behalf of CM Fannin I, LP for the approval of an Amended Site Plan for an existing Restaurant on a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.

(V) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these

cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is April 9, 2024.

(5) Z2024-010 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Specific Use Permit (SUP) for a New Motor Vehicle Dealership for Cars and Light Trucks to allow the expansion of an existing New Motor Vehicle Dealership on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

(6) Z2024-011 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

(7) Z2024-012 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

(8) Z2024-013 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

(9) Z2024-014 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

(10) Z2024-015 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.

(11) P2024-009 (RYAN MILLER)

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Final Plat for Lots 1-8, Block A, People Tract Addition being a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.

(12) P2024-011 (HENRY LEE)

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(13) SP2024-006 (HENRY LEE)

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(14) **SP2024-008 (ANGELICA GUEVARA)**

Discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the approval of a Site Plan for a *General Retail Building* on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

(15) **SP2024-009 (BETHANY ROSS)**

Discuss and consider a request by Justin Toon of Industrial Reserve on behalf Reserve Capital – Rockwall Industrial SPE, LLC for the approval of an Amended Site Plan for a *Warehouse/Distribution Center* on an 18.48-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

(16) **SP2024-010 (HENRY LEE)**

Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a *Golf Driving Range* on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

(17) **SP2024-011 (HENRY LEE)**

Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for a *Warehouse/Distribution Facility* on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

(18) **SP2024-012 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an *Industrial/Warehouse Building* on a 6.68-acre tract of land identified as Tracts 21 & 21-01 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 1735 Airport Road, and take any action necessary.

(19) **SP2024-013 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a *Social Service Provider (i.e. Meals on Wheels)* on an 6.211-acre tract of land identified as Tract 2 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 1780 Airport Road, and take any action necessary.

(20) **SP2024-014 (BETHANY ROSS)**

Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a Site Plan for a *Retail Building and Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

(21) **SP2024-015 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a *Retail Store with Gasoline Sales (i.e. 7/11)* on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take any action necessary.

(22) **SP2024-016 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Site Plan for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

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

- P2024-006: Final Plat for Lots 1, 2, 3, Block A, George Morton Estates Addition **(APPROVED)**
- Z2024-003: PD Development Plan and Amendment to Planned Development District 74 (PD-74) **(POSTPONED TO THE APRIL 1, 2024 CITY COUNCIL MEETING)**
- Z2024-006: Text Amendment to the UDC and Municipal Code of Ordinances for *Short-Term Rentals* **(1ST READING; APPROVED)**
- Z2024-008: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 302 E. Bourn Street **(POSTPONED TO THE APRIL 15, 2024 CITY COUNCIL MEETING)**
- Z2024-009: Zoning Change (AG to SFE-1.5 and LI) for 172 Zollner Road **(1ST READING; DENIED WITHOUT PREJUDICE)**

(VI) ADJOURNMENT

(1) **Capital Improvement Advisory Committee Meeting (CIAC) [8:00 PM]**

The Capital Improvement Advisory Committee Meeting (CIAC) will be meeting directly after the Planning and Zoning Commission Work Session Meeting to discuss the 2024 Impact Fee Update of Roadway, Water, Wastewater Impact Fees.

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 March 22, 2024 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 CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: March 26, 2024

APPLICANT: Michael Twichell; *Michael F. Twichell, LP*

CASE NUMBER: Z2024-003; *PD Development Plan and Amendment to Planned Development District 74 (PD-74)*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council -- *along with the balance of the Breezy Hill Subdivision* -- on February 4, 2008 through the adoption of *Ordinance No. 08-12*. This annexation came after three (3) years of litigation that lead to the execution of a *Chapter 212 Development Agreement*. In accordance with this agreement, the 405.184-acres that makeup the Breezy Hill Subdivision -- *which includes the subject property* -- was rezoned to Planned Development District 74 (PD-74) [Case No. Z2009-005; Ordinance No. 09-19] on April 20, 2009 with the intention of being a master planned, residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing *212 Development Agreement* -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59.40-acre tract of land designated for limited General Retail (GR) District land uses.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) [Case No. Z2012-013; Ordinance No. 12-26] modifying the *Concept Plan* to remove the institutional land uses (*i.e. public-school sites*) that were originally required by the *Facilities Agreement*, and to adjust the lot mix (*i.e. increasing the number of lots from 658 to 691*). The lot mix was again increased on July 7, 2014 [Case No. Z2014-017; Ordinance No. 14-26] from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*), and to reduce the land area designated for limited General Retail (GR) District land uses from 59.40-acres to 33.70-acres. On November 7, 2016, the City Council approved another amendment to Planned Development District 74 (PD-74) [Case No. Z2016-032; Ordinance No. 16-59] modifying the *Concept Plan* to further reduce the land area designated for limited General Retail (GR) District land uses from 33.70-acres to 19.49-acres. The purpose of this amendment was to: [1] add 40, 60' x 120' lots, [2] increase the overall lot count from 742 lots to 776 lots, and [3] to allow 50.00% of the 40, 60' x 120' lots (*i.e. 20 lots*) to incorporate *flat front entry garages* (*i.e. garage doors even with the front façade of the home*). On November 6, 2017, the City Council approved a subsequent amendment to Planned Development District 74 (PD-74) [Case No. Z2017-049; Ordinance No. 17-60] reducing the number of lots in the subdivision from 776 lots to 750 lots for the purpose of allowing additional 100' x 200' lots and 100' x 180' lots. As part of this request, the applicant was also granted the ability to have 50% of the then remaining 94, 70' x 120' lots to incorporate *flat front entry garages*.

Staff should also note, that the subject property (*i.e. the areas designated for limited General Retail [GR] District land uses*) has been further reduced from 19.49-acres to 17.375-acres through the dedication of right-of-way to the Texas Department of Transportation (TXDOT) for FM-552. The subject property has remained vacant since annexation.

PURPOSE

On January 19, 2024 the applicant -- *Michael Twichell of Michael Twichell, LP* -- submitted an application requesting a Zoning Change and PD Development Plan to amend Planned Development District 74 (PD-74) [Ordinance No. 17-60] to: [1] provide a PD Development Plan (i.e. Concept Plan) for the 17.375-acre tract of land at the northwest corner of the intersection of John King Boulevard and FM-552, and [2] to change the land uses permitted on this tract of land.

ADJACENT LAND USES AND ACCESS

The subject property is a 17.375-acre tract of vacant land located at the northwest corner of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 10 of the Breezy Hill Subdivision, which was established on March 6, 2018 and consists of 79 residential lots on 19.78-acres of land. Beyond this are Phases 2A & 2B of the Breezy Hill Subdivision, which were established on January 15, 2014 and consist of 128 residential lots on 35.817-acres of land. All of these areas are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is FM-552, which is identified as a TXDOT4D (i.e. *Texas Department of Transportation, four [4], divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family home situated on a 6.70-acre tract of land (i.e. *Tract 1-1 of the P. B. Harrison Survey, Abstract No.97*) that is zoned Agricultural (AG) District.

East: Directly east of the subject property is Phase 9 of the Breezy Hill Subdivision, which was established on January 29, 2016 and consists of 55 residential lots on 16.82-acres of land. This property is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is Breezy Hill Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this roadway is the City limits of the City of Rockwall, followed by several single-family homes situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 44.56-acre tract of land (i.e. *Tract 3 of the T. R. Bailey Survey, Abstract 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses.

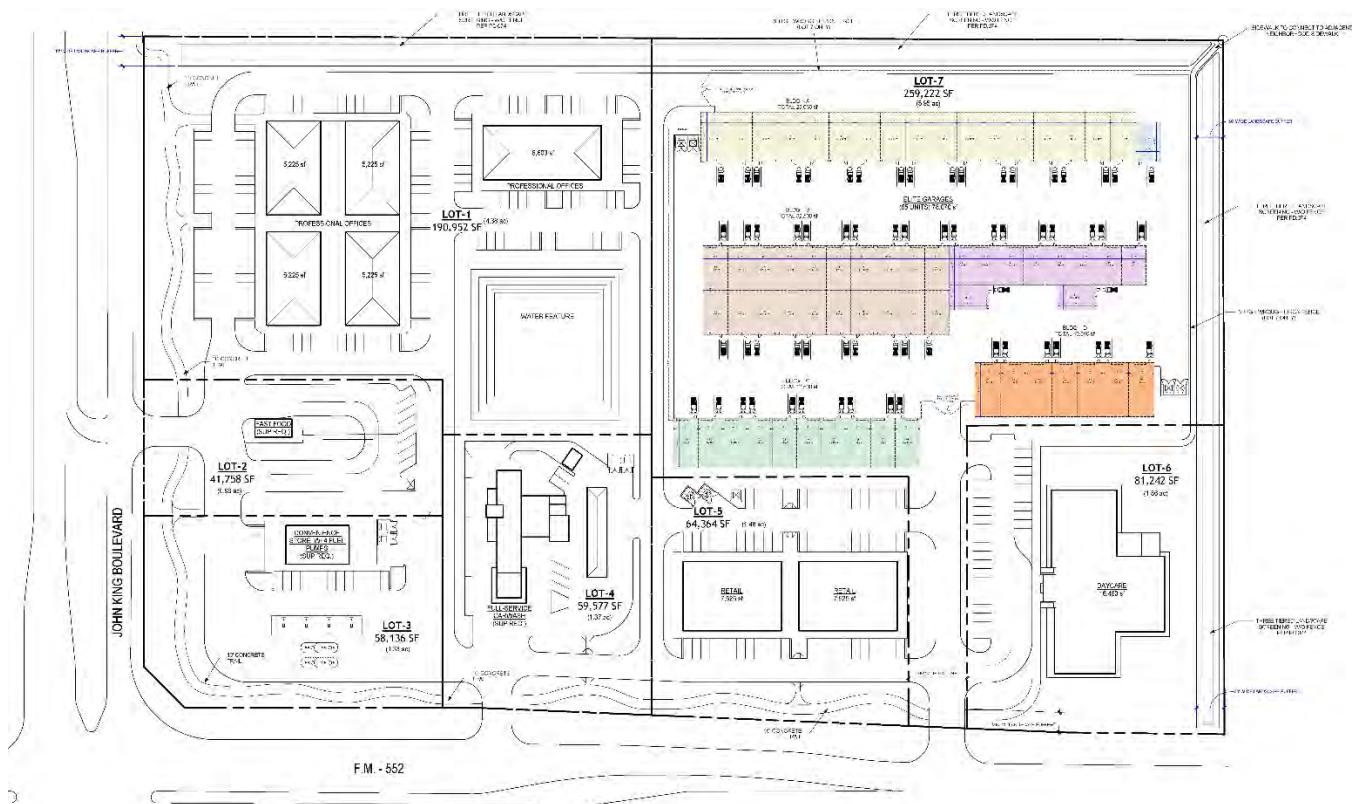
MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to Ordinance No. 17-60, “(a) PD Development Plan must be approved for the area designated on the Concept Plan as Retail [i.e. the subject property] prior to the submittal of a PD Site Plan application and/or Preliminary Plat.” In accordance with this requirement, the applicant has submitted a PD Development Plan (i.e. Concept Plan), land uses, and development standards for the proposed non-residential tract of land contained within Planned Development District 74 (PD-74). The proposed Concept Plan (see Exhibit 1 below) shows that the 17.375-acre tract of land will be subdivided into seven (7) parcels of land, and consist of the following land uses: [1] Office, [2] Mini-Warehouse, [3] Daycare, [4] General Retail/General Personal Services (i.e. the retail strip center), [5] Carwash, [6] Retail Store with Gasoline Sales, and [7] Restaurant with Drive-Through or Drive-In. Staff should note all of these land uses -- with the exception of the Mini-Warehouse -- are permitted land uses either *by-right* or through a Specific Use Permit (SUP) under the current regulating ordinance (i.e. Ordinance No. 17-60) for Planned Development District 74 (PD-74), and the applicant has chosen not to waive the Specific Use Permit (SUP) requirement for the Carwash, Retail Store with Gasoline Sales, and Restaurant with Drive-Through or Drive-In. Based on this, if the applicant's request is approved, the applicant will need to bring back additional discretionary requests to establish these land uses. In addition, the incorporation of the Mini-Warehouse land use requires that the original regulating ordinance (i.e. Ordinance No. 17-60) be amended to change the permitted land uses for the subject property.

EXHIBIT 1: PD DEVELOPMENT PLAN



According to the Unified Development Code (UDC), the *Mini-Warehouse* land use is only permitted *by-right* in the Light Industrial (LI), Heavy Industrial (HI), and Heavy Commercial (HC) Districts, and by Specific Use Permit (SUP) in the Commercial (C) District. It is currently not a permitted land use in the General Retail (GR) District. Based on the applicant's *Concept Plan* and development standards contained in the draft ordinance, the applicant is requesting that this land use be allowed *by-right* -- as generally depicted on the *Concept Plan* -- on the subject property. Specifically, the applicant is proposing four (4) mini-warehouse buildings that will have a total of 65 units that will be required to be a minimum of 960 SF in size; however, the applicant has stated that this type of *Mini-Warehouse* product is not intended to function as a traditional *Mini-Warehouse* land use. Specifically, the applicant has stated that these units will function as luxury garages that allow owners to customize the interiors and incorporate personal spaces in the units (e.g. living rooms, theater rooms, kitchens, etc.). With this being said, the applicant has acknowledged the close proximity of the proposed *Mini-Warehouse* land use to the existing residential land uses, and has included the following compensatory measures to try and mitigate any potential negative impacts: [1] the land uses permitted on the entire subject property have been further limited to remove any land uses that could potentially be inconsistent

with the adjacent residential land uses, [2] the buildings will be located a minimum of ~64-feet from the existing residential subdivision (*i.e. ~84-feet from the eastern property lines of the adjacent residential and ~93-feet from the northern property lines of the adjacent residential*), and [3] additional prohibitions have been added to the *Mini-Warehouse* land use (*e.g. business will be prohibited from being able to be established in the units, and outside storage will also be prohibited*). These compensatory measures do appear to improve the applicant's request; however, the approval of a PD Development Plan and Zoning Change are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's *PD Development Plan* and the proposed amendments to Planned Development District 74 (PD-74), the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. No right-of-way dedication will be required with the proposed development; however, permits from the Texas Department of Transportation (TXDOT) will be required for all connections to FM-552. In addition, a Traffic Impact Analysis (TIA) will be required for the proposed development. The City of Rockwall will reserve the right to require deceleration lanes along FM-552 and John King Boulevard.
- (2) Water. Any waterlines constructed by the applicant will be required to be a minimum of eight (8) inches, and be looped through the subject property in a minimum of a 20-foot easement. In addition, only one (1) use may be established off of a dead-end line (*i.e. domestic, irrigation, fire sprinkler, fire hydrant, etc.*).
- (3) Wastewater. Any wastewater lines constructed by the applicant will be required to be a minimum of eight (8) inches, and be located within a minimum of a 20-foot easement with ten (10) feet of separation from all other utilities.
- (4) Drainage. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*. All drainage patterns consistent with the existing as-built plans for the adjacent subdivision and roadways.

CONFORMANCE TO THE CITY'S CODES

With the exception of allowing the *Mini-Warehouse* land use in a limited General Retail (GR) District, the applicant's request does appear to conform to the requirements of the Unified Development Code (UDC). Specifically, Subsection 05.03, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) requires a minimum of a 20-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) be established in between residential land uses and commercial land uses. In this case, the applicant has agreed to requirements in the proposed draft ordinance that will require a 30-foot landscape buffer, with a berm, and three (3) tiered screening adjacent to all property lines with residential adjacency (*i.e. the northern and eastern property lines*). This is being added in addition to the existing 20-foot landscape buffer that was provided with Phases 9 & 10 of the Breezy Hill Subdivision. This landscape buffer also has a row of cedar trees that were planted by the developer of this subdivision, and is being maintained by the Breezy Hill Homeowner's Association (HOA).

In addition, Subsection 02.03, *Minimum Standards for Non-Residential Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) states, "(u)nless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*." While this requirement was established after the current regulating ordinance for Planned Development District 74 (PD-74) [Ordinance No. 17-60] was adopted, the applicant has requested to amend the zoning ordinance, and -- based on this -- staff has added this as a requirement in the proposed draft ordinance. This will ensure that all of the development shown on the PD Development Plan will be subject to the *General Overlay District Standards*.

Beyond the requirements of the Unified Development Code (UDC), Planned Development District 74 (PD-74) states that, "(t)he retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood." Based on the *Concept Plan* provided by the applicant, the existing trail -- *that was*

stubbed out from Phase 9 of the Breezy Hill Subdivision (at the northeast corner of the subject property) -- will be extended through the site and connect into the proposed eight (8) foot trail that will be constructed along FM-552. In addition, during the *PD Site Plan* review for all of the buildings, staff will ensure that the building design is consistent in height, scale, and architecture to the residential homes situated along the northern and eastern boundaries of the subject property.

Taking all of this into consideration the proposed amendment to Planned Development District 74 (PD-74) and the *PD Development Plan* provided by the applicant appear to be consistent with the existing standards of *Ordinance No. 17-60* and the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the *Northern Estates District* and is designated for *Commercial/Retail* land uses. According to the *District Strategies* for the *Northern Estates District* the subject property is also designated for a future *Neighborhood/Convince Center*, which is "...intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses." In this case, the applicant's proposed *PD Development Plan* does not require any changes to the land use designation and appears to conform with the *District Strategies* for the *Northern Estates District*. Based on this, the applicant's request conforms with the *Future Land Use Plan*.

Looking at the *Goals and Policies* for commercial development contained in Chapter 09, *Commercial*, of the OURHometown Vision 2040 Comprehensive Plan, the applicant's proposal appears to conform to the majority of the applicable guidelines (e.g. *using landscape screening and buffers in lieu of masonry walls, parking areas are generally at the rear and sides of the buildings, trails and sidewalks linking residential and non-residential land uses, etc.*); however, staff has identified the following recommendations that could be added to the development to bring it closer into compliance with the Comprehensive Plan:

- (1) *CH. 09 | Goal 01, Creating Distinctive Destinations | Policy #6*. Developments should incorporate pedestrian elements (i.e. *benches, trash receptacles, etc.*) at regular intervals to ensure that developments are created to a pedestrian scale.

Staff Response: There are opportunities to incorporate additional trails and pedestrian elements into the proposed development. This would specifically be beneficial around the proposed detention pond, which could function as a central greenspace for the proposed development.

- (2) *CH. 09 | Goal 03, Commercial Building Design | Policy #3*. Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts or the commercial development.

Staff Response: The applicant has provided pictures of similar developments that show pedestrian scaled buildings that could be seen as being appropriate for the subject property and could create the desired transition of land uses. This aspect of the applicant's development will be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of *PD Site Plan* for each of the proposed developments.

- (3) *CH. 09 | Goal 07, Drainage and Detention | Policy #2*. Headwalls/retaining walls should be faced with cultured or natural cut stone.

Staff Response: Headwalls and/or retaining walls in the proposed detention pond should be finished in a natural cut stone that blends or compliments the building materials used on the adjacent buildings. This will be reviewed with the *PD Site Plan* for the proposed office buildings (or at the time the proposed detention pond is being proposed for construction).

Based on staff's findings above, staff has added several conditions of approval in the *Conditions of Approval* section of this case memo that should assist in better bringing the applicant's request into full conformance with the *Goals and Policies* of the OURHometown Vision 2040 Comprehensive Plan. With the exception of these items, however, the applicant's request does appear to generally conform with the intent of the *Future Land Use Plan* and the *Goals and Policies* of the Comprehensive Plan.

STAFF ANALYSIS

Since the applicant is proposing a PD Development Plan in which the Concept Plan conforms to the majority of the land uses and development standards stipulated for the General Retail (GR) District -- as required by Ordinance No. 17-60 and the Unified Development Code (UDC) --, the applicant's request can be viewed as generally conforming to the intent of Planned Development District 74 (PD-74). This is furthered by the fact that the proposed *Carwash, Retail Store with Gasoline Sales, and Restaurant with Drive-Through or Drive-In* land uses will require a Specific Use Permit (SUP), which is a future discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. The only component of the applicant's

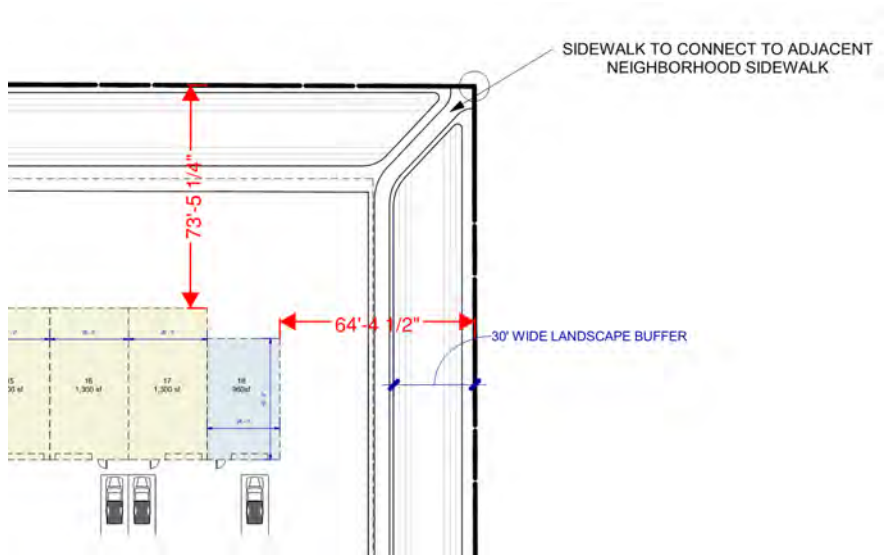


EXHIBIT 2: BUILDING CLOSEST TO THE ADJACENT RESIDENTIAL LAND USES

request that appears to depart from the current intent of Planned Development District 74 (PD-74) is the incorporation of the *Mini-Warehouse* land use. This aspect of the applicant's request is why the Planned Development District ordinance is being amended. As part of the proposed amendment -- and as compensatory measures for the allowance of the *Mini-Warehouse* land use -- the applicant has agreed to the following: [1] requiring all development on the subject property to adhere to the *General Overlay District Standards* (this is a requirement for non-residential Planned Development Districts per the Unified Development Code [UDC]), [2] a larger separation of the proposed buildings from the existing residential parcels of land (i.e. ~64.00-feet to ~73-feet from the property lines and ~84-feet to ~93-feet to the residential parcels), [3] a 30-foot landscape buffer that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) be incorporated adjacent to all adjacent residential properties, and [4] a more limited set of land uses for the subject property (i.e. a greater number of prohibited land uses). With this being said, the applicant's request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 26, 2024, staff mailed 780 notices to property owners and occupants within 500-feet of the Planned Development District 74 (PD-74). Staff also notified the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only Neighborhood Organizations or Homeowners Associations (HOA's) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 36 responses from 31 property owners, with two (2) being in favor of the applicant's request, 34 being opposed to the applicant's request, and one (1) indicating both being in favor and opposed to the applicant's request. These responses are as follows:

INSIDE THE NOTIFICATION AREA AND WITHIN 500-FEET OF THE SUBJECT PROPERTY

- Two (2) property owner notifications from two (2) property owners within the notification area and within 500-feet of the subject property indicating being opposed to the applicant's request.
- Three (3) responses from the City's *Online Zoning & Specific Use Permit Input Form* from two (2) property owners within the notification area and within 500-feet of the subject property indicating being opposed to the applicant's request.
- Six (6) emails from five (5) property owners within the notification area and within 500-feet of the subject property indicating being opposed to the applicant's request.

INSIDE THE NOTIFICATION AREA BUT MORE THAN 500-FEET FROM THE SUBJECT PROPERTY

- One (1) property owner notification from one (1) property owner within the notification area but more than 500-feet from the subject property indicating being in favor of the applicant's request.
- Seven (7) property owner notifications from six (6) property owners within the notification area but more than 500-feet from the subject property indicating being opposed to the applicant's request.
- One (1) response from the City's *Online Zoning & Specific Use Permit Input Form* from one (1) property owner within the notification area but more than 500-feet from the subject property indicating being in favor of the applicant's request.
- Five (5) responses from the City's *Online Zoning & Specific Use Permit Input Form* from four (4) property owners within the notification area but more than 500-feet from the subject property indicating being opposed to the applicant's request.
- Nine (9) emails from eight (8) property owners within the notification area but more than 500-feet from the subject property indicating being opposed to the applicant's request.

ADDITIONAL NOTICES RECEIVED IN THE NOTIFICATION AREA

- One (1) property owner notification from one (1) property owner with in the notification area but more than 500-feet from the subject property indicating both being in favor and opposed to the applicant's request.
- One (1) property owner notification delivered by the post office indicating that the property owner had been damaged. Based on only the corner of the property owner notification being delivered by the post office, staff was unable to verify the ownership of the notification or if the notification was in favor or opposed.

NOTICES, ONLINE NOTICES, AND EMAILS FROM OUTSIDE OF THE CITY LIMITS

- One (1) property owner notification from one (1) property owner outside of the City's Corporate Limits in the Extraterritorial Jurisdiction (ETJ).

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] and adopt the proposed *PD Development Plan*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *PD Development Plan* and development standards contained in the proposed Planned Development District ordinance.
- (2) To better conform with the OURHometown Vision 2040 Comprehensive Plan, the following conditions of approval shall be incorporated into the *PD Site Plans* for development of the subject property:
 - (a) A detailed landscape and hardscape plan for the detention pond -- *incorporating a trail and pedestrian elements around the pond* -- will be required with the proposed development of the office buildings (*or at the time the detention pond is proposed*). In addition, the headwalls and any required retaining walls shall be finished in natural cut stone to match the materials used on the adjacent proposed buildings.
 - (b) The proposed buildings for the subject property shall be developed to a residential scale and will be required to be reviewed for conformance to this requirement by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of *PD Site Plan*.
- (3) The sidewalk along FM-552 will be required to extend along the entire frontage of FM-552.
- (4) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
☒ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

T.R. Bailey Survey Abstract No. 30

LOT _____

BLOCK _____

GENERAL LOCATION

Northeast Corner of John King Boulevard & F.M. 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-74 - General Retail

CURRENT USE

Vacant

PROPOSED ZONING

Amending PD-74

PROPOSED USE

Retail, Medical Office

ACREAGE

17.3 Acres

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

Seven (7)

☒ **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

NEC John King & 552 LP

☐ APPLICANT

Michael F. Twichell, L.P.

CONTACT PERSON

Jim Duggan

CONTACT PERSON

Michael Twichell

ADDRESS

7500 San Jacinto Pl.

ADDRESS

3624 Oak Lawn Avenue

Suite 320

CITY, STATE & ZIP

Plano, Texas 75024

CITY, STATE & ZIP

Dallas, Texas 75219

PHONE

214-801-9940

PHONE

214-521-3066

E-MAIL

jim@dugganrealty.com

E-MAIL

mtwichell@twichell.biz

NOTARY VERIFICATION [REQUIRED]

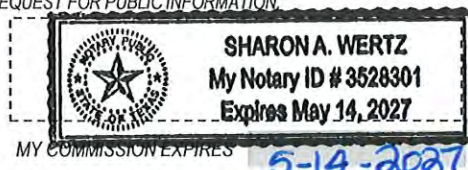
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Duggan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

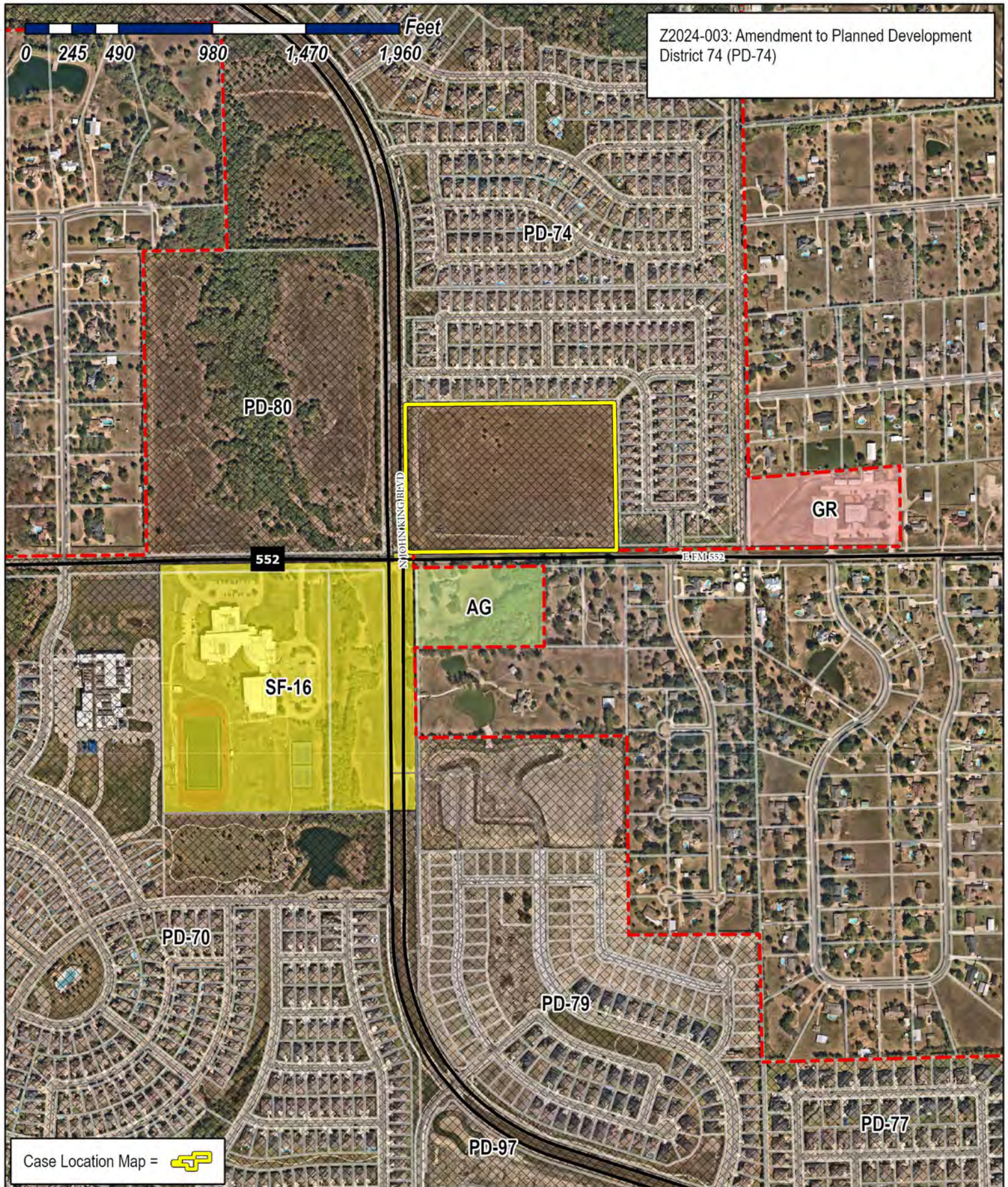
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF January, 2024

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.

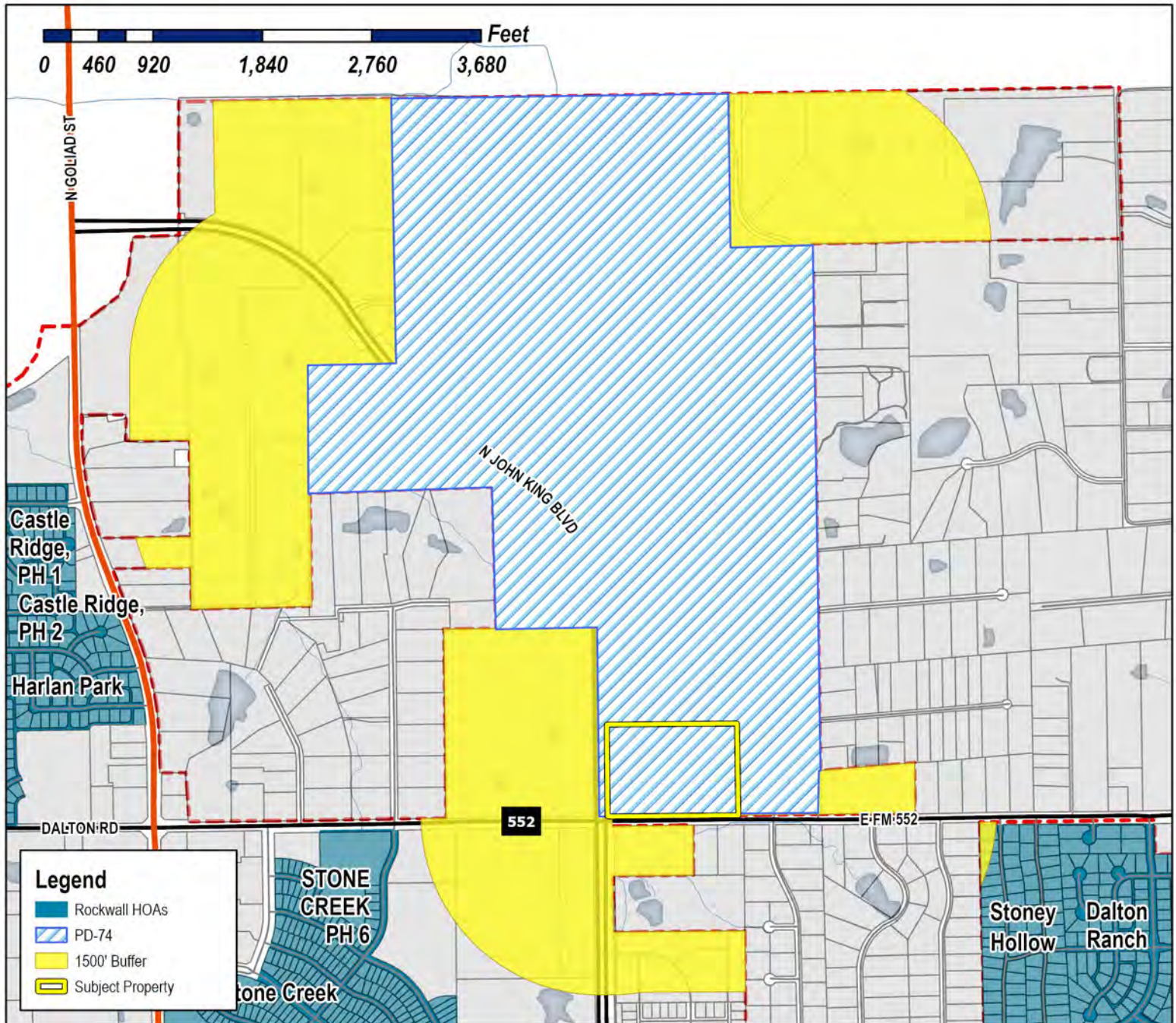




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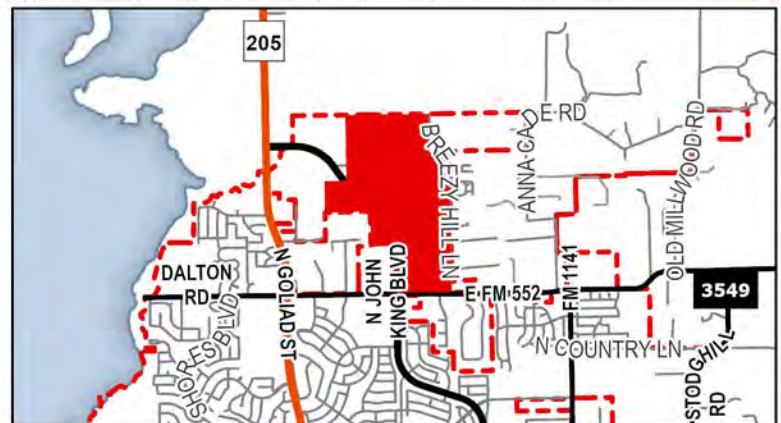
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Case Number: Z2024-003
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: NEC of John King Blvd. & FM 552

Date Saved: 1/19/2024

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-003]
Date: Friday, January 26, 2024 8:30:29 AM
Attachments: [Z2024-003.pdf](#)
[HOA Map \(01.19.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday January 26, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 20, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-003: Amendment to PD-74

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

Thank you,

Melanie Zavala

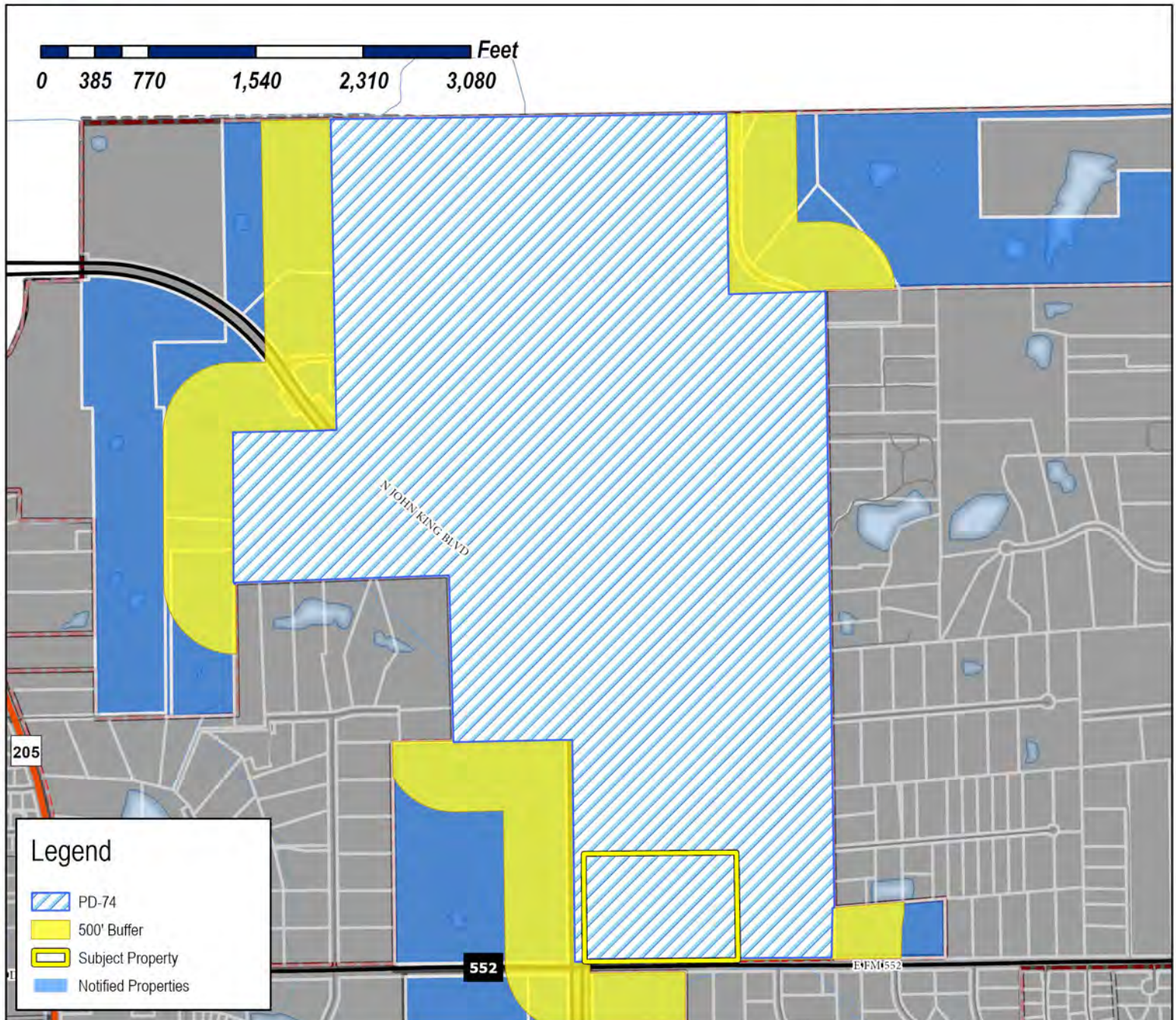
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

Planning & Zoning Department
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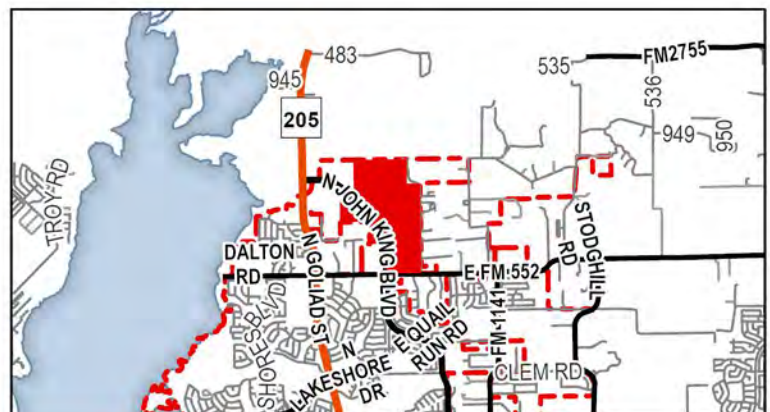
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Case Number: Z2024-003
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Case Address: NEC of John King Blvd. & FM 552

Date Saved: 1/19/2024

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



WILEY WILLIAM J & DEBRA ANN
1 KIMBERLY LN
ROCKWALL, TX 75087

STONE JEFFREY C II AND LAURA B
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

BAILEY KELVIN BRENT AND JAMI K HENRY
1001 CALM CREST DR
ROCKWALL, TX 75087

JELLENKE AKINYEMI TAIWO
1001 CASCADING CREEK DR
ROCKWALL, TX 75087

GREGORY T AND KATRINA A SLAUGHTER
REVOCABLE LIVING TRUST
1001 EMBER CREST DR
ROCKWALL, TX 75087

GASTON-BELL MICHAEL A AND BRIANNA K
1001 FOXHALL DRIVE
ROCKWALL, TX 75087

RODGERS JON-MICHAEL AND JAMIE
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

MOCK GRETCHEN GAIL
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CHECCHI JEFFERY AND
GREGORY CHECCHI
1002 AMBERKNOLL WAY
ROCKWALL, TX 75087

PETRIE DAVID MARK AND DEBRA
1002 CALM CREST DR
ROCKWALL, TX 75087

CECIL TODD AND AMBER
1002 CATTERICK DR
ROCKWALL, TX 75087

THOMAS VERNON EDWARD JR AND ANGELA
MARIE
1002 EMBER CREST DRIVE
ROCKWALL, TX 75087

AJETUNMOBI JESSICA ABIBOLA
1002 FOXHALL DR
ROCKWALL, TX 75087

ALMANZA SCOTTY CASIMIRO AND
ANA KAREN TORRES
1002 HUNTERS CREEK DR
ROCKWALL, TX 75087

CANTU MATTHEW PHILIP AND NICOLE
CHRISTINE
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

PACKER CLINT AND MICHELL
1003 HEATHER FALLS
ROCKWALL, TX 75087

JACKSON GRANT & MELISSA
1003 SABLE DR
ROCKWALL, TX 75087

RONI MAX AND AYSUN
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CALIXTO CELIA & HORACIO SALGADO
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

SATTERFIELD JOHN LEE AND KRISTIN EDSTROM
1004 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1005 CASCADING CREEK DR
ROCKWALL, TX 75087

WALKER ERIC JAMES & LAUREN
1005 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

MCCALLUM JASON E AND ZAIDA JORAI-
MCCALLUM
1005 CALM CREST DRIVE
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

MILLER PATRICK WILLIAM AND MELISA CRISTINE
1005 FOXHALL
ROCKWALL, TX 75087

FRANCISCO CODY AND SARAH R
1005 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

TURNER ROBERT CRAIG AND
BETH ALLISON PATTERSON
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

ARMSTRONG LAMIKKA DYLANA AND TERRANCE
L
1005 PLEASANT VIEW DR
ROCKWALL, TX 75087

RESIDENT
1006 CASCADING CREEK DR
ROCKWALL, TX 75087

EDMOUNDSON VERNON SCOTT & JENNIFER KAY
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

ALONSO MATTHEW
1006 CALM CREST DRIVE
ROCKWALL, TX 75087

ERIC J AND ANGIANI F BOWERMAN FAMILY
TRUST
ERIC J AND ANGIANI F BOWERMAN- TRUSTEES
1006 CATTERICK DRIVE
ROCKWALL, TX 75189

GWYNN MATTHEW AND ALICIA
1006 EMBER CREST DRIVE
ROCKWALL, TX 75087

GRIFFIN SVETLANA & BRANDON
1006 FOXHALL DR
ROCKWALL, TX 75087

GALLAGHER JOHN AND ANNA
1006 HUNTERS CREEK DR
ROCKWALL, TX 75087

SALISBURY KENNETH DOUGLAS II AND DULCIE
OLIVIA
1006 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

JAMBROVIC DAVID & VALERIE
1007 SABLE DRIVE
ROCKWALL, TX 75087

MCGUIRE XAVIER AND TANESHIA
1008 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

BERRY MARKEITH JERMAINE AND JENNIFER
SUMICKO
1008 SABLE DRIVE
ROCKWALL, TX 75087

RESIDENT
1009 CASCADING CREEK DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

ORMAND HEATHER EMMANUEL AND JASON E
1009 CALM CREST DRIVE
ROCKWALL, TX 75087

NUSS JARED AND CHARLOTTE
1009 EMBER CREST DR
ROCKWALL, TX 75087

GERVAIS MICHAEL AND KELLY
1009 FOX HALL DR
ROCKWALL, TX 75087

SAVAGE COURTNEY ELIZABETH
1009 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SIMBI CLEOPAS AND NYARADZAI
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVID STROH LIVING TRUST
DAVID STROH - TRUSTEES
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
1010 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

YOUSEF RITA A & OSAMA S SHENOUDA
1010 CASCADING CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
1010 CATTERICK DR
ROCKWALL, TX 75087

SLOAN AARON KRAUSKOPF AND
JACQUELINE SILVA BURLESON
1010 EMBER CREST DRIVE
ROCKWALL, TX 75087

NI AITAO AND
XIAOLING LI
1010 FOXHALL DRIVE
ROCKWALL, TX 75087

HARRISON JAY AND COLLEEN
1010 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WEAVER JAMES CHRISTOPHER & JULIA
1010 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
1011 SABLE DR
ROCKWALL, TX 75087

SORENSEN DALE L
1011 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

PITT EMERIC OLUMUYIWA AND KHADIJA
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

JOHNSON ARRENA AND GARRY
1012 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1013 CASCADING CREEK DR
ROCKWALL, TX 75087

RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

BOURKE DANIEL E & JULIE A PRUITT
1013 CALM CREST DRIVE
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

GARDIN KELLY M AND
ASUNCION L FRENCH
1013 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1014 CASCADING CREEK DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

JOHN JACOB AND LIZYAMMA JACOB
1014 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLYNN FAMILY REVOCABLE TRUST
PATRICK M AND JACQUELINE K FLYNN
1014 CALM CREST DR
ROCKWALL, TX 75087

SNARE RYAN C AND CHELSEA L
1014 CATTERICK DR
ROCKWALL, TX 75087

WOOD JENNIFER L &
RAZA HASAN SAYED
1014 EMBER CREST DR
ROCKWALL, TX 75087

ORSI DAVID THORPE JR AND REBA MICHELLE
1014 FOXHALL DR
ROCKWALL, TX 75087

GILMORE RHONDA
1014 HUNTERS CREEK DR
ROCKWALL, TX 75087

KILGALLEN JOSEPH AND ANGELA
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

HEIKKINEN PAUL HAROLD AND MARSHA KAY
1015 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

HINDS HALEY & BLAKE DUDLEY
1015 SABLE DR
ROCKWALL, TX 75087

SALCIDO JUAN
1016 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

CROWDER MICHAEL & SOMAR
1016 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

THOMAS SEDRIC A AND ALISHHA B
1017 CALM CREST
ROCKWALL, TX 75087

BEYA CHRISTAY
1017 CASCADING CREEK DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

KIM ALEXANDER SANGTAE AND
YOUNGMEE LEE
1017 FOXHALL DRIVE
ROCKWALL, TX 75087

GILBREATH HENRY TERRY AND VICKI L
1017 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

WILLIAMS BRENT J AND JULIE P
1017 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
1018 CASCADING CREEK DR
ROCKWALL, TX 75087

DOMINGUEZ JESUS MARTINEZ AND
ROSA LINDA MARTINEZ
1018 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SARKISSIAN HAMLET & LILIYA V ZHDANOVA
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

HOOD THOMAS FREDRICK AND CARRIE
1018 CATTERICK DR
ROCKWALL, TX 75087

CAPERTON DAVID AND KITSY
1018 EMBER CREST DRIVE
ROCKWALL, TX 75087

MARSHALL STEVEN AND CHANETTE
1018 FOXHALL DR
ROCKWALL, TX 75087

MORGENSTERN KEN IRVIN & ROWENA
1018 HUNTERS CREEK DR
ROCKWALL, TX 75087

HERNANDEZ DEXTER R AND KENNA M
1018 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

WALKER BRIAN AND KAITLIN
1019 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

LARYEA NII AMARTEY & JOSELINE ELIZABETH
1019 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1020 CASCADING CREEK DR
ROCKWALL, TX 75087

ZHOU YUAN AND
JESSICA ZHUOYING JIANG
1020 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

EKSTROM COLTON A & NICOLE C
1020 SABLE DR
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

YODER KARL JACOB
1021 CALM CREST DRIVE
ROCKWALL, TX 75087

TUTIKA NAGA SANTOSH KUMAR
1021 CASCADING CREEK DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN
1021 EMBER CREST DR
ROCKWALL, TX 75087

PETROS ALLEN WAYNE JR AND JUSTINE NICOLE
1021 FOXHALL DR
ROCKWALL, TX 75087

REESE ALEXANDER HOFFMAN AND STEPHANIE
1021 HUNTERS CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

BABALOLA SHOLA DANIEL
1021 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1022 HUNTERS CREEK DR
ROCKWALL, TX 75087

APODACA ANNA M
1022 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SPRAY KATHERINE
1022 CALM CREST DR
ROCKWALL, TX 75087

SAHM JULIE AND
CHRISTOPHER HENDERSON
1022 CATTERICK DR
ROCKWALL, TX 75087

MAGANA LUCERO
1022 EMBER CREST DRIVE
ROCKWALL, TX 75087

SCHEFFER KRISTIN AND ROBERT
1022 FOXHALL DRIVE
ROCKWALL, TX 75087

HERNANDEZ JASON AND ROBBIN
1022 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

LITTLE HOUSTON AND KATHERINE
1023 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1024 CASCADING CREEK DR
ROCKWALL, TX 75087

HOTT GLENN WILLIAM JR AND SHERMA
SHARON
1024 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANDHAWA RAJBIR K AND
SIKANDER SINGH
1024 SABLE DRIVE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1025 CASCADING CREEK DR
ROCKWALL, TX 75087

TRIPON DANIEL AND NICOLETA
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

JONES MIRONDA A
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

SAJAN RICHIE AND ALISON
1025 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CURCIO JOHN ANDREW
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

RHODES BARRY AND CARLA
1025 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

VALAYIL RUBEN & ELIZABETH
1025 SABLE GLEN DRIVE
ROCKWALL, TX 75087

RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

TRINIDAD MICHAEL AND NICKI RENEE
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

SODUNOLA OMOLARA A
1026 EMBER CREST DRIVE
ROCKWALL, TX 75087

HIGGINS CHRISTOPHER J & YOLANDA LAWLER
1026 HUNTERS CREEK DR
ROCKWALL, TX 75087

ARRAMBIDE JOSE L AND MELISSA L
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
1027 SABLE DR
ROCKWALL, TX 75087

MORRIS DOUGLAS D
1027 BREEZY HILL LN
ROCKWALL, TX 75087

RESIDENT
1028 SABLE DR
ROCKWALL, TX 75087

HUSEIN SAMEENA SAMAR
1028 CASCADING CREEK DR
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

HEITSHUSEN LUKE CHRISTIAN AND RAIN
RAMSEY
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

CHAVEZ PHILLIP AND DOLORES EMILY
1029 CALM CREST DR
ROCKWALL, TX 75087

DEFEBAGH CONNOR AND KELSEY
1029 HUNTERS CREEK DR
ROCKWALL, TX 75087

WOOD CLINTON AND JULIE
1030 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLORES JORGE AND
NAOMI SHALIT
1030 EMBER CREST DRIVE
ROCKWALL, TX 75087

ISOM BERNADETTE HENSLEY
1030 HUNTERS CREEK
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

FAULKNER GARY AND
TRACY SICKLES
1033 FAWN TRAIL
ROCKWALL, TX 75087

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

WORKMAN WILLIAM GREGORY AND TINA
MARIE
1037 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

GRMOLYES GREG EDWARD & TAWNIA SHREE
1049 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1052 HUNTERS CREEK DR
ROCKWALL, TX 75087

TANGELLA SURESH K AND RADHIKA
1055 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

DEGINETU KIDIST AND
AYELE ESHETE
1056 HUNTERS CREEK DR
ROCKWALL, TX 75087

EDWARDS CHARLES GORDON AND DEBBIE
HALLY
1059 HUNTERS CREEK
ROCKWALL, TX 75087

SMITH LINDSAY & JASON
1060 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

BRAY RUSSELL ALLEN AND JESSICA LEE
1064 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

BAQUEDANO JULIO AKA JULIO BAQUEDANO
CARDENAS AND
ROSA MARIA TORRES FUNES
1068 HUNTERS CREEK DR
ROCKWALL, TX 75087

AKPENYI CHUKWUKA ANTHONY
1206 RYANN ROSE CREEK LN
KATY, TX 77494

RESIDENT
1313 FM552
ROCKWALL, TX 75087

HAQ NABEEL K AND ABIDA N
1321 UPLAND DR # 19858
HOUSTON, TX 77043

CARIKER KEVIN L AND LESLIE J
13307 SAINT CHARLES BLVD
LITTLE ROCK, AR 72211

PARKER MARK
1340 WATERSIDE DR
DALLAS, TX 75218

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014, LP
15455 DALLAS PKWY STE 1000
ADDISON, TX 75001

RESIDENT
205 BREEZY HILL DR
ROCKWALL, TX 75087

RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MEGATEL HOMES INC
2101 CEDAR SPRINGS RD STE 700
DALLAS, TX 75201

BLOCK DAVID
2421 KATHRYN DR
HEATH, TX 75032

EBONY CONTRERAS TRUST
BISHOP MERCEDES AND SIMMONS BANK-
COTRUSTEES
2911 TURTLE CREEK BLVD STE 850
DALLAS, TX 75219

RESIDENT
313 SHENANDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3307 RIDGECROSS DR
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

HARDWARE PHILLIP L II
3311 ROYAL RIDGE
ROCKWALL, TX 75087

CONFIDENTIAL
3314 RIDGECROSS RD
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE AND
TRINH NGOC THUY TRAN
3322 ROYAL RIDGE
ROCKWALL, TX 75087

RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

HEFNER ELLEN AND
BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

AGARDY JIM AND CONNIE J
3405 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

ENGLE STEPHEN F AND CLAUDIA F
341 BREEZY HILL LN
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGCROSS DR
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MILLER STEVEN AND AINE
3426 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3430 RIDGECROSS DR
ROCKWALL, TX 75087

LUJAN ALFREDO
3433 RIDGECROSS DR
ROCKWALL, TX 75087

PARISH KENISHA
3434 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3437 RIDGECROSS DR
ROCKWALL, TX 75087

WEIDMANN FAMILY TRUST
3438 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEFFERY NEAL AND CLAIRE TERESA
3441 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3442 RIDGECROSS DR
ROCKWALL, TX 75087

PETERSON KYLE LUIS & JENNIFER ELAINE &
DEBORAH PETERSON
3445 RIDGECROSS DR
ROCKWALL, TX 75087

MCMILLAN CHANCE AND MARIA YVONNE
3446 RIDGECROSS DR
ROCKWALL, TX 75087

DEKTAS JAMES MICHAEL
3449 RIDGECROSS DR
ROCKWALL, TX 75087

BALDWIN GREGORY AND PAMELA
3501 RIDGECROSS DRIVE
ROCKWALL, TX 75087

GRAHAM BRETT C & KAITLYN E
3502 RIDGECROSS DR
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3503 SOLARO LN
ROCKWALL, TX 75087

TORO FRANCISCO CARLOS DIAZ & ANDREA
SILVA
3505 RIDGECROSS DRIVE
ROCKWALL, TX 75087

FRANQUIZ JUAN & LYMARI CAPESTANY
3506 RIDGECROSS DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

GEORGE DAVID AND SARA
3507 SOLARO LANE
ROCKWALL, TX 75087

STYROV DENYS AND
ANDRIY STYROV AND SVITLANA STYROV
3509 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MALIKOVA NARGIZA AND
SHUHRAT LATIPOV
3510 RIDGECROSS DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THONDAPU NAVEEN AND PURNIMA
RATAKONDA
3511 SOLARO LN
ROCKWALL, TX 75087

THUMIKI KAVYA SRI AND
PRANEETH ARRA
3513 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3514 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS MARIE-ISABELLE AND DAVID LEWIS
3514 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEDEDIAH R AND DIXIE CLEMENTINE
3515 SOLARO LANE
ROCKWALL, TX 75087

JOHNSON MCKENZIE & ERIC
3517 RIDGECROSS DR
ROCKWALL, TX 75087

SAYED RAZA HASAN
3518 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JENKINS TILLUS BRANT & KAREN SUE JENKINS
3518 ROYAL RIDGE DR
ROCKWALL, TX 75087

SHORTER DIALLO SYKOU & ERIKA J
3521 RIDGECROSS DR
ROCKWALL, TX 75087

BURDUKOV ILYA I
3522 RIDGECROSS DRIVE
ROCKWALL, TX 75087

CLAYTON KYLE MARCUS
3522 ROYAL RIDGE DR
ROCKWALL, TX 75087

SMITH KORTNEY AND BRITTANI CHERELL
3525 RIDGECROSS DRIVE
ROCKWALL, TX 75087

COFER JAMES AND ANISSA
3526 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3529 RIDGECROSS DR
ROCKWALL, TX 75087

BRANHAM BRAYDEN ANTHONY AND
SELENA MOUNIVONG
3530 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3533 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3537 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3541 RIDGECROSS DR
ROCKWALL, TX 75087

ALDERMAN MARK C AND JANA S
3602 DREWSBURY DRIVE
ROCKWALL, TX 75087

WEBSTER GRANT ELWOOD AND KAREN
MICHELLE
3605 NOACH CREST DRIVE
ROCKWALL, TX 75087

COOK IKE
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

BOGOVICH JOHN NICHOLAS
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

BULL TRAVIS J AND KARI
3613 NOAH CREST DRIVE
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
3614 DREWSBURY DR
ROCKWALL, TX 75087

DICKERSON DANNY AND KATHY
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

DONELAN KEVIN PATRICK
3621 NOAH CREST DR
ROCKWALL, TX 75087

YOUNG PATTY R AND LEE
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

HERRMANN SCOTT AND
KRISTA RODRIGUEZ
3710 DREWSBURY DRIVE
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CLAYTON CHARLES RAY AND AMY L
3902 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HUBER BRIAN J & JENNIFER C
400 COUNTRY RDG
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NAGEL CHRISTIAN AND KELSEY
4189 LORION DR
ROCKWALL, TX 75087

TRAUGHBER COELEY EDWARD
4190 RAVENBANK DR
ROCKWALL, TX 75087

SEELEY JOHN D AND SALLY P
4193 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MUNOZ OSCAR IVAN & SANDRA Y MIRAVAL
4197 LORION DR
ROCKWALL, TX 75087

SMITH ERIC S AND ABIGAIL
4198 RAVENBANK DR
ROCKWALL, TX 75087

PRENTICE MICHAEL AND LAUREN SIMPKINS
4201 LORION DRIVE
ROCKWALL, TX 75087

REYNA NINA CHRISTINA & RICARDO MANUEL
4202 RAVENBANK DRIVE
ROCKWALL, TX 75087

HAMILTON GREGORY J & HOLLY M
4205 LORION DRIVE
ROCKWALL, TX 75087

TAYLOR WILLIAM CHARLES AND JENNIFER LEA
4206 RAVENBANK DRIVE
ROCKWALL, TX 75087

BROSSETTE RAYCE CHARLES AND KERA SIMON
4209 LORION DRIVE
ROCKWALL, TX 75087

MILLS JASON J AND KARI L
4210 RAVENBANK DRIVE
ROCKWALL, TX 75087

2021 K. D. NEWTON REVOCABLE TRUST
KEEGAN BRUCE NEWTON AND DIANA TIMM
NEWTON - TRUSTEES
4213 LORION DRIVE
ROCKWALL, TX 75087

2023 S S COULSON REVOCABLE TRUST
STANLEY SCOTT COULSON & SANDRA ANNE
COULSON - TRUSTEES
4214 RAVENBANK DR
ROCKWALL, TX 75087

HENRY LIVING TRUST
ROBERT J HENRY AND EVELYN S HENRY-
COTRUSTEES
4301 LORION DRIVE
ROCKWALL, TX 75087

SWAN KATIE
4302 RAVENBANK DRIVE
ROCKWALL, TX 75087

MELCHER MATTHEW B AND JAIME D
4305 LORION DRIVE
ROCKWALL, TX 75087

VANDERBERG DORRETT
4306 RAVENBANK DR
ROCKWALL, TX 75087

MARINO JAMES ALLAN AND CHERYL
4309 LORION DR
ROCKWALL, TX 75087

ANTONY LAURA S
4310 RAVENBANK DRIVE
ROCKWALL, TX 75087

SPIVEY JESSE TYLER AND WENDI M
4314 RAVENBANK DR
ROCKWALL, TX 75087

RESIDENT
4400 KETTEN DR
ROCKWALL, TX 75087

FIELDING KEITH RYAN AND DANA LEI
4401 SENEY DRIVE
ROCKWALL, TX 75087

SMITH KRISTI SHAE AND CHAD DENNIS
4402 RAVENBANK DR
ROCKWALL, TX 75087

BORN GERARD ANTHONY & DIANA HURTADO
4405 SENEY DRIVE
ROCKWALL, TX 75087

EVERETT COLLEE
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

KOTERU SREENIVASA REDDY & PRAVEENA
4410 RAVENBANK DR
ROCKWALL, TX 75087

LAWRENCE GEOFFREY K
4413 SENEY DRIVE
ROCKWALL, TX 75087

SURESH NAVEEN & APARNA N MOOLACATTU
4414 RAVENBANK DR
ROCKWALL, TX 75087

ECKERT CAROLE B
4451 KETTEN DRIVE
ROCKWALL, TX 75087

PETERSEN TAGGART NED AND KATIE FRANCIS
4453 LORION DR
ROCKWALL, TX 75087

MOORE JONATHAN AND NICOLE
4455 KETTEN DR
ROCKWALL, TX 75087

DEADMAN CHASE AND JENNIFER LYNN
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

TILTON LAURIE & CHRISTOPHER
4504 RAVENBANK DR
ROCKWALL, TX 75087

REED KAY R
4505 KETTEN DRIVE
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CRUZ DAVID UMANA AND YAMIREZ ARELHI
GOVEA
4505 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4506 SKY HARBOR DR
ROCKWALL, TX 75087

ALLEN ZACHARY AND JAMIE
4507 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4508 LORION DR
ROCKWALL, TX 75087

COMES NATHAN & MARIE C
4508 RAVENBANK DR
ROCKWALL, TX 75087

SCHIFFMAN DAVID L AND SHERI L
4508 SENEY DR
ROCKWALL, TX 75087

STEGMAN MICHAEL SHANE AND EMILY ANN
4509 KETTEN DR
ROCKWALL, TX 75087

SCOTT STEVEN L
4509 SENEY DR
ROCKWALL, TX 75087

MOSS KENNETH E & FILMONA L
4511 LORION DR
ROCKWALL, TX 75087

DHARANI RAGHURAM & MADHUMATHI
DAMALACHERUVU
4511 SKY HARBOR DR
ROCKWALL, TX 75087

RANDALL FAMILY LEGACY TRUST
4512 LORION DR
ROCKWALL, TX 75087

LAM BRUCE MADI AND
ANGELA IRENE MOODY
4512 RAVENBANK DRIVE
ROCKWALL, TX 75087

SIMPSON CODY MATTHEW AND LESLIE
4512 SENEY DR
ROCKWALL, TX 75087

DECLARATION OF TRUST DATED OCTOBER 20TH
1999
WENDY YEOMANS CAMPORA
4513 KETTEN DR
ROCKWALL, TX 75087

WADDELL MARK B AND JESSICA M
4513 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4514 LORION DR
ROCKWALL, TX 75087

JACKSON DAM AND TARA ANN
4514 SKY HARBOR DR
ROCKWALL, TX 75087

MOUSSIMA DANIEL EDIMO AND PEACE UGOCHI
AJAH
4515 LORION DR
ROCKWALL, TX 75087

BELLOWS TODD AND MONIQUE
4516 RAVENBANK DR
ROCKWALL, TX 75087

SUNKA NATHAN AND
MARTHA GODINEZ
4516 SENEY DR
ROCKWALL, TX 75087

THE KIMBERLY ANN HARRISON TRUST
KIMBERLY ANN HARRISON TRUSTEE
4517 KETTEN DRIVE
ROCKWALL, TX 75087

2022 F K TAN REVOCABLE TRUST
FELIX RAMOS TAN JR AND KAREN C TAN-
TRUSTEES
4517 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4518 LORION DR
ROCKWALL, TX 75087

OKEKE OKECHUKWU JUDE AND IFEOMA
AGATHA
4519 LORION DR
ROCKWALL, TX 75087

BELL THOMAS P AND KRISTIN R
4520 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4521 SKY HARBOR DR
ROCKWALL, TX 75087

VARUGHESE LINC K AND JOICE
4521 SENEY DR
ROCKWALL, TX 75087

RAWAL MANOJ H AND BINDU M
4522 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4523 LORION DR
ROCKWALL, TX 75087

KOGANTI RAVI SESANK AND SRILAKSHMI
KANDULA
4523 LORION DR
ROCKWALL, TX 75087

RESIDENT
4524 SKY HARBOR DR
ROCKWALL, TX 75087

2022 P L SANTORO REVOCABLE TRUST
PETER ANTHONY SANTORO AND LISA MICHELLE
SANTORO - TRUSTEES
4524 SENEY DRIVE
ROCKWALL, TX 75087

SCHMIDT THERESE & CRAIG
4525 SENEY DR
ROCKWALL, TX 75087

TAPANG IVO TANKU
4525 SKY HARBOR DRIVE
ROCKWALL, TX 75087

NORRIE ANGELIKE CP & DAVID ALAN
4526 LORION DR
ROCKWALL, TX 75087

GIWA JOLAOLUWA AND
BABAJIDE OJERINDE
4527 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4528 SKY HARBOR DR
ROCKWALL, TX 75087

CROSS MARION RICHARD AND CHANDA JILL
4528 SENEY DR
ROCKWALL, TX 75087

RESIDENT
4529 SKY HARBOR DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S
4529 SENEY DR
ROCKWALL, TX 75087

DUKE CRISTI AND LARRY JOE
4532 SENEY DR
ROCKWALL, TX 75087

WREN ANNETTE
4532 SKY HARBOR DRIVE
ROCKWALL, TX 75087

RESIDENT
4533 SKY HARBOR DR
ROCKWALL, TX 75087

HUGGINS JULIE & GARY II
4533 SENEY DR
ROCKWALL, TX 75087

VALLABINENI RAJESH AND THRIVIDYA
MADAPATI
THRIVIDYA MADAPATI
4536 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4537 SKY HARBOR DR
ROCKWALL, TX 75087

HARRIS JON AND KIRSTEN
4537 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4538 SKY HARBOR DR
ROCKWALL, TX 75087

FISCHER DAVID SCOTT AND CHRISTINE
4538 SKY HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75087

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75087

ESQUIBEL DERRICK
456 PRICE DR
FATE, TX 75087

RESIDENT
4602 RAVENBANK DR
ROCKWALL, TX 75087

CASTEEL MARILYN S AND ROGER
4602 LORION DRIVE
ROCKWALL, TX 75087

BALDERAS KARA AND RAMON G III
4602 SKY HARBOR DR
ROCKWALL, TX 75087

MCCALLEY STEPHANIE FERGUSON AND BRIAN
4605 LOTION DR
ROCKWALL, TX 75087

ALCORN JASON AND KELLI
4606 LORION DRIVE
ROCKWALL, TX 75087

CALVIN EVITA
4606 SKY HARBOR DR
ROCKWALL, TX 75087

WILLIAMS AARON BLAKE AND KIMBERLY RAE
4610 SKY HARBOR DR
ROCKWALL, TX 75087

TAYLOR MORTON & NAKINDRIA
4611 LORION DR
ROCKWALL, TX 75087

STRALEY MARIA ELENA C AND JERRY
4612 LORION DRIVE
ROCKWALL, TX 75087

ECHOLS BRITTNEY
4614 SKY HARBOR DRIVE
ROCKWALL, TX 75087

SCHEFFERA ANGELIKA
4615 LORION DR
ROCKWALL, TX 75087

WOLFE SCOTT & BEGUM
4616 LORION DR
ROCKWALL, TX 75087

SALOMON JEFFREY AND RACHEL
4618 SKY HARBOR DRIVE
ROCKWALL, TX 75087

MTOTI LEE
4619 LORION DR
ROCKWALL, TX 75087

SCHILLACE DOMINIC AND KRISTINE
4620 LORION DR
ROCKWALL, TX 75087

RESIDENT
4622 LORION DR
ROCKWALL, TX 75087

BRATBERG NEIL
4622 SKY HARBOR DRIVE
ROCKWALL, TX 75087

HUDDLESTON SHANNON L AND LARRY BRIAN
4623 LORION DRIVE
ROCKWALL, TX 75087

THOMAS ROGER AND LINDA
4624 LORION DR
ROCKWALL, TX 75087

RM CAMPBELL LIVING TRUST
RICHARD D CAMPBELL AND MI HYE CAMPBELL-
COTRUSTEES
493 LIFE SPRINGS DRIVE
ROCKWALL, TX 75087

JOSEPH ROYCE MATHEW & SHIRLEY ANEY
497 LIFE SPRING DRIVE
ROCKWALL, TX 75087

LOSANES LOU
501 LIFE SPRING DRIVE
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA AND WILLIAM A
502 LIMMERHILL DR
ROCKWALL, TX 75087

LOYD EDWARD AND DARLENE
502 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

MARTIN PAMELA S
504 WILDBRIAR LN
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

SCHNABEL CHRISTINA AND CHRISTOPHER
506 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

CONINE CHRISTOPHER T
509 LIMMERHILL DR
ROCKWALL, TX 75087

RESIDENT
510 LIFE SPRING DR
ROCKWALL, TX 75087

NORWOOD LARRY & PAMELA NORWOOD
510 LIMMERHILL DR
ROCKWALL, TX 75087

DOWNS MICHAEL & JAINITA
510 SUMMER OAKS DR
ROCKWALL, TX 75087

RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CARL JASON AND HEATHER
513 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SCHEDER REVOCABLE TRUST
SCHEDER VALERIE SUE AND FRANK MICHAEL,
TRUSTEES
514 LIFE SPRING DR
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
514 LIMMERHILL DR
ROCKWALL, TX 75087

KEMPER KYLE AND CRYSTAL
514 SUMMER OAKS DR
ROCKWALL, TX 75087

CHANDLER MELANIE KATHLEEN
517 LIFE SPRING DRIVE
ROCKWALL, TX 75087

ARCHIBALD JOHN ARCHIBALD IV AND ALLISON
517 LIMMERHILL DR
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

SMITH DANIEL ROSS & LAURA BETH
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GILBERTSON SETH AND CINDY
521 LIMMERHILL DR
ROCKWALL, TX 75087

CHASTAIN CHRISTOPHER CANNON AND REAGAN
ELIZABETH
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

KAREN MCLAUGHLIN LIVING TRUST
KAREN PETTY MCLAUGHLIN- TRUSTEE
525 LIFE SPRING DRIVE
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

HIGHLAND HOMES-DALLAS LLC
5601 DEMOCRACY DR STE 300
PLANO, TX 75024

ALLEN BRODIE & JOLENE
587 E CHESTERMERE DR CHESTERMERE
ALBERTA CANADA T1X 1A4

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
5931 GREENVILLE AVE PMB 5524
DALLAS, TX 75206

MALOKU ADNAN AND AGNIESZKA
6 HADDINGTON WAY
MEDFORD, NJ 8055

SHELLY L EMMANUEL TRUST, SHELLY L
EMMANUEL- TRUSTEE &
ARTHUR EMMANUEL TRUST, ARTHUR
EMMANUEL-TRUSTEE
600 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

ILLIG ANTHONY AND KRISTIN
601 CALM CREST DRIVE
ROCKWALL, TX 75087

STEINES TERIC & KATHERINE
601 LIFE SPRING DR
ROCKWALL, TX 75087

MIRTURSUNOV BAKHTIYOR AND
MALIKA KHAMIDULLAYEVA
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

GIVIDEN BRYAN AND SARA
602 CALM CREST DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS FAMILY TRUST
RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DRIVE
ROCKWALL, TX 75087

HARMON MIKE AND SHIRLEY
602 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SMITH GREGORY AND JOANNA RENEE
604 WINDY RIDGE LANE
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
JULIE ANN MURRAY
605 LIMMERHILL DR
ROCKWALL, TX 75087

SIGNO BRYAN ANTHONY AND
DIANNE CARLA CRUZ
605 SINGING WATER DRIVE
ROCKWALL, TX 75087

GILLILAN LARRY D AND CHRISTINA K
606 CALM CREST DRIVE
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
606 LIMMERHILL DR
ROCKWALL, TX 75087

LAWSHE KASEY AND BRANDON
606 SUMMER OAKS DR
ROCKWALL, TX 75087

GORDON GLENDA
607 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

GARCIA HARRY STEVE
608 DEVELOPMENT DRIVE STE 150
PLANO, TX 75074

HICKS JEFFREY AND JENNIFER
608 SINGING WATER DRIVE
ROCKWALL, TX 75087

FARLEY BRENDAN CURTIS AND PHUONG-KHANH
608 WINDY RIDGE LN
ROCKWALL, TX 75087

HUGHES CYNTHIA HINOJOSA AND TROY DAVID
609 CALM CREST DRIVE
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 MAIN STREET SUITE 2400
HOUSTON, TX 77002

CHU CHRISTINA LAM AND ALBERT
609 SINGING WATER DR
ROCKWALL, TX 75087

MCARTHUR MARK AND JULI
610 CALM CREST DRIVE
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA AND MATTHEW
610 LIMMERHILL DR
ROCKWALL, TX 75087

TSIMIS IOANNES AND ERIN
610 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

WEIR JAMES MOFFAT II AND LYNNE CAROL
612 SINGING WATER DR
ROCKWALL, TX 75087

MEISTER CONSTANCE JOANN
612 WINDY RIDGE LANE
ROCKWALL, TX 75087

LICON PEDRO AND ROSA LINDA
613 CALM CREST DR
ROCKWALL, TX 75087

STAHL JAMES W AND KIMBERLY M
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUEA
613 LIMMERHILL DR
ROCKWALL, TX 75087

WILSON EVAN AND IRMA T
613 SINGING WATER DRIVE
ROCKWALL, TX 75087

ALVAREZ GRACIELA AGNES AND HUGO R
613 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

FLORES MODESTO ARMANDO AND MARIA
MARINEZ
614 CALM CREST DR
ROCKWALL, TX 75087

BELBEL ROGER J AND PATRICIA A
614 LIFE SPRING DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

ATKINS GWENDOLYN AND KIRK PATRICK
614 SUMMER OAKS DR
ROCKWALL, TX 75087

RIGGS MICHAEL ROBERT AND LESLIE MICHELE
615 WINDY RIDGE LANE
ROCKWALL, TX 75087

MCDERMOTT ROBERT AND ALISON
616 SINGING WATER DR
ROCKWALL, TX 75087

BRADFORD CHRISTINA
616 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
617 CALM CREST DR
ROCKWALL, TX 75087

RESIDENT
617 SINGING WATER DR
ROCKWALL, TX 75087

2023 M J DAVENPORT REVOCABLE TRUST
617 LIFE SPRING DR
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

ORDONEZ HEATHER AND
JOSEPH MIRANDA
617 SUMMER OAKS DR
ROCKWALL, TX 75087

WHEELER TIMOTHY EDWARD JR AND PAMALA
MCGUIRE
618 CALM CREST DR
ROCKWALL, TX 75087

CALLAWAY CARRIE AND BLAINE
618 SUMMER OAKS DR
ROCKWALL, TX 75087

TERMAN ERIC AND KRISTIN
619 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
620 SINGING WATER DR
ROCKWALL, TX 75087

BAKER BRANDON AND DOMINWUE
620 WINDY RIDGE LANE
ROCKWALL, TX 75087

GALLEGOS CARLOS AND SAMANTHA
621 SINGING WATER DR
ROCKWALL, TX 75087

CRUZ ARTURO JR AND MELISSA
621 SUMMER OAKS DR
ROCKWALL, TX 75087

WEAVER JACOB AND BROOKE
622 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HAMMAD WAIL AND NAILA
623 WINDY RIDGE LANE
ROCKWALL, TX 75087

GOODEN BRETT AND JENNIFER
624 SINGING WATER DRIVE
ROCKWALL, TX 75087

WYATT RACHEL ANNA-FRANCES
624 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
625 FM552
ROCKWALL, TX 75087

DICKEY LOUIS SAMUEL AND DIANA GAYLE
625 SINGING WATER DR
ROCKWALL, TX 75087

THRASHER SHANE WILLIAM AND KAREN MARIE
625 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

PALMER CARLTON ALLEN JR AND ELLEN H
626 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

CASON SANDRA K AND ALLAN A
627 WINDY RIDGE LANE
ROCKWALL, TX 75087

SHERARD JASON & KARLY
628 SINGING WATER DR
ROCKWALL, TX 75087

CRISPIN KRISTI
628 WINDY RIDGE LN
ROCKWALL, TX 75087

RESIDENT
629 SINGING WATER DR
ROCKWALL, TX 75087

BRYANT OLALYA AYANNA AND EARL BRYANT III
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CROSBY MICHAEL LYNN JR & JULIE D
630 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

KOBUSSEN MARK R AND KATELYN
631 WINDY RIDGE LANE
ROCKWALL, TX 75087

JONES WILLIAM AND HANNAH
632 SINGING WATER DR
ROCKWALL, TX 75087

LE THIEN TU HIEU AND
TRANG THANH NGUYEN
632 WINDY RIDGE LANE
ROCKWALL, TX 75087

SCOTT KIRK
6321 NORWAY
DALLAS, TX 75230

DAWSON MARK WILLIAM AND CYNTHIA KAY
633 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

JANG TAE WHAN AND SUJIN LEE
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CHODUN ERIC CRAIG AND REBECCA
635 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

LEE AARON
636 SINGING WATER DR
ROCKWALL, TX 75087

MURRAY CHAD AND BARBARA
637 SINGING WATER DR
ROCKWALL, TX 75087

BASKER RAVIKUMAR
637 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

COOPER BRIDGETT & CHARLES SCAMPERINO
638 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

VIQUEZ JOHN AND
LORENE K JIMENEZ
639 WINDY RIDGE LANE
ROCKWALL, TX 75087

TERAN OSCAR AND CHRISTINE LAZZARO-
640 SINGING WATER DRIVE
ROCKWALL, TX 75087

MARCELO FRANCISCO JAVIER
640 WINDY RIDGE
ROCKWALL, TX 75087

OBAE MAGDALENE S K & CALVIN ONSERIO
MOENGA
641 SINGING WATER DR
ROCKWALL, TX 75087

DEFREES BRAEDEN AND HILEANA
641 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HOLDER MATTHEW AND JULISSA
642 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TYMINSKI FRANCIS JOSEPH JR
643 WINDY RIDGE LANE
ROCKWALL, TX 75087

TAMEZ MATTHEW AND TERRI
644 SINGING WATER DRIVE
ROCKWALL, TX 75087

GARRETSON MICHAEL & MELISSA
644 WINDY RIDGE LN
ROCKWALL, TX 75087

REYNOLDS JEFFREY MICHAEL AND CHRISTINA
JOY
645 SINGING WATER DRIVE
ROCKWALL, TX 75087

LEWIS DEKOVAN
645 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

DAVIS ROY A AND PHYLLIS R ROBERSON
646 SUMMER OAKS DR
ROCKWALL, TX 75087

SWALES SCOTT AND ANGELA
647 WINDY RIDGE LANE
ROCKWALL, TX 75087

CLARK RICHARD AND SONYA
648 WINDY RIDGE LANE
ROCKWALL, TX 75087

BEASLEY SETH GARRETT AND STEPHANIE LOUISE
649 SUMMER OAKS DR
ROCKWALL, TX 75087

PATTERSON ABBY AND MICHAEL
650 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TRAN SEBASTIAN AND
VANESSA DINH
651 WINDY RIDGE LANE
ROCKWALL, TX 75087

LONG TAO
6712 BARCELONA
IRVING, TX 75039

ETHERINGTON MICHAEL GREGORY AND
JEANETTE
673 BREEZY HILL LN.
ROCKWALL, TX 75087

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

WILKINSON BRAD AND KERRI
701 CALM CREST DRIVE
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

YOUNG JAMES FREDERICK AND KARA SUELYNN
702 LAZY BROOKE DR
ROCKWALL, TX 75087

VANCE ALEXANDER IV AND ANGELICA
702 SINGING WATER DRIVE
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE JEAN
703 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DIXON MATTHEW ALLAN AND PEDRO PIZANA III
704 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JONES ELOISE AND
MIRONDA A JONES
705 CALM CREST DR
ROCKWALL, TX 75087

SHIMAMOTO SHOICHI AND
SYDNEY COLE
705 SINGING WATER DRIVE
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

RAINEY DANNY AND MARCIA GAYLE GODWIN-
RAINEY
706 SINGING WATER DRIVE
ROCKWALL, TX 75087

REUSINK INVESTMENTS LLC
707 HIGHLAND DR
ROCKWALL, TX 75087

PEDERSEN GLENN C AND DEBORAH
707 PLEASANT BREEZE DR
ROCKWALL, TX 75087

WARREN DONALD & EVELYN
708 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SINGH GURVINDER & MANKIRAT SINGH
709 CALM CREST DR
ROCKWALL, TX 75087

GORDON MATTHEW AND ALEXANDRIA V
709 SINGING WATER DRIVE
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CATHEY KATHERINE ASHLEY AND TYLER GRANT
710 SINGING WATER DRIVE
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

GONZALEZ RAMONA FINLEY AND JUAN
LORENZO
711 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MARK JOSHUA
712 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MURPHY ERICK & JILL NICHOLS
713 CALM CREST DR
ROCKWALL, TX 75087

GREER MICHAEL C AND PATRICIA M
713 LAZY BROOKE DR
ROCKWALL, TX 75087

MARQUEZ ANTHONY VAL AND GLORIA
713 SINGING WATER DRIVE
ROCKWALL, TX 75087

BATES SOPHIE THU AND JERRY ALAN
714 CALM CREST DR
ROCKWALL, TX 75087

ROBLES JEFFREY D AND LINDA
714 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RANNIGAN MICHAEL AND RACHELLE
714 SINGING WATER DRIVE
ROCKWALL, TX 75087

SABRINA AND RICK MORRISON LIVING TRUST
RICHARD JAMES FRANCIS MORRISON AND
SABRINA ANN MORRISON - TR
715 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

PRICE MICHAEL OSCAR AND KATHERINE
YVONNE
716 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DE VIVO GIOVANNI AND CHRISTINE
717 CALM CREST DR
ROCKWALL, TX 75087

WELLS KELLY AND ANGELA
717 SINGING WATER DRIVE
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

WILKINS RANDALL AND AMY
718 SINGING WATER DRIVE
ROCKWALL, TX 75087

HASSELL ERIC N & ERIN L
719 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SCHMIDT TYSON AND TOBI
720 PLEASANT BREEZE DR
ROCKWALL, TX 75087

HENSON TAYLOR RAY AND KAYLEE RAYE
7208 WILLOW WOOD ST
ROWLETT, TX 75089

JOHNSON KIMBERLY D AND LAWRENCE A
721 CALM CREST DR
ROCKWALL, TX 75087

PULTORAK JAMES F AND JENNIFER GAIL
721 SINGING WATER DR
ROCKWALL, TX 75087

2023 D J ROGERS REVOCABLE TRUST
DAMIAN WAYNE ROGERS & JESSICA LOSS
ROGERS - TRUSTEES
722 CALM CREST DR
ROCKWALL, TX 75087

SMELSER JASON ERIC AND LORI LYNN
722 SINGING WATER DRIVE
ROCKWALL, TX 75087

CARTER DAVID C AND ELSA M
723 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

BAXTER JOHN STANLEY AND KIMBERLY JOY
RUMCZIKAS
724 PLEASANT BREEZE DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

DEAN AMY & CURTIS
725 SINGING WATER DRIVE
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

STEVENS NERISSA AND
BILLY HORTON
726 SINGING WATER DRIVE
ROCKWALL, TX 75087

OAKLEY CURTIS AND SAMANTHA
727 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

KLUTTS BEN ALLEN JR & MARY CAROL JULIE
728 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JETER JAMES DAVID & CAROL LEE
729 SINGING WATER DRIVE
ROCKWALL, TX 75087

BRINKMAN DANIEL ROBERT & XANDRA
730 SINGING WATER DRIVE
ROCKWALL, TX 75087

MCCORMACK JAMES ROSSI AND ELENA LOUISE
731 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

GNANAYUTHAM REVOCABLE LIVING TRUST
732 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GILLIGAN DEBORAH ANN AND TRAVIS EGUENE
733 SINGING WATER DRIVE
ROCKWALL, TX 75087

JACKS DALLAS CLAYTON AND MAGEN NICOLE
734 SINGING WATER DRIVE
ROCKWALL, TX 75087

RESIDENT
735 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SIEVERT SHANNON AND CHRISTY
736 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GARCIA KRIS A AND ANGELA M
737 SINGING WATER DRIVE
ROCKWALL, TX 75087

ELLIS KIRK CONSTANTINE AND ADINA LITA
738 LAZY BROOK DRIVE
ROCKWALL, TX 75087

BAKER CHRISTOPHER AND RHYANA
738 SINGING WATER DRIVE
ROCKWALL, TX 75087

BOLLINGER RACHEL M AND ANTHONY M
749 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

WERT WARREN SCOTT AND MARTHA JEAN
764 LAZY BROOKE DR
ROCKWALL, TX 75087

TURNER DAMIAN AND RACHEAL
775 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

DEARMONT COREY AND ALEXIS
776 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SMITH FAMILY ACRES LLC
800 EAGLE PASS
HEATH, TX 75032

RAZIK MOHAMED A AND
NEVEEN M ABDALLA
801 CALM CREST DRIVE
ROCKWALL, TX 75087

DOUANGDARA KINGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

HOLLOWAY RICHARD AND MARY JEANINE
802 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE AND KELSEY
812 CALM CREST DRIVE
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

WRIGHT STACY M AND JUSTIN K
816 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOYLE JONATHAN AND JENNIFER
817 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSHER RICHARD A AND NICHAPA
817 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
818 CALM CREST DR
ROCKWALL, TX 75087

HALLBAUER ELIZABETH B AND STEVEN
821 CALM CREST DRIVE
ROCKWALL, TX 75087

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

SHIELDS ROBERT B
8220 S FM 549
HEATH, TX 75032

SCALLAN BLAKE AND AMANDA
825 CALM CREST DR
ROCKWALL, TX 75087

MCLEOD ASHLEY THOMAS AND PIERRE HERBERT
828 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

CRAWFORD DANA
833 BREEZY HILL LN
ROCKWALL, TX 75087

SCHLAKE JAMES J AND VALERIE H, TRUSTEES OF
THE 2022 JV
SCHLAKE REVOCABLE TRUST
840 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WATKINS GREGORY L AND GLENNA
862 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

ROTHE KRISTOPHER R AND WHITLEY STUBBS
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

SCULLY JOSEPH
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 80108

HOLAK PAWEL AND SOLOMIYA KULISHYTSKA-
HOLAK
898 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

SALISU RUKAYAT OLUWATOSIN & MOISES PENA
900 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROTTNER EDWARD W AND JANICE J WELLS-
ROTTNER
901 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

MCCABE MEREDITH AND RYAN
901 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

MAHESHWARI SUNDEEP
903 HUNTERS CREEK DR
ROCKWALL, TX 75087

FRUSHOUR PAUL & DONNA L
904 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

FISCHER ROBERT AND SHARON
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MCNELLIE SCARLET GYMIN
905 COUNTRY CLUB DR
HEATH, TX 75032

CAO PHUONG H AND JOYCE
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

OLIVER JEANETTE
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

LONGEWAY LARA HENRY AND DUSTIN M
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

HULSEY GARY SCOTT & NATASHA LEIGH
907 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

ALTURK FEHMI
908 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SMITH KORI L & TIFFANI
909 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SWINDLE JAY P AND JODI E
909 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTON COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

HAWKINS RODNEY L AND TIFFANY T
910 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

GROSS CARRIE AND BRUNO
910 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087

HALEY GLEN DALE AND KATHLINE CRAWFORD
HALEY
911 HUNTERS CREEK DR
ROCKWALL, TX 75087

HATTENBURG ERIN
912 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
913 AMBER KNOLL DR
ROCKWALL, TX 75087

KICHURA MARK
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

JOSEPH MIENA ESI
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
915 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SANDHU JASPINDER &
NAVDIP SINGH
916 HUNTERS CREEK
ROCKWALL, TX 75087

RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

GIESE MICHAEL SCOTT AND AMY M
917 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HARDWICK CHENOA N AND WILLIAM H II
917 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

BEAN MARC ALAN AND
NE'KISHA T WILLS
918 AMBER KNOLL DR
ROCKWALL, TX 75087

OGEA ZACHARY J AND HEATHER C
918 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

REX JORDAN GARRETT AND MADELINE JANE
918 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
919 HUNTERS CREEK DR
ROCKWALL, TX 75087

FOSTER MARILYN L
920 HUNTERS CREEK DR
ROCKWALL, TX 75087

MCCASLIN KATHERINE LEIGH
921 AMBER KNOLL DR
ROCKWALL, TX 75087

WILLIAMS MARK LEROY AND KORTNI LEA
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CAMPBELL CHRISTOPHER C AND SAMANTHA L
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

JACKSON ROSE
922 COLBY BLUFF DR
ROCKWALL, TX 75087

HOGAN CHRISTOPHER LEE AND AUTUMN M
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FEY MELINDA
923 HUNTERS CREEK ROAD
ROCKWALL, TX 75087

CLARK LAUREN ELIZABETH AND CHARLES
ARTHUR
924 HUNTERS CREEK
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

GRINSTEAD TAMA SHADAWN
925 COLBY BLUFF DR
ROCKWALL, TX 75087

HILL CASEY EDWARD AND AIMEE
925 PLEASEANT VIEW DRIVE
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

SCOTT JAYNA CAROL AND KEVIN THOMAS
926 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RESIDENT
927 HUNTERS CREEK DR
ROCKWALL, TX 75087

OPENSHAW DAVID B AND LINDA
928 HUNTERS CREEK DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

BERRY BELINDA J
930 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CELII ROBERTO J AND GINA L
930 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ISHII CREIGHTON AND MELINDA
931 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
932 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROSE STEPHEN BARRETT AND JESSICA LEE
933 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SNYDER DANNY LEE JR AND JEANNETTE
MARGARET
933 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

ELLIS AARON AND KIMBERLY
934 AMBER KNOLL DR
ROCKWALL, TX 75087

PAWLIK JERZY AND BARBARA
934 COLBY BLUFF DR
ROCKWALL, TX 75087

JOHNSON RUSTY LEE AND JENNIFER
937 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WALK WAYNE AND KIMBERLY
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

WATKINS CHRISTOPHER THEODORE AND
DANIELLE KAY
938 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

ABBAS NENNA J
941 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

HAUERWAS BRIAN E AND TIFFANY FAY
942 AMBER KNOLL DRIVE
ROCKWALL, TX 75234

MCCARTHY MAURITIANA W AND
KEVIN F MCCARTHY II
945 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RAMSEY MICHAEL
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

BADEAUX RYAN JAMES AND KELLY JEAN
946 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

SALISBURY KENNETH D SR
950 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

WATERMAN WARREN O & CYNTHIA J
978 CATTERICK DRIVE
ROCKWALL, TX 75087

GREAVES TERRY L AND MELISA G
979 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

THOMAS SAMSON N AND LINDA R
980 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

OLIVER KEVIN & ANGELA
981 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BURTON LAWRENCE R AND MARIE J
982 CATTERICK DR
ROCKWALL, TX 75087

LECROY MICHAEL SHANE JR AND BRENN
LAUREN
982 FOXHALL DRIVE
ROCKWALL, TX 75087

KENT JAN AND JON
982 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BAKER PAIGE E AND GARRISON R
983 HEATHER FALLS DR
ROCKWALL, TX 75087

SANDHU BALJIT S
983 SABLE DR
ROCKWALL, TX 75087

MOONEYHAM PHILLIP JR AND JOY ANNETTE
984 HEATHER FALLS DR
ROCKWALL, TX 75087

URSO JORDAN AND MARGARET
985 FOXHALL DRIVE
ROCKWALL, TX 75087

BURGESS NATHAN P AND JESSICA
985 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN
HOLMES
986 CATTERICK DRIVE
ROCKWALL, TX 75087

CARTER-FAGG CHARLINA AND BRENN
LAUREN
986 FOXHALL DR
ROCKWALL, TX 75087

THANKACHAN MOHANAN K AND NALINI
MOHANAN
986 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
987 SABLE DR
ROCKWALL, TX 75087

MILLER MICHAEL E AND KELLY D
987 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

GRAYSON JOE
988 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

HORN TYSON AND AMY
989 FOXHALL DRIVE
ROCKWALL, TX 75087

VIRGA CARMEN JOSEPH & JANELLE
989 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

TROWBRIDGE CORY JONATHAN AND STEPHANIE
KRISTEE
990 CALM CREST DRIVE
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

KIM THAO AND JUSTIN
990 FOXHALL DRIVE
ROCKWALL, TX 75087

WEBB PETE OWEN AND LINDA GLEATON
990 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

YUNGU TOBIAS & SILVIA WANJA NJERU
991 SABLE DR
ROCKWALL, TX 75087

WRIGHT LENA
992 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

NORWOOD PAM AND LARRY
993 FOXHALL DR
ROCKWALL, TX 75087

GIBSON WILLIAM JR AND KINIA
994 CALM CREST DRIVE
ROCKWALL, TX 75087

SJ WENTZEL TRUST
994 CATTERICK DR
ROCKWALL, TX 75087

YOUNG YAKOV
994 FOXHALL DR
ROCKWALL, TX 75087

SHRESTHA ANUP AND ANURADHA
994 LAZY BROOKE DR
ROCKWALL, TX 75087

SIMMONS JAMES A AND MICHELE E
995 HEATHER FALLS
ROCKWALL, TX 75087

IBRAGIMOV DIYAR AND
NAZIK ALLABERDIYEVA
995 SABLE DRIVE
ROCKWALL, TX 75087

STERNER RICKY AND MARIANCE
996 HEATHER FALLS DR
ROCKWALL, TX 75087

STOECKL MEGAN AND OLIVER
997 CALM CREST DR
ROCKWALL, TX 75087

APPLEGATE THOMAS AND JESSICA
997 FOXHALL DRIVE
ROCKWALL, TX 75087

JARRETT LAURA A AND JEREMY D
997 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

2021 S P PARKS REVOCABLE TRUST
STANLEY REX PARKS AND PAMELA KAY PARKS-
TRUSTEES
998 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSS JONATHAN
998 CATTERICK DRIVE
ROCKWALL, TX 75087

CHRISTOPHER AND PERLA SAENZ REVOCABLE
TRUST
CHRISTOPHER DANIEL SAENZ AND PERLA
KRISTAL SAENZ- COTRUSTEES
998 EMBER CREST DR
ROCKWALL, TX 75087

TAYLOR IVAN & MIONA G
998 FOXHALL DR
ROCKWALL, TX 75087

MIRAMONTES JUAN E AND ANGELICA
998 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

IBRAHIM PATRICIA
999 SABLE DRIVE
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A
P. O. BOX 2468
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
WALESKA L COLON CHARDON
PO BOX 1779
ROCKWALL, TX 75087

KEITH AND KRISTY THIEMAN LIVING TRUST
KEITH THIEMAN AND KRISTY THIEMAN -
TRUSTEES
PO BOX 670
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

HUNT MATTHEW CLAUD-CLEVELAND AND GINA
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN RED BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT TUESDAY, FEBRUARY 20, 2024.

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:

Z2024-003: Amendment to PD-74

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

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

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

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2024-003: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

Name:	
Address:	

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

Please place a check mark on the appropriate line below:

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

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

We don't want any commercial businesses
that close to our sub-divisions at
Breezy Hill

Name:

Byron and Renate Randolph

Address:

1017 Ember Crest Drive Rockwall TX. 75087

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Case No. Z2024-003: Amendment to PD-74

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

① Zoning Already Changed 2X Previous
② Proposed Garages will bring Down Property Values
③ Garages will be Enforcement Problem - Businesses Not Allowed?
④ Gas Station or Fast Food Will Increase (Traffic Problem, Trash Problem)
Name: Charles + Kimberly Teske
Address: 3409 Royal Ridge, Rockwall, TX 75087

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Sooner or later the property will be developed unfortunately for retail. Top Concern as a 40 yr. resident of Rockwall - (1) Rockwall has not been diligent to ensure retail/office development is at top standards. Building materials, landscape & design, business types, value added to the community, etc. -

Name: Daron Gillilan [Rockwall does not need anymore storage, Nail salons,

Address: 606 Calm Crest Rockwall 75087 donut shops, or pizza shops.

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

Please "over" engineer the detention pond so that we can minimize the water flow down stream. Thank You

Name: Heather Cullins

Address: 401 Country Ridge Rd Rockwall 75087

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

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Please place a check mark on the appropriate line below:

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

Are the schools & roads not crowded enough?
I know this falls on deaf ears, but more open spaces, parks & trails are needed. That is why people moved here!

Name: Jennifer Huber

Address: 400 Country Ridge

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WE JUST BOUGHT A HOUSE IN THE BREEZY HILL COMMUNITY.
WE PREFER NOT TO HAVE ANY COMMERCIAL PROPERTIES WITHIN
A CERTAIN RADIUS OF OUR COMMUNITY

Name:

KEN MORGENSTERN

Address:

1018 HUNTERS CREEK DR ROCKWALL

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

Reduction of home values, impact to Breezy Hill Community. Lack of ability to ensure business + residences will not be ran within the "garages". Community prefers a different type of commercial space w/ eateries + community accessible

Name:

Kimberly Elit

Address:

934 Amber Knoll Dr Rockwall TX 75087

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

Name: Lillian Beckstrom

Address: 929 Colby Bluff Dr. Rockwall, TX 75087

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

the original site plan was proposed
for a lot more retail & office space
I do WANT RETAIL & OFFICES, NOT HOMES
& FOOD

Name: Marie Burton

Address: 982 Catterick Drive, Rockwall TX 75087

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

Do NOT want any kind of "garage" or
storage backing up to our neighborhood.
Also opposed to car wash.

This needs to be a more family oriented development.

Name:

No late night businesses, no bright lights.

Address:

Scott & Sandra Coulson 4214 Ravenbank

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

> Our property cannot hold anymore stormwater drainage from concrete and if this is developed, the detention ponds and drainage needs to be overengineered.

Name: Smith Family Acres Shuey tract
Address: 800 Eagle Pass, Heath, TX 75032 44.5 acre tract

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

Don't want daycare, auto shops or office
Buildings on or near my house.
Too many of those around already

Name:

Timothy Koe Aje

Address:

1025 Ember Crest Dr.

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2024-003

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

☐ I am in favor of the request.

☒ I am in opposition to the request.

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

I just moved here and the city we moved from would put things like an ice cream shop, boutiques, and local restaurants in this area. It makes the area more desirable to move to and not to mention bring money to the city. It was so successful where we lived that every neighborhood started to follow suit. You will be missing a huge opportunity by not doing this.

Respondent Information

Please provide your information.

First Name *

Ashley

Last Name *

Duckett

Address *

1014 Cascading Creek Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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

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

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Google Forms

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Z2024-003

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

☐

I am in favor of the request.



I am in opposition to the request.

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

Warehouse-style "luxury" garages that host weekend car shows and serve as man-cave hangouts do not belong (literally) in the backyard of a quiet, family-oriented, suburban neighborhood. Based on our review of similar businesses in DFW and around the state, these warehouse/garages are almost NEVER built in close proximity to residential neighborhoods which seems prudent given the industrial aesthetic of the buildings and concept that is not exactly family-friendly in nature. Of additional concern is the fact that these garages serve a niche market and are extremely expensive and when the concept fails the buildings will be converted into regular storage units. Whether "luxury" mini warehouses or regular storage units, having industrial buildings next to our residential neighborhood will negatively impact our property values and ability to sell our homes should the need arise. We signed the Petition submitted to the P&Z Department titled "Petition to Reject Current Proposal in Favor of Breezy Hill Square." We hope that Rockwall P&Z and the City Council will consider the concerns of the residents of Breezy Hill and surrounding neighborhoods and reject this zoning change/amendment request.

Respondent Information

Please provide your information.

First Name *

Carson & Jennifer

Last Name *

Garvin

Address *

3406 Ridgecross Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

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

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

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

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2024-003 amendment to PD-74

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

☐

I am in favor of the request.

☒

I am in opposition to the request.

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

The elite garage will project too much lighting and a gas station will potentially draw the wrong crowd next to our homes.

Respondent Information

Please provide your information.

First Name *

Chance

Last Name *

McMillan

Address *

3446 Ridgecross Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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☐ Other:

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Case Number *

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

Z2024-003

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



I am in favor of the request.



I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Parkes

Address *

3718 Drewsbury Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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Z2024-003

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

☐

I am in favor of the request.



I am in opposition to the request.

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

Do not approve until intersection of John King and FM 552 is completed. Intersection as exists is dangerous and too small. Construction will make it worse.

Respondent Information

Please provide your information.

First Name *

Francis

Last Name *

Tyminski

Address *

643 Windy Ridge Lane

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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Z2024-003

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

☐

I am in favor of the request.

☒

I am in opposition to the request.

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

An elite garage will have too much lighting and a gas station will draw the wrong crowd. The elite garage could also go out of business. What will happen then? An eye sore? Possibly replaced with what? I would also like to not lose my property value because someone wants to slap shitty businesses in a small corner of a road.

Respondent Information

Please provide your information.

First Name *

Maria

Last Name *

McMillan

Address *

3446 Ridgecross Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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☐ Other:

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Z2024-003

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

☐

I am in favor of the request.



I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Arrambide

Address *

505 Limmerhill Dr.

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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- ☐ Other:

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Z2024-003

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

☐

I am in favor of the request.



I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Arrambide

Address *

505 Limmerhill Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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

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- ☐ Other:

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Case Number *

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Z2024-003: amendment to PD-74

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

☐

I am in favor of the request.



I am in opposition to the request.

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

I am against retail area in this residential neighborhood

Respondent Information

Please provide your information.

First Name *

Mohamed

Last Name *

Razik

Address *

801 Calm Crest Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

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

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☐ I read about the request in the Rockwall Herald Banner.

☐ My neighbors told me about the request.

☐ Other:

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Miller, Ryan

From: Carmela Taylor <ctaylor1216@gmail.com>
Sent: Tuesday, February 20, 2024 2:38 PM
To: Planning
Subject: Case No. Z2024-003: Amendment to PD-74

As a resident of Breezy Hill living on Ridgecross Drive, I am writing to express my concerns regarding the proposed development of NEC John King & 552, LP. Although I knew the zoning was for commercial use, I was told that there would not be a gas station nor a car wash built on the lot. Since there are several gas stations less than a mile away, I see no reason why another gas station is necessary. Not only does a gas station decrease the value of our homes, but there will be more traffic, noise, and the potential of lung, brain and kidney damage due to repeated exposure to gasoline. The car wash also poses a great concern as hearing loss can occur due to the decibel levels omitted in the normal scope of running this business. The high level of decibels will affect nearby residents and our family pets. This is not acceptable for families residing in Breezy Hill. We deserve better as tax paying citizens. Another proposed business that causes concern is the fast food restaurant. According to a report released by the FBI, fast food restaurants are a popular setting for violent crimes. This is definitely not an appropriate business for our family-oriented community. Lastly, the proposed Elite Garages are also quite worrisome. Since there are two other sites where these garages are being constructed in the area, there is no way to determine whether or not they will sell with the intended purpose to the intended demographics. In turn, there is a possibility that these garages will be converted into a warehouse, traditional storage unit, or possibly sit vacant, which in itself can create a whole new slew of issues for the community and county as a whole.

Thank you for taking the time to read my concerns regarding the developer's current proposal. I feel confident that the representatives of Rockwall who strive to ensure that this community is aesthetically pleasing and safe for our families will take my concerns into consideration as you determine the fate of this lot and Breezy Hill.

Regards,
Carmela Taylor
3413 Ridgecross Drive
Rockwall, TX 75087

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From: [CHERYL HEFNER](#)
To: [Planning](#)
Subject: Concerns over proposed development at 552 and John King
Date: Tuesday, February 6, 2024 8:16:19 AM

To the Rockwall Planning Commission:

Imagine bright, glaring lights penetrating your peaceful backyards on a summer night. The obnoxious glow of several 20-foot-tall security lights streaming through your bedrooms – every single night of the year, never turning off. Imagine the revving of motorcycles and car engines decked out with retrofitted exhaust systems all hours of the day and night. Man caves in essence, equipped with sophisticated sound systems blaring loud music at all hours, infiltrating the peacefulness one expects in their own backyards. Imagine the potential for creepy men, boozing it up, music blaring, engines roaring trying to get a peek at the teen girls hanging out in one of the backyards that will back up to the car storage facility.

Think about what you would want behind your homes. I believe that not one person on this commission would approve this type of development to be placed in your backyard.

What assurances and protections do the residents of Breezy Hill have to make sure this type of activity doesn't take place – ever? What recourse will the residents have when this goes on day in day out, night after night?

This is a peaceful residential neighborhood, not a light industrial park. You have a duty to protect the small-town nature of Rockwall and the peacefulness of living in such an area. You have a duty to ensure that the homeowners' largest personal investments are not completely ruined because of what backs up to their yards. You have a duty to ensure how that area is developed is in tune with what is wanted and needed by the community that it impacts. You have a duty to uphold your own mission statement: **To coordinate and improve the physical development of the City while ensuring the safety and welfare of the community through a combination of quality development review and long range planning that will promote orderly development and compatible uses of land.**

Yes, the developer bought the land and has the right to develop it. This is what the residents signed up for when they purchased the homes that are adjacent to the land in question. However, I doubt that any of those residents would have purchased those lots if they knew a car storage facility would abut their fence lines. There needs to be thoughtfulness when considering what is allowed in that space. Day care center – fine. Office space – fine. Medical offices – fine. Gas Station? Not needed considering there are two gas stations one mile away – a mere 3 minutes. Car storage – **not at all**. This is not needed or wanted by the community. There are areas on John King near Airport Road that are zoned for light industrial – it belongs in an area like that, not next to backyards with pools and swing sets.

There is a need, however, for additional local restaurants or a small grocery store, such as a Trader Joes. These types of businesses would benefit the community and be welcomed. Why is a minor automotive repair garage or automobile rental facility or self-service car wash disallowed on that land, but a car storage facility, a full-service car wash and a gas station with 4 pumps are allowed? What is the point of 4 pumps? How about a church on that land, which interestingly is not allowed.

I watched the meeting on January 30th with the developer. I found it interesting that he indicated they had

put a lot of thought into what was going to be built on that land. Really? Car storage for high end cars? That is hardly thoughtful or creative. How about developing that space to be a destination for the residents - local restaurants, shops, groceries. Has anyone driven around Breezy Hill? What high end, luxury vehicles do you see that need a special garage. Where is this clientele coming from? And the developer indicated the residents should be thrilled that the car storage was being proposed because it would be very quiet and peaceful. Who really believes that? He almost said the quiet part out loud - they are essentially man caves, but he thought better of it. When those units are purchased, will the owner be signing a contract that indicates that none of the activities articulated above are allowed? No music, no engine revving, etc.?

The developers don't care about the residential impact of what they are proposing. They care about profit. They don't live in any of the homes impacted. They will never be inundated with the smell of gasoline, by the light and noise pollution of the car storage facility. Their property values won't be impacted. The residents of Breezy Hill must rely on your good judgement to represent them in this matter.

Please do not approve the car storage (in particular) or gas station on this property. Please consider the impacts on the homes that are adjacent to that land. Please consider how you would feel if this were to be in your backyard.

Cheryl Hefner - Breezy Hill Resident
735 Pleasant Breeze Drive

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From: [Diallo Shorter](#)
To: [Planning](#)
Subject: ZZ024-003: Amendment to PD-74
Date: Friday, January 26, 2024 10:48:07 AM

Hello,

I am opposed to the request for the reasons below.

North John King Blvd and FM 552 is already a busy area with the current traffic that we already have. We are already building 3 new subdivisions with two mile radius.

We have 18 wheelers consistently driving up the two Lane Street. Adding this request will not only cause more confusion, but it will cause more safety hazards for parents dropping off and picking up the children from the Elementary and Middle Schools.

This request will bring in an unneeded amount of people who do not live in the area.

I strongly oppose this request.

Diallo Shorter
3521 Ridgecross Drive
Rockwall, TX 75087
972-400-5507
diallo.shorter@gmail.com

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From: [Ellen Hefner](#)
To: [Planning](#)
Subject: Proposed Development Plan on John King and 552
Date: Sunday, January 28, 2024 1:39:32 PM

Hello,

My name is Ellen Smith and I live at 3323 Ridgecross Drive. I am writing to share my concerns with the proposed development on this corner seeing as whatever is put in there will become our backyard view.

We are very concerned with the proposed plan and would like the planning committee to consider striking it down as it doesn't reflect the needs or wants of Rockwall residents. This plan effectively turns our neighborhood into an industrial car park. A gas station, fast food front, car wash, and most concerning, the garages were not what any of us had in mind for that space.

Rockwall is a beautiful town and we are lucky to live in one of the nicest neighborhoods in the area. This will destroy the aesthetic that our neighborhood works so hard to maintain and dramatically drive our property values down. An industrial garage space is not appropriate to place basically inside of a neighborhood.

Myself and many other neighbors have been excited to hear the ideas for this space. We dreamed of having a bakery, nice restaurants with patios, local grocer, etc. An industrial zone was not what any of us anticipated having in our backyards.

To place such an eyesore behind one of the nicest neighborhoods would be such a disappointment. The Rockwall residents are not begging for places to park their cars or a car wash, or *another* gas station (since there are two within a half a mile). They want nice areas to spend time. This is why you see people flocking to the downtown area and you can hardly eat anywhere down there without an hour wait. That is what Rockwall residents are dreaming of! We'd love to see a plan where something like that is going in! Something that is actually of value to our neighborhood and something the people living here will actually use, instead of our neighborhood becoming a trash heap for peoples extra cars.

Say we are ignored and this plan goes through: What if this Elite Garages isn't successful? (By the way, the niceness of the cars inside of the garages is not a selling point to the residents. We care about what we're going to be looking at - the actual structure. Not the cars inside that we'll never see). What if it goes in and their business goes under? Do we then have a storage facility behind us? A business succeeding is never a guarantee. It leaves us with the potential of having some really trashy things in our backyard.

The lighting of a garage is another concern for those of us on Ridgecross. The amount of security and safety lighting isn't conducive to a quiet neighborhood especially since all of the houses on our street have our bedrooms backing up to that space.

We in the neighborhood want to support whatever businesses are joining our neighborhood. The plan was posted in our neighborhood Facebook group and received 54 comments - all comments were negative towards the Elite Garage proposal. No one wants this. The entire neighborhood was so disappointed to see this plan and to know that we're going to waste this

land on something so ugly.

Please reconsider this proposal and consider what Rockwall and Breezy Hill residents want and what we will use our dollars to support. We want places we can go out to with our families. Not car parks.

Thank you,
Ellen Smith

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From: [Erika Shorter](#)
To: [Planning](#)
Subject: Case # Z2024-003: Amendment to PD-74
Date: Friday, January 26, 2024 10:45:48 AM

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

This is currently a very busy area. To add to this, new housing developments (3, I believe) within a two mile radius of the land listed in the request. This adds to the traffic that will make it difficult to access Rockwall ISD schools in the area. The homes being built in this area will bring thousands of people to the location. Rezoning this property will bring more traffic and with that the likelihood of accidents will increase. We will also open the floodgates for consumers that do not live in the area which will add to the current congestion.

Erika Shorter
3521 Ridgecross Dr, Rockwall, TX 75087
972-400-5503
erikashorter@gmail.com

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Miller, Ryan

From: Genny Sales <gen.sale84@yahoo.com>
Sent: Monday, February 19, 2024 6:15 PM
To: Planning
Subject: Z2024-003

I am not opposed to the development, but I have the following comments and concerns.

1. I'm not sure a confidence store w/ gas station is needed since there are 3 within a mile radius on N. Goliad
2. While I believe there is a need for a full service car wash in the north part of Rockwall, I am concerned about the noise level coming from the dryers.
3. There are so many unknowns on the Elite garages that I am concerned about such as weekly car shows and engine noise from high performance cars.

Thank you,
Genny Sales
3422 Ridgecross Dr.
Rockwall, TX 75087

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From: [Gina Celii](#)
To: [Planning](#)
Subject: Z2024-003 Amendment to PD-74 NEC John King and 552
Date: Monday, February 12, 2024 3:15:26 PM

*To whom it may concern,
I am writing to express my opposition to the proposed zoning change and the PD development plan amending the planned development district 74. The plan that is proposed by the developer with a car wash and the Elite garages, which would be located in the NE corner near the homes on Ridgescross Drive, will create the possibility of loitering, noise and crime. I also do not want to see a gas station that could create a hazard regarding the underground tanks from an accident as well as air pollutants if a fire were to occur.
Thank you,*

*Gina Celii
930 Colby Bluff Drive
Rockwall, TX 75087* □

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From: [Jason Alcorn](#)
To: [Planning](#)
Subject: Case No. Z2024-003 - Amendment to PD74
Date: Sunday, February 11, 2024 11:05:41 AM

My name is Jason Alcorn and I live in Breezy Hill at the following address:

4606 Lorion Dr.
Rockwall, TX 75087

Regarding allowing commercial development on the corner of John King Blvd & FM 552, we are strongly against this.

One of the benefits of both Rockwall itself and, especially the area we live in, is there are quiet neighborhoods without the worry of transients and businesses that do not have our conservative values.

The creation of commercial business around the schools and neighborhoods that exist here create more traffic, create more risk for our children in terms of being able to control what businesses are easily within walking distance from our communities, and come with the possibility of buildings and businesses that do not share our values or standards.

As a member of the community, I do not believe this should be allowed and, if polled, I believe public opinion would be the downsides to this are greater than the positives. Most people here are okay with the 'inconvenience' of having to drive 5-15 minutes to get gas, groceries, and other things to keep the community and John King Blvd. less commercialized than Goliad or I-30.

Thank you.

Jason

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Miller, Ryan

From: Jessica Burgess <jsburgess417@gmail.com>
Sent: Monday, February 12, 2024 11:27 AM
To: Planning
Subject: Opposed to case Z2024-003- Land Use ammendment PD-74

Dear Sir or Ma'am,

I hope this email finds you well. My name is Jessica Burgess, and I am a resident of Breezy Hill. I am writing to express my strong opposition to the proposed zoning change at land at John King Blvd and FM 552 by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP. After careful consideration and assessment of the potential implications, I firmly believe that this change would have detrimental effects on our community.

While I am opposed to so many businesses going into a relatively small area, the proposed "mini warehouse" that the developer is planning for their "Elite Garages" is perhaps the most disturbing. The bright lights, engine revving, music, and similar businesses tout the garages as "man caves" and imply a party atmosphere. This is not what we need backing up to a neighborhood.

Additionally, the distance between TX-66 and FM 552 spans 2.4 miles, with a posted speed limit of 45 mph. However, it's common knowledge that drivers often treat this stretch of road like a drag strip, disregarding the speed limit altogether. Particularly at night, the sounds of vehicles racing down John King Blvd are unmistakable.

Introducing 'luxury garages' to this area would essentially sanction and likely exacerbate this reckless behavior. It would serve as an open invitation for drivers to continue their dangerous activities and would likely lead to an increase in such behavior.

Moreover, the current configuration of the intersection already presents significant visibility issues, particularly with the left turn lanes being inadequately spaced. This has resulted in near head-on collisions on a daily basis, posing a serious threat to the safety of motorists and pedestrians alike. Introducing a change that would attract even more traffic to an already hazardous intersection is simply irresponsible and reckless.

I am deeply troubled by the prospect of heightened foot traffic in the area, should all of these businesses be placed here. The intersection is already prone to congestion, and an influx of pedestrians would only exacerbate the existing challenges. Not only does this pose a risk to pedestrians themselves, but it also adds to the overall chaos and confusion at the intersection.

Another issue that cannot be overlooked is the potential increase in litter and noise pollution. Our neighborhood prides itself on its cleanliness and tranquility, and I fear that the proposed land use change would compromise these qualities. Consequentially, the additional traffic generated by the development would only contribute to noise pollution, further disrupting the peace and quiet of the area.

In light of these concerns, I urge you to reconsider the proposed land use change and explore alternative solutions that prioritize the safety and well-being of our community. It is imperative that we take proactive measures to address the existing challenges at not only that intersection but all of John King Blvd before introducing any further developments that could exacerbate the situation.

Thank you for taking the time to consider my perspective on this matter. I look forward to the public meetings where my neighbors and I can discuss these concerns further and collaborate on finding viable solutions that benefit our community as a whole.

--

Respectfully,

Jessica Burgess
985 Lazy Brooke Dr, Rockwall, 75087
623-221-54692

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Miller, Ryan

From: Jessica Dulick <jessicadulick@gmail.com>
Sent: Tuesday, February 20, 2024 1:35 PM
To: Planning
Subject: Case No. Z2024-003: Amendment to PD-74

To Whom This May Concern –

First, I would like to thank you for giving me the opportunity to express my deep concern for the proposed zoning change and development for NEC John King & 552. While I have always been aware that the land has been zoned for commercial development since purchasing my home on Ridgecross Drive in September 2020, I am truly struggling as a homeowner to find the proposed changes by the developer acceptable in any capacity. To begin with, when I purchased my home in an adjacent lot that directly backs to this parcel of land, I was assured that it was not zoned for a gas station nor a car wash, both of which are now in the plans. Had I been informed that either of these would be remotely possible in the future, I would not have purchased my home...period. It has been proven that gas stations and convenience stores significantly reduce nearby property values and car washes are unsafe to both humans and animals due to their dangerous decibel levels, which can eventually cause hearing loss. Also planned for this parcel of land is a fast-food restaurant. In the past, the FBI released a report that fast food restaurants are in the top ten most popular settings for violent crimes, which I certainly also do not want in my backyard. And, just when I thought the developer's proposal could not get any worse, I quickly learned that I was wrong when I saw the plans for the Elite garages that would directly back up to our homes on Ridgecross Drive. Not only do they look as though they belong in an industrial park, but in researching other "Elite Garages" that have opened in other parts of the country, I quickly learned that they are often used as offsite mancaves for car collectors to host car shows, events, and other gatherings that involve alcohol. While this is convenient for the spouses, families, and neighbors of these car enthusiasts to maintain their peace, quiet, and safety while these events occur away from their neighborhoods, it is wildly unfair to bring that into our backyards. We, too, deserve that right and, as a single female, this would have certainly been another reason that I would not have purchased my home had I known this would be possible. Knowing that Rockwall is a family-oriented community that prides itself on safety, good values, and an ideal place to live and raise families, I truly hope you take my valid concerns into consideration as you decide the fate of Breezy Hill.

Thank you again for your time.

With Regards,

Jessica Dulick

3401 Ridgecross Drive

Rockwall, TX 75087

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From: [Joseph Scully](#)
To: [Planning](#)
Subject: Regarding Development Case Z2024-003 Amendment to PD-74
Date: Monday, February 12, 2024 4:49:43 PM

Hello,

My name is Joe Scully. My wife and I live at 894 Pleasant View Dr in Rockwall in the Breezy Hill development. I am writing to provide the Planning and Zoning Commission with feedback regarding the proposed development of the property located at the northeast corner of John King Blvd and FM 552.

The development concept that was recently presented to the Commission lacks any planning creativity, ingenuity or forward thinking in suburban commercial land development. Except for the car wash - gas stations, convenience store, day care facilities and professional office options are all within 1/2 mile or less of the planned development.

The Planning and Zoning Commission as well as the City Council have an exceptional opportunity to work with the developer to bring a creative and forward-thinking shop/dine/services concept to fruition for this property unlike anything the City has in place at the moment. The north side of Rockwall is really void of any gathering place other than the downtown. This property could be that new meeting place for the growing population north of 66. There is an expanding captive audience with disposable incomes waiting to be tapped into that will allow for higher visitor frequencies and pull in customers from a wider trade area.

What value does another gas station, convenience store, day care, nail salon, Subway, dentist office concept bring. None in my opinion. They are the default for almost every development commercial corner. The Commission and City should be focused on creating an experiential community-based environment that will attract new and creative retail opportunities in a walkable town square setting. One doesn't have to look far for examples. Cypress Waters in Coppell, although a much larger and complex development, is one where the developer blended shop/dine/services as well as living into a vibrant retail/urban mixed-use development. Old town Coppell is another.

Create Main Street on the North Side. It will take the developer, the Planning Commission, the City Council and citizens to think outside the box, get creative and take this opportunity to create something the City doesn't have but needs and will support. A walkable, town square type shop/dine/services development that will attract new creative retail concepts plus services.

Thanks

Joe Scully

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From: [Justine F](#)
To: [Planning](#)
Subject: 552 and John King
Date: Thursday, February 8, 2024 12:07:26 PM

Good afternoon,

I am a resident in the Breezy Hill community. I have some concerns about the proposal. We don't not need businesses that will be loud, have bright lights and bring unwanted people to the area.

Elite garages is not a business that is wanted or needed in the area. It is a huge safety concern to our community. Our area is family oriented with 2 very close elementary schools, daycares, and middle school. Looking into what Elite garages propose and what kind on business they run ia not something our community wants or needs.

Please keep our community family oriented and respect the concerns we bring with this proposal.

Our community loves to shop local and support businesses so please take into consideration the other proposal that the Breezy Hill residents came up with. The north side ia growing and we want to keep it safe and keep it growing a positive way.

Thank you,
Justine Petros

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Miller, Ryan

From: Kara Balderas <kbalderas2003@gmail.com>
Sent: Monday, February 19, 2024 5:58 PM
To: Planning
Subject: Z2024-003: Ammendment to PD-74

Good afternoon,

We are opposed to the ability that the approximately 17.3750 acre property located at the northeast corner of the intersection of John King Blvd and FM-552 be granted the ability to change the zoning. John King Boulevard traffic is increasing daily and should continue to be by-pass for the overly used highway 205. Adding a high quantity of businesses that the developer has planned for the property will continue to contribute to the traffic issues and poor road conditions in the City of Rockwall. This particular intersection is extremely busy with the residential, elementary and middle school and large commercial trucks. An additional grocery store, light retail and "mini-warehouses" will only cause additional traffic. Rockwall is losing its "country" feel in which we fell in love with and allowing developers to build a strip mall in residential areas. The mini-warehouses sound like they are more like "apartment" type living spaces rather than office spaces. Not to mention the proposed plans do not appear to add any proper well thought out management of the egress/ingress to the subject property which will be detrimental to the area and could have adverse effects on property values in the area.

Respectfully,

Kara Balderas
4602 Sky Harbor Dr
Rockwall, TX 75087

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From: [MARC KNOX](#)
To: [Planning](#); [Planning](#)
Cc: [Lee, Henry](#); [Miller, Ryan](#)
Subject: Case No. Z2024-003 Amendment to PD-74 (I am opposed to the request for the reasons listed below.)
Date: Tuesday, February 6, 2024 9:13:04 PM

From: Marc and Avril Knox
3418 Ridgexcross Drive
Rockwall, TX. 75087

Case No. Z2024-003 Amendment to PD-74

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

- Traffic, increased traffic. You already can't make a left turn in the morning and afternoon from 552 to John King because of the school drop-off traffic
- Don't allow construction to even begin without 552 being widened and John King
- Garage would be car shows, loud engines, bright lights.
- Gas station is not needed, there are three gas stations on 205 & 552.
- Development will start with so-called elite stores, then become abandoned; then comes the Riff Raff, trash and extreme traffic issues.
- All businesses within this development should be required to close everyday at 9:00pm and all businesses closed on Sundays
- Tall bright lights for the Garage development will be an issue for homes in the area.
- There is a walking path that leads directly into the neighborhood that will attract undesirables to the neighborhood, then comes the trash on the ground, traffic, car and home break-ins.
- So much noise added with constant traffic, loud car wash, fast food shouting orders and mics, daycare screaming... and it's a non-sensical combo of things. A couple years ago the FBI released a report that fast food restaurants are the eighth most popular setting for violent crimes. Is it the type of fast-food restaurant that would be open 24 hours? Would the car storage facility be open 24 hours?
- A car wash is rated at around 89 dB. These are dangerous decibel levels... Repeated or long exposure to sounds at 85dB or above can cause hearing loss! Car Wash attracts the homeless to shelter there
- This seems to be a very low end type of commercial/retail development that will bring a lot of headaches with noise, traffic, and unwanted activity right in our backyard. ☐
And now let's throw in that it will probably have a negative impact on our housing prices in this community as well.
- Couple of random articles...
<https://www.restaurantbusinessonline.com/.../fbi-ranks...>
- <https://www.foxnews.com/.../shameless-car-thieves...>

- 10 Industries That Diminish Property Values The Most: "2. Convenience Store With Gas Station. People will be driving in and out of your intersection, hanging out at the property, and buying lots of lotto tickets, cigarettes, and beer when they gas up. Although handy, these shops do nothing to help property values and hurt them significantly according to Zillow.
- <https://ceds.org/gasstation>
- Awful plan in the middle of a neighborhood. Decrease in property value coming soon... not neighborhood friendly at all.

NOTE "Breezy Hill Square" type vibe where there are restaurants with patios, maybe some cute shops, open air restaurant / bar, lots of trees: like a good neighborhood square. Just like the development described in the link below.

All businesses within this development should be required to close everyday at 9:00pm and all businesses closed on Sundays

<https://thevillageatbrocksgap.com/>

<https://thevillageatbrocksgap.com/>

Thank You,

Marc and Avril Knox
3418 Ridgecross Drive
Rockwall, TX. 75087

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From: [Nate Burgess](#)
To: [Planning](#)
Cc: [Jessica Burgess](#)
Subject: Resident Comments - Case Number Z2024-003: Amendment to PD-74
Date: Sunday, January 28, 2024 12:25:05 PM

Sir or Ma'am,

As residents of the Breezy Hill Subdivision, my wife and I feel very strongly that this rezoning should not proceed. We moved here from the Washington, D.C. area in 2021 and one of the many things we appreciate about Rockwall is its safety. However, since moving here Rockwall has continually grown in population. That growth has brought a considerable increase in vehicle traffic without commensurate traffic control measures such as the addition of traffic lights, road surface improvement, and reconsideration of speed limits. Since moving here my wife's car was totaled in a traffic accident on John King Boulevard and my vehicle was struck by a hit-and-run driver at the intersection of John King Boulevard and FM 552 - the very location where you are considering rezoning for commercial property.

Your plans are very clear about the types of commercial properties you intend to add should the rezoning go forward. However, there is no discussion of what will be done to safely manage the inevitable increase in traffic the new businesses will bring to the intersection. Due to the negative safety implications such rezoning would have on my family and neighbors I simply cannot condone this amendment. Thank you for considering my stance on this issue.

--

Respectfully,

Nate Burgess
985 Lazy Brooke Drive
Rockwall, TX 75087

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Lee, Henry

From: Whitley Rothe <whitleyrothe@gmail.com>
Sent: Friday, January 26, 2024 8:48 AM
To: Planning
Subject: Case No Z2024-003 Amendment to PD-74

Good morning,

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

- Opposed specifically to car wash, fast food and convenience store/gas station. This is already a high traffic intersection, packing this corner with a variety of retail will worsen problems making the intersection even more dangerous. There are no protected arrows to turn onto 552 from John King, leaving those traveling to Hays Elementary, Williams Middle School and several daycares at risk for traffic accidents; especially considering how many will be entering and exiting the intersection if there is a car wash, fast food and convenience store. Given the future plans for Rockwall ISD in this area, I can only imagine how much worse this area will get. Not to mention the amount of cement trucks, 18-wheelers and others that speed down John King on a daily basis with no patrol, honking at those turning into Breezy Hill.
- Too much development for one corner. There are 2 gas stations a half mile away, a gas station is not necessary. There is not one corner on this side of Rockwall that has a variety of this much of development, it's simply ridiculous to pack this much into one corner, at a terrible intersection with low visibility.
- Negative impact on home value for those living on Ridgecross. Homes backing to commercial/retail, especially that of fast food, gas station/convenience store. This development is simply too close to homes with clearly visible views of such.
- No greenbelt to block the view of development. Stone Creek has wide greenbelts to protect the views of CVS and even a good amount of separation from McDonalds, Salad and Go, etc. Developing on this plot of land with little/no barrier is simply unacceptable. Large/tall/thick trees and shrubbery should certainly be added to the proposal to block any possible noise/view.
- Lastly, rodents and rats will certainly increase with this type of development. We saw the negative impact this had in Allen, where we previously lived. Building fast food, convenience store/gas station, will certainly attract such and it will be left to the Breezy Hill homeowners to deal with.

Thank you,

Whitley & Kris Rothe
890 Pleasant View Dr, Breezy Hill

--

Whitley Rothe
936.661.5513

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West View Dr Rockwall

(a) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in a majority 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 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, within 10 feet from that area.

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

OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Ryan Miller
Rockwall Planning + Z
385 S Goliad St
Rockwall, Tx 75087

Exhibit 'A':
Legal Description

Being, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

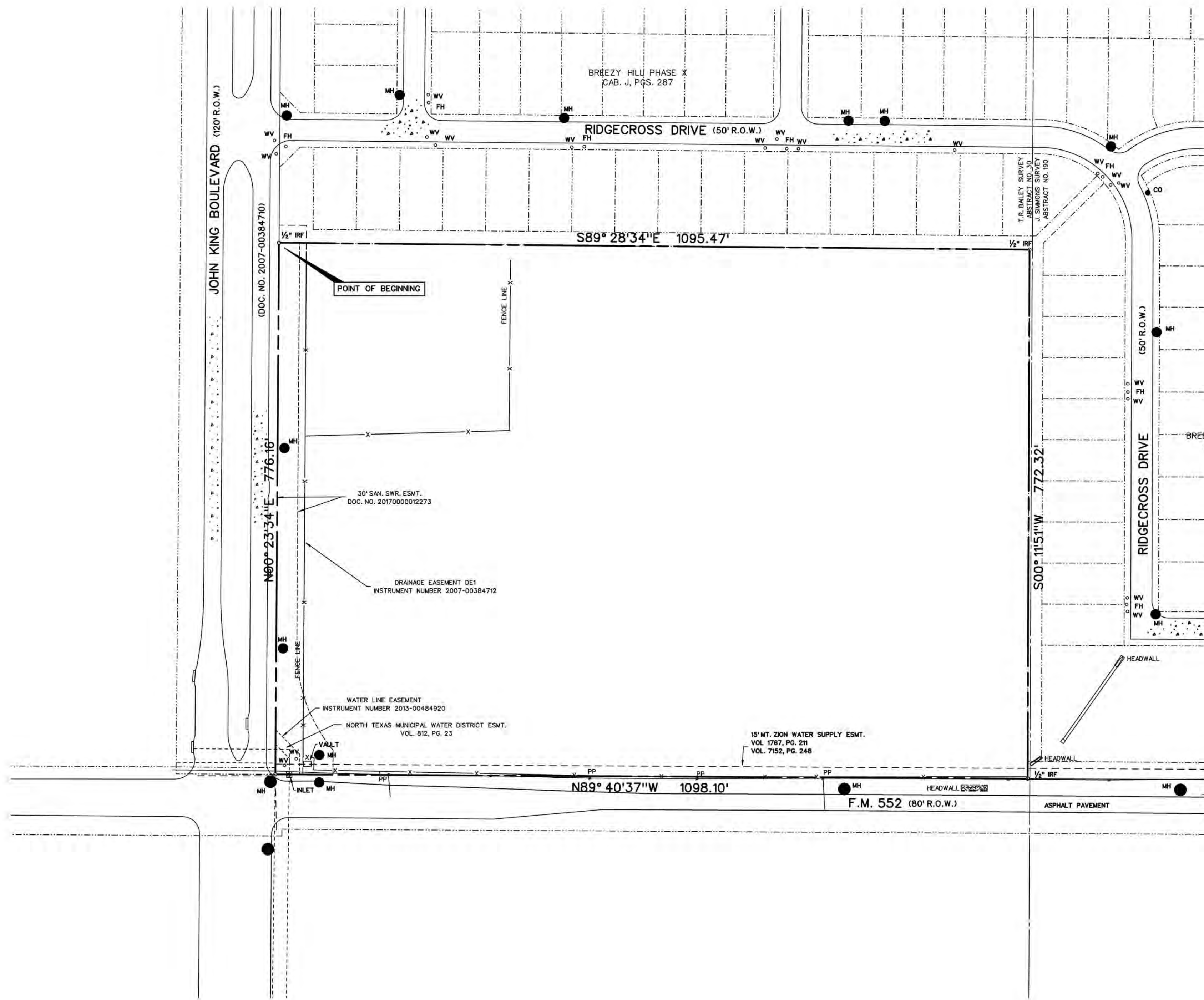
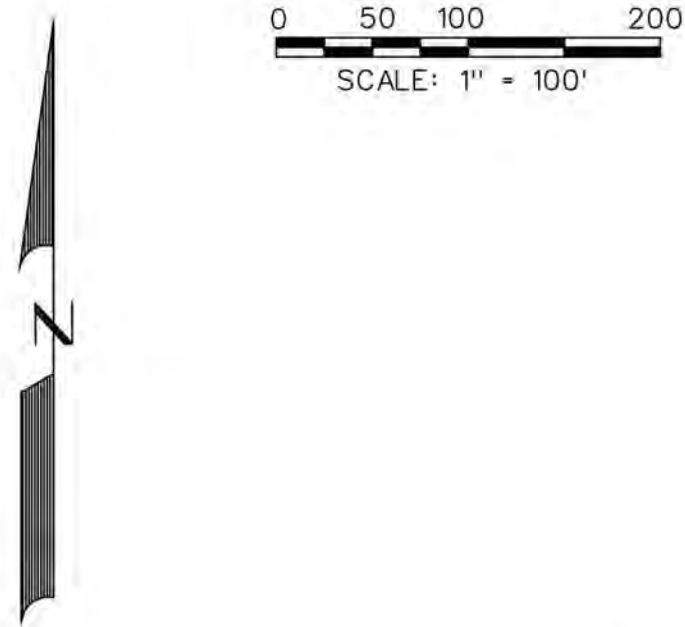
BEGINNING, at a ½ inch iron rod found at the southwest corner of Breezy Hill Phase X, an addition to the City of Rockwall, as described in Cab. J, Pg. 287 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-00384710 in said Deed Records:

THENCE, South 89° 28'34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a ½ inch iron rod found:

THENCE, South 00° 11'51" West, along the east line of said Breezy Hill Phase IX, for a distance of 772.32 feet, to a ½ inch iron rod found at the southwest corner of said Breezy Hill Phase IX, being in the north line of F.M. 552 (80' R.O.W.) and being in the south line of said 405.184 acre tract:

THENCE, North 89° 40'37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a ½ inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00° 23'34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT of BEGINNING and containing 19.494 acres of land.



- NOTES:
- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
 - BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 - IRF - IRON ROD FOUND
CM - CONTROLLING MONUMENT
PP - POWER POLE
MH - MANHOLE
CO - CLEANOUT
WV - WATER VALVE
X - FENCE LINE
P - POWER LINE
 - COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
 - THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACT:
- TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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THENCE, North 89°40'37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a 1/2 inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

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SURVEYORS CERTIFICATE

I do hereby certify that a survey was made on the ground under my supervision in May 2018, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

BOUNDARY SURVEY
OF
19.494 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2018

SCALE: 1"=100'

EXHIBIT B

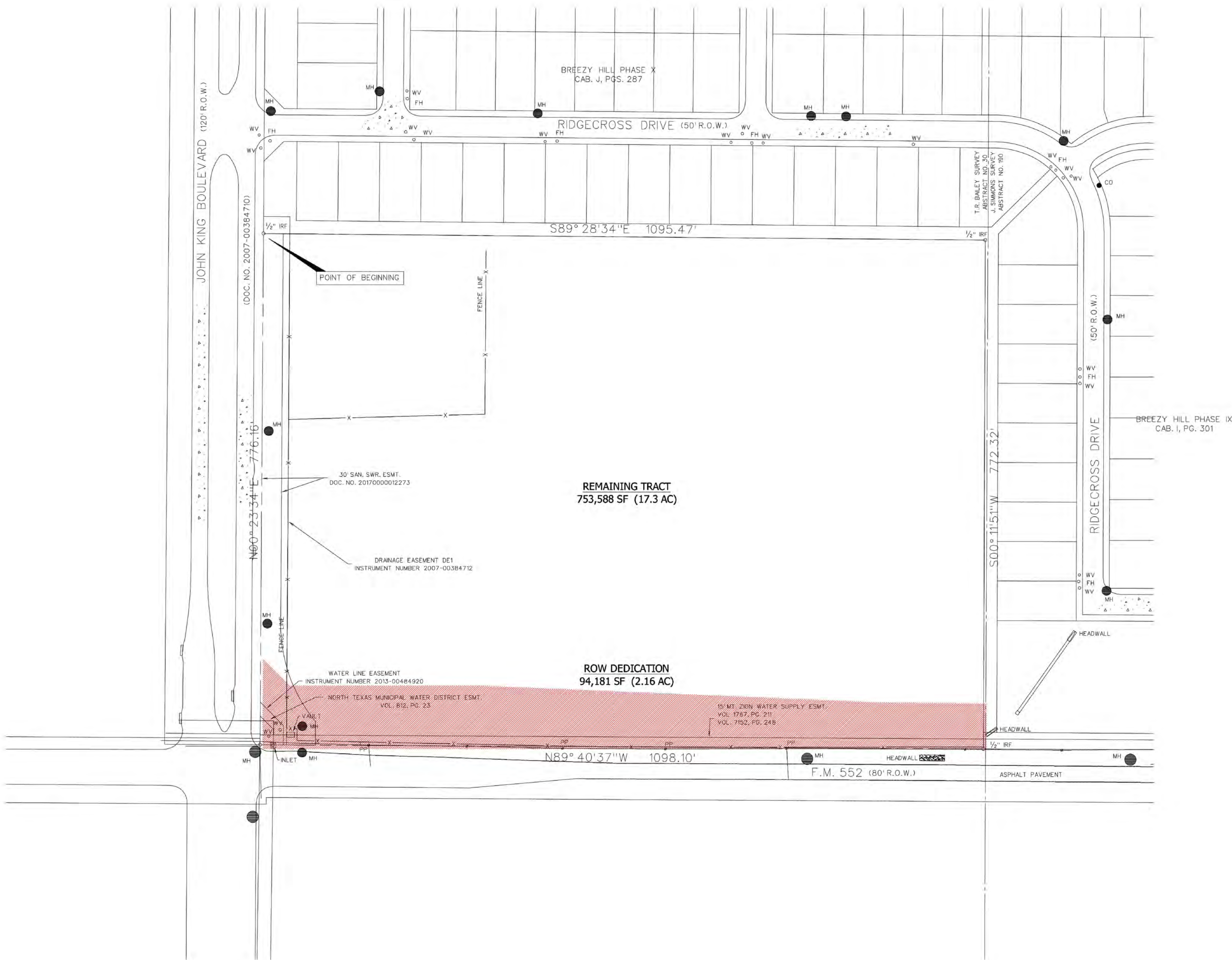
NEC F.M. 552 & JOHN KING BLVD

T.R. BAILEY SURVEY ABSTRACT NO.30

ROCKWALL, TEXAS



0 50 100 200
SCALE: 1" = 100'



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SURVEYORS CERTIFICATE

I do hereby certify that a survey was made on the ground under my supervision in May 2018, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
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BOUNDARY SURVEY
OF
19.494 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2018

SCALE: 1"=100'

EXHIBIT C

NEC F.M. 552 & JOHN KING BLVD

T.R. BAILEY SURVEY ABSTRACT NO.30

ROCKWALL, TEXAS



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT J - DAYCARE CENTER



EXHIBIT J - DAYCARE CENTER



EXHIBIT J - DAYCARE CENTER



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL

CITY OF ROCKWALL

ORDINANCE NO. 17-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [*specifically contained within Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - 1. Open Space Master Plan
 - 2. Master plat
 - 3. PD development plans (*required for retail areas only*)
 - 4. PD site plans
 - 5. Preliminary plats
 - 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

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

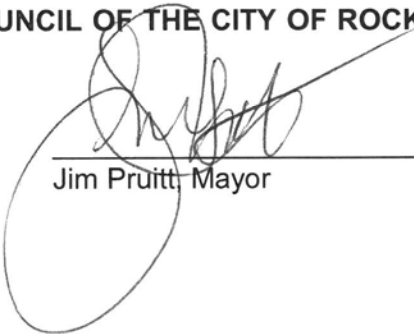
not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

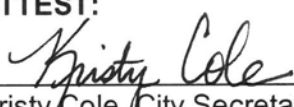
Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF NOVEMBER, 2017.**



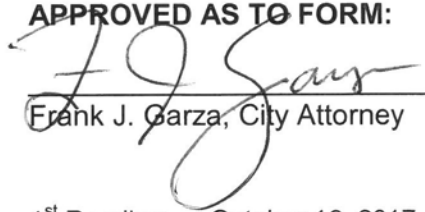
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: October 16, 2017

2nd Reading: November 6, 2017

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794-3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'B':
Concept Plan

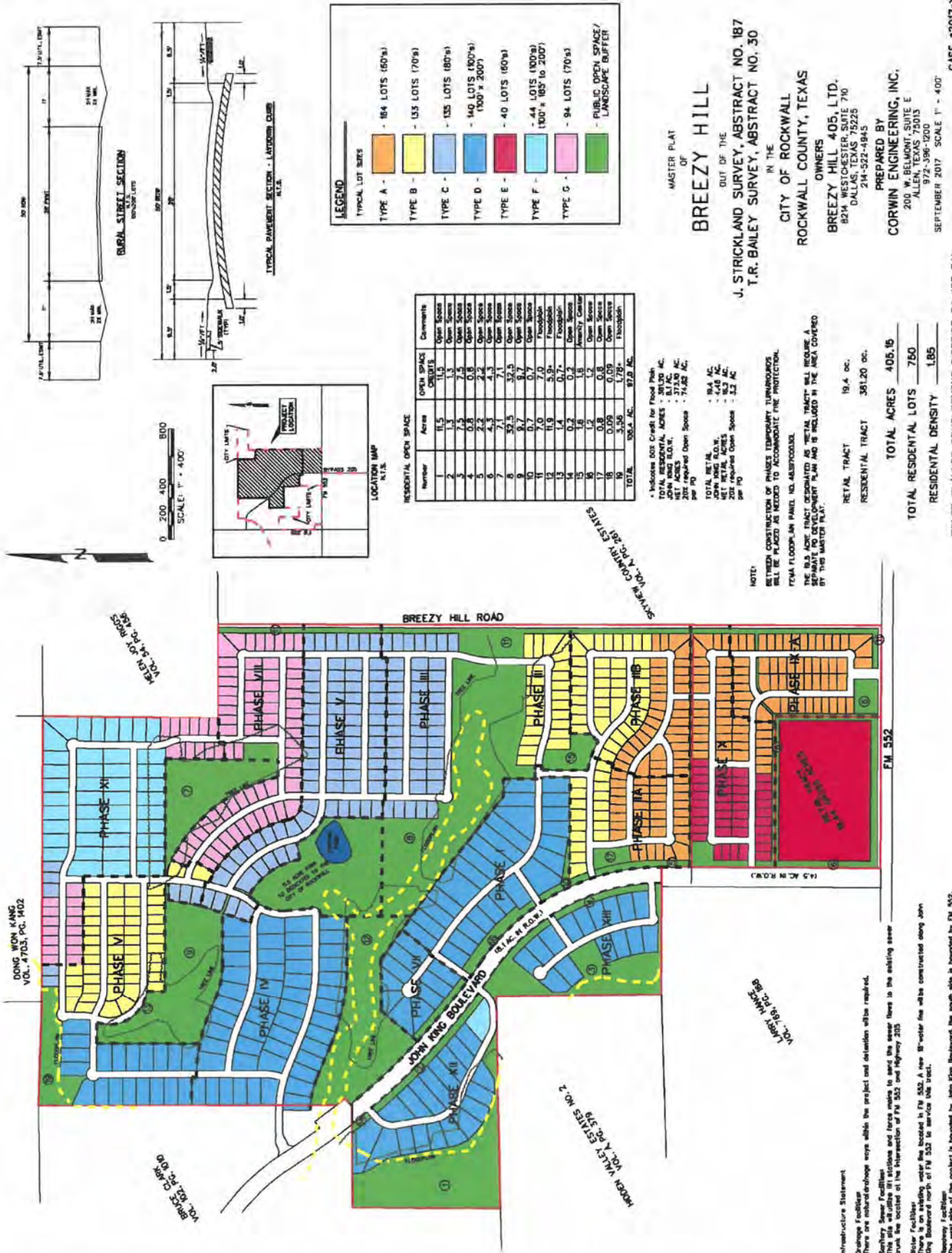


Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance 04-38], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*, of the Unified Development Code [Ordinance No. 04-38], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

- ☒ Animal Hospital, Clinic
- ☒ Convent or Monastery
- ☒ Hotel or Motel
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary of Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (Outside)
- ☒ Gun Club, Skeet or Target Range (indoor)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply/Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service*
- ☒ Service Station*
- ☒ Mining and Extraction (Sand, Gravel, Oil & other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

* Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- ☒ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of Non-Residential Uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and Lot Composition.* No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	164	21.86%
B	70' x 120'	8,400	Front	131	17.46%
C	80' x 125'	10,000	Front	137	18.27%
D	100' x 200'	20,000	Front	140	18.67%
E	60' x 120'	7,200	Front	40	05.34%
F	100' x 180'	18,000	Front	44	05.87%
G	70' x 120'	8,400	Front	94	12.53%
AVERAGE LOT SIZE:		10,000			
MAXIMUM ALLOWED TOTAL UNITS:				750	100%

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single Family 10 (SF-10) District, as set forth in Section 3.4 of Article V, *District Development Standards*, Unified Development Code [Ordinance No. 04-38]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code [Ordinance No. 04-38].

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses.*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F	G
Maximum Building Height	36'	36'	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 ²	3,000	2,200	3,000	2,400
Minimum Front Yard Building Setback	20' ⁴	20'	20'	40' ³	20' ⁴	40' ³	20'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'	15'	10'
Minimum Side Yard (Interior)	5'	5'	6'	7'	5'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'	15'	15'
Minimum Distance of Driveway (from Property Line)	20'	20'	20'	40'	20'	40'	20'
Minimum Lot Area (Square Feet)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
Minimum Lot Frontage ¹	60'	70'	80'	100'	60'	100'	70'

Notes:

¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

⁴: Front porch may encroach to within 10-feet of the front property line on Lot Types 'A', 'B', 'C' & 'E'.

Exhibit 'C':
PD Development Standards

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Exhibit 'C':
PD Development Standards

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF ¹
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

Exhibit 'C':
PD Development Standards

e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20' (Front porch may encroach to within 10-feet of the front property line) ¹
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation ¹	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

Notes:

¹: No two adjacent lots on the same side of the street may have front entry only garages facing the street.

f. Detached Single Family Lot Type F

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	180'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

Exhibit 'C':
PD Development Standards

g. *Detached Single Family Lot Type G*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	60' x 120'	i., ii.
F	100' x 180'	i., ii., iii.
G	70' x 120'	i., ii.

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding

Exhibit 'C':
PD Development Standards

streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

- ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
 - iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.
5. *Streetscape Landscape*. Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines*. Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares*. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
- a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District)*. The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552)*. A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.

Exhibit 'C':
PD Development Standards

- c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.
- 2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
 - 3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
 - 4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
 - 5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
 - 6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features,

Exhibit 'C':
PD Development Standards

common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.

- c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

Exhibit 'C':
PD Development Standards

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1* (below).



Figure 1: Retention Pond with Hardedge.

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

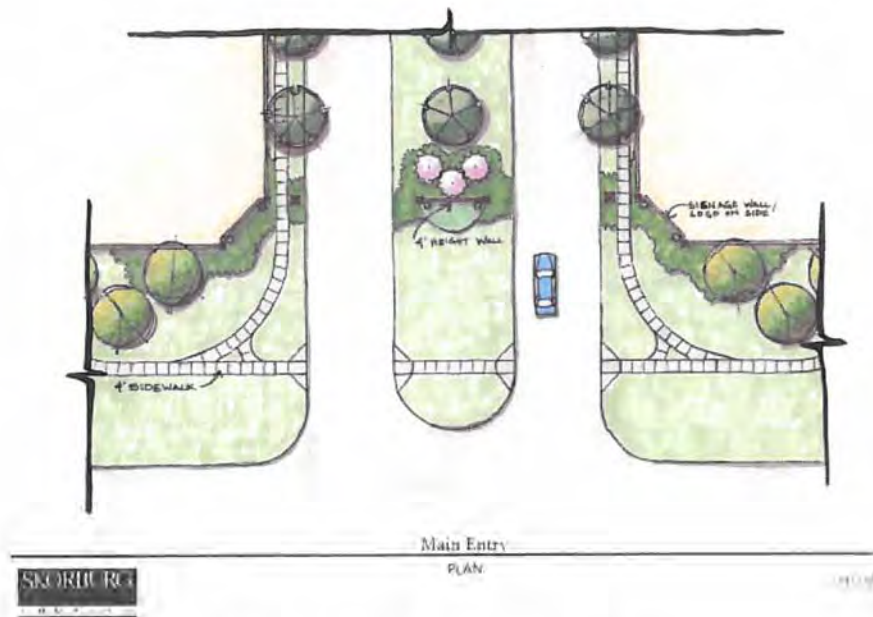


Figure 2: Example of Subdivision Signage Locations

Exhibit 'C':
PD Development Standards

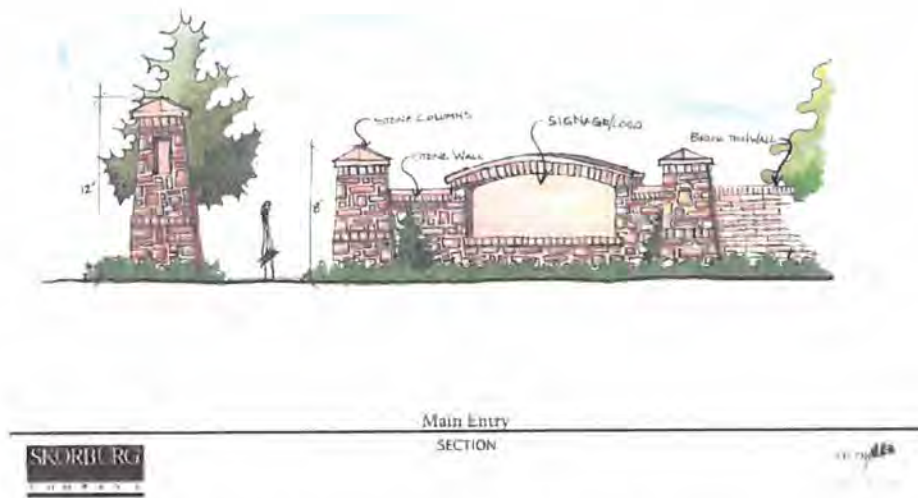


Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*
 - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
 - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
- 4. *Road Improvements.* The Developer shall make the following road improvements.
 - a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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Exhibit 'D':
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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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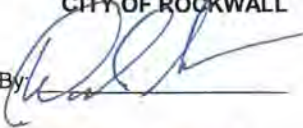
Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL



By: 

Name: DAVID SWEET

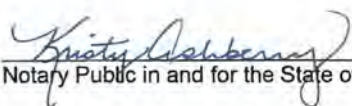
Title: MAYOR

STATE OF TEXAS

COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas

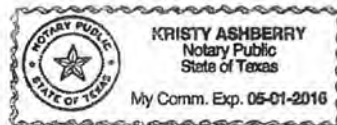
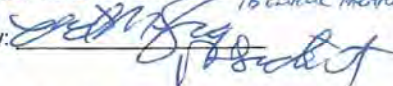


Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{A TEXAS LIMITED PARTNERSHIP}
^{BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION,}
^{15 CENTRAL PARKWAY}

By: 

Name: RICHARD M. SKERBEL

Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKERBEL, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 17-60] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS ON A 405.184-ACRE TRACT LAND SITUATED WITHIN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187; T. R. BAILEY SURVEY, ABSTRACT NO. 30; AND, J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has received a request from Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of an amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 405.184-acre tract of land situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract 190, City of Rockwall, Rockwall County, Texas, which is more fully described in *Exhibit 'A'* 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 74 (PD-74) [Ordinance No. 17-60] 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. 17-60;

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

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development 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 5. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described 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 6. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Concept Plan*, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 7(b) through 7(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code (TLGC).
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Development Plan (*Required for Retail Areas Only*)
 - (4) PD Site Plans
 - (5) Preliminary Plats
 - (6) Final Plats
- (c) A *Master Plat* application covering all of the Subject Property, other than the area designated on the *Planned Development Concept Plan as Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the *Concept Plan as Retail* prior to submittal of a *PD Site Plan* application and/or a *Preliminary Plat* application. No *Master Plat* is required for the area designated on the *Concept Plan as Retail*. A traffic impact analysis for the retail tract shall be submitted with the *Preliminary Plat, PD Development Plan, or PD Site Plan (as determined by the City Engineer)* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the *Retail* tract.
- (e) A *Preliminary Plat* application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a *Site Plan* application for improvements for parkland or trails, may be processed by the City concurrently with a *Preliminary Plat* application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'E'*, attached hereto and incorporated herein by reference as *Exhibit 'E'*, shall be executed by the *Developer* providing for delivery of adequate public facilities and services within the *District*.

SECTION 8. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 9. 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 10. 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. 20-02*], 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 11. 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. 20-02*] 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. 20-02*] (*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 12. 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 4TH DAY OF MARCH, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

EXHIBIT 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN AN ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

EXHIBIT 'A':
Legal Description

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

EXHIBIT 'B':
Concept Plan

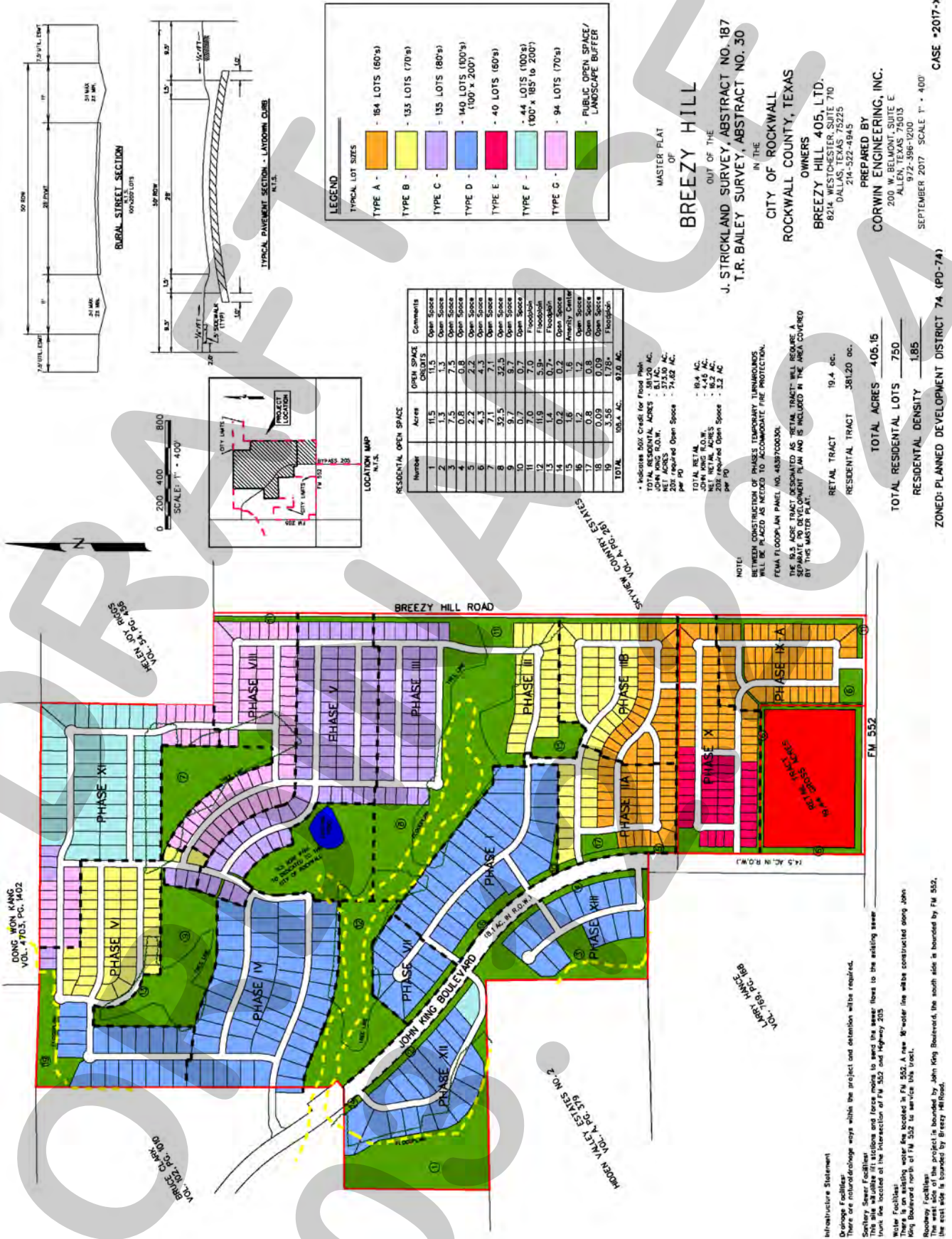


EXHIBIT 'C': **PD Development Plan**

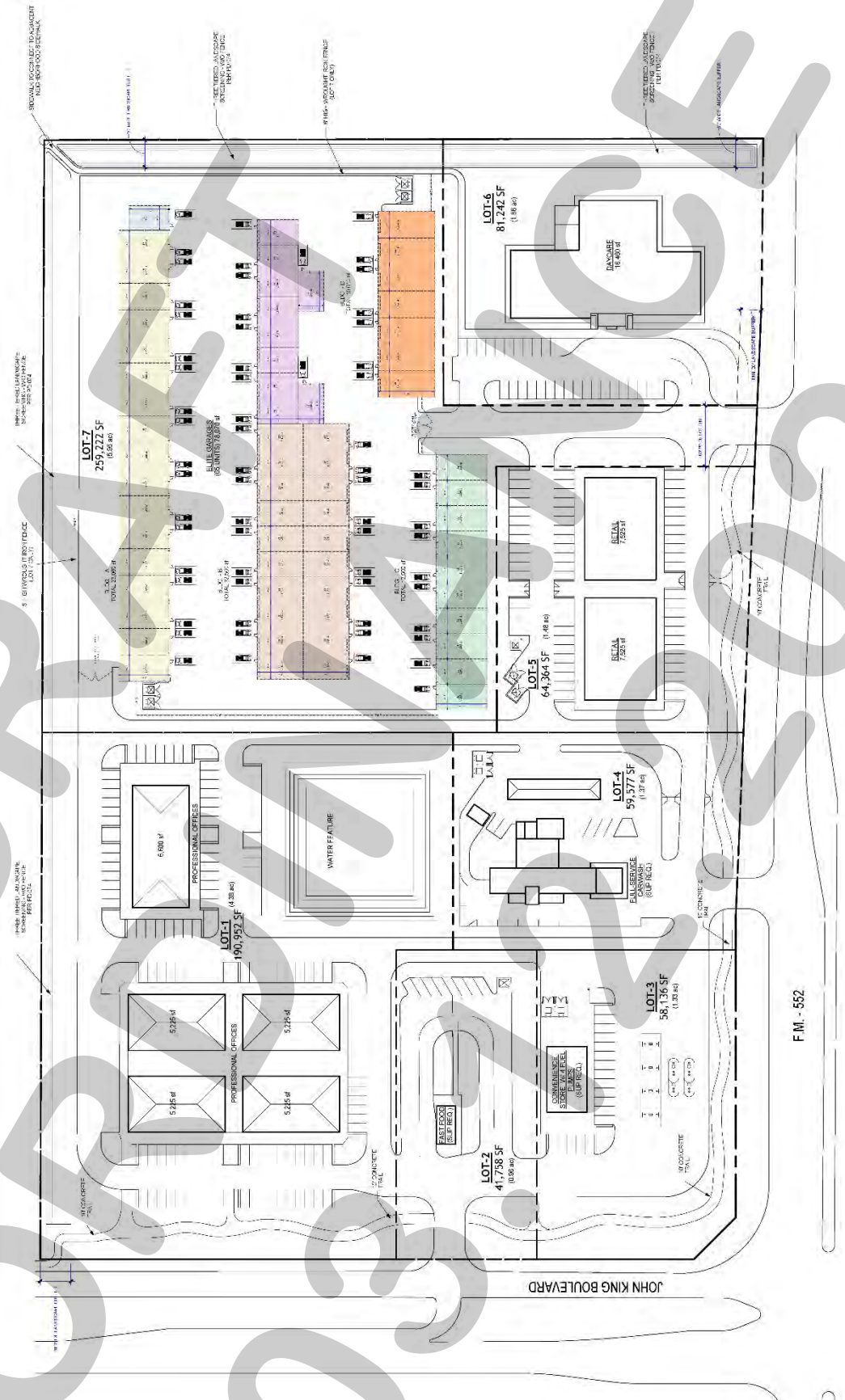


EXHIBIT 'D':
PD Development Standards

(A) GENERAL REQUIREMENTS

(1) Permitted Uses. The following uses are permitted for the *Subject Property*.

- (a) Residential Uses. Land uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as set forth in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance 20-02], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single-Family 10 (SF-10) District regulations.
- (b) Non-Residential Uses. Non-residential land uses shall be allowed only within the area designated as *Retail* on the approved *Concept Plan* for the *District*, and are limited to those land uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District subject to the approval of a *PD Development Plan* and/or *PD Site Plan* in accordance with the Planned Development District regulations contained in of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, the following shall apply:

(1) The following land uses shall be permitted By-Right:

- ☒ Grocery Store ⁽¹⁾
- ☒ Mini-Warehouse ⁽²⁾
- ☒ Warehouse ⁽³⁾

NOTES:

⁽¹⁾: Maximum building area of 130,000 SF.

⁽²⁾: The following *Conditional Land Uses Standards* are required with the establishment of this land use:

- (a) A maximum of 65 units shall be permitted with each unit having a minimum of 960 SF per unit.
- (b) A caretaker's quarters shall be prohibited in conjunction with the *Mini-Warehouse* land use.
- (c) Businesses shall NOT be permitted to operate in the individual units.
- (d) The commercial operation of rental trucks and/or trailers shall be prohibited.
- (e) Outside storage of any kind shall be prohibited.
- (f) Light standards shall be limited to 20-feet; however, all lighting shall be at 0.0 FC at the property lines adjacent to the residential land uses.
- (g) Access to a *Mini-Warehouse* land use shall be private and the land use shall have a six (6) foot wrought iron fence with gates securing all portions of the land use.

⁽³⁾: As an accessory land use to an *Office*.

(2) The following land uses shall be expressly Prohibited:

- ☒ Agricultural Uses
- ☒ Animal Boarding/Kennel without Outside Pens
- ☒ Animal Hospital or Clinic
- ☒ Community Garden
- ☒ Urban Farm
- ☒ Caretakers Quarters/Domestic Security Unit
- ☒ Covenant, Monastery, or Temple
- ☒ Limited Service Hotel
- ☒ Full Service Hotel
- ☒ Residence Hotel
- ☒ Motel
- ☒ Assisted Living Facility
- ☒ Blood Plasma Donor Center

EXHIBIT 'D':
PD Development Standards

- ☒ Cemetery/Mausoleum
- ☒ Church/House of Worship
- ☒ College, University, or Seminary
- ☒ Convalescent Care Facility/Nursing Home
- ☒ Congregate Care Facility/Elder Housing
- ☒ Emergency Ground Ambulance Services
- ☒ Group or Community Home
- ☒ Hospice
- ☒ Hospital
- ☒ Mortuary or Funeral Chapel
- ☒ Local Post Office
- ☒ Public or Private School
- ☒ Temporary Carnival, Circus, or Amusement Ride
- ☒ Indoor Commercial Amusement/Recreation
- ☒ Outdoor Commercial Amusement/Recreation
- ☒ Public or Private Community or Recreation Club as an Accessory Land Use
- ☒ Private Country Club
- ☒ Golf Driving Range
- ☒ Temporary Fundraising Events by Non-Profit
- ☒ Indoor Gun Club with Skeet or Target Range
- ☒ Private Club, Lodge or Fraternal Organization
- ☒ Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- ☒ Theater
- ☒ Astrology, Hypnotist, or Physic
- ☒ Banquet Facility/Event Hall
- ☒ Portable Beverage Service Facility
- ☒ Business School
- ☒ Catering Service
- ☒ Temporary Christmas Tree Sales Lot and/or Similar
- ☒ Food Trucks/Trailers
- ☒ Garden Supply/Plant Nursery
- ☒ Laundromat with Dropoff/Pickup Services
- ☒ Self-Service Laundromat
- ☒ Massage Therapist
- ☒ Private Museum
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Pawn Shop
- ☒ Permanent Cosmetics
- ☒ Temporary Real Estate Sales Office
- ☒ Rental Store without Outside Storage and/or Display
- ☒ Secondhand Dealer
- ☒ Electrical Watch, Clock, Jewelry and/or Similar Repair
- ☒ Locksmith
- ☒ Shoe and Boot Repair and Sales
- ☒ Trade School
- ☒ Minor Automotive Repair Garage
- ☒ Self-Service Car Wash
- ☒ Service Station
- ☒ Temporary Asphalt or Concrete Batch Plant
- ☒ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☒ Commercial Antenna
- ☒ Commercial Freestanding Antenna
- ☒ Helipad
- ☒ Radio Broadcasting
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

EXHIBIT 'D':
PD Development Standards

- (2) **Residential Lot Composition and Density Requirements.** No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

TABLE 1: LOT COMPOSITION

LOT TYPE	LOT SIZE MINIMUM	LOT SF MINIMUM	DRIVEWAY ACCESS	TOTAL UNITS	TOTAL DWELLING UNITS (%)
A	60' x 120'	7,200	FRONT	164	21.86%
B	70' x 120'	8,400	FRONT	131	17.46%
C	80' x 125'	10,000	FRONT	137	18.27%
D	100' x 200'	20,000	FRONT	140	18.67%
E	60' x 120'	7,200	FRONT	40	05.34%
F	100' x 180'	18,000	FRONT	44	05.87%
G	70' x 120'	8,400	FRONT	94	12.53%
AVERAGE LOT SIZE:		10,000			
MAXIMUM ALLOWED TOTAL UNITS:		750	100%		

- (3) **Applicable Development Standards for Residential.** Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single-Family 10 (SF-10) District, as set forth in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code (UDC) [Ordinance No. 20-02].
- (4) **Applicable Development Standards for Retail.** Unless specifically provided by this Planned Development District Ordinance, any development in the area designated as *Retail* on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements stipulated for the General Retail (GR) District and *General Overlay District Standards* as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (5) **PD Development Plan for Retail.** Development of the area designated as *Retail* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall generally conform to the *PD Development Plan* depicted in *Exhibit 'C'* of this ordinance. The intent of the area designated as *Retail* is to be pedestrian-oriented and easily accessible to the adjacent residential subdivision. In addition, the *Retail* area should be designed and constructed to be integrated with the adjacent land uses, not separated from them with screening walls or other physical barriers. This is to be accomplished by creating paths from the adjacent development into the *Retail* area and through the use of landscaping buffers, building design and other urban design elements. This will create compatibility with the adjacent residential subdivision. Should a *PD Site Plan* not meet this intent, the Planning and Zoning Commission -- *upon recommendation from the Director of Planning and Zoning* -- may deny the *PD Site Plan* and require an updated *PD Development Plan* be submitted. If a *PD Development Plan* is required it shall be submitted and approved in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

EXHIBIT 'D':
PD Development Standards

(B) SPECIAL DEVELOPMENT STANDARDS

(1) Dimensional Standards for Residential Uses.

TABLE 2: LOT TYPE MATRIX

LOT TYPES	A	B	C	D	E	F	G
MAXIMUM BUILDING HEIGHT	36'	36'	36'	36'	36'	36'	36'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200	2,400	2,600 ²	3,000	2,200	3,000	2,400
MINIMUM FRONT YARD BUILDING SETBACK	20' ⁴	20'	20'	40' ³	20' ⁴	40' ³	20'
MINIMUM REAR YARD BUILDING SETBACK	10'	10'	15'	15'	10'	15'	10'
MINIMUM SIDE YARD (INTERIOR)	5'	5'	6'	7'	5'	7'	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'	15'	15'	15'	15'	15'	15'
MINIMUM DISTANCE OF DRIVEWAY (FROM PROPERTY LINE)	20'	20'	20'	40'	20'	40'	20'
MINIMUM LOT AREA (SQUARE FEET)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
MINIMUM LOT FRONTAGE ¹	60'	70'	80'	100'	60'	100'	70'

NOTES:

¹: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY TWENTY PERCENT (20%) IN LOT WIDTH MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT BUILDING LINE. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO 10 PERCENT (10%) BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE AS REFERENCED WITHIN TABLE 1.

²: A MAXIMUM OF 20% OF THE LOTS MAY HAVE HOMES NOT LESS THAN 2,500 SQ. FT.

³: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.

⁴: FRONT PORCH MAY ENCROACH TO WITHIN 10-FEET OF THE FRONT PROPERTY LINE ON LOT TYPES 'A', 'B', 'C' & 'E'.

(2) Development Standards for Residential Uses by Lot Product/Type.

(a) Detached Single Family Lot Type A

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	7,200 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	60'
MINIMUM LOT DEPTH	110'
MINIMUM LOT WIDTH (CORNER LOT)	65'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	GARAGES WILL BE ALLOWED TO HAVE THE GARAGE ACCESSED FROM THE STREET USING TRADITIONAL "SWING" OR 'J' DRIVE. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J'

EXHIBIT 'D':
PD Development Standards

	CONFIGURATION ONLY. A MINIMUM OF 33% OF TYPE 'A' LOTS SHALL HAVE 3-CAR GARAGES.
MAXIMUM LOT COVERAGE	65%
(b) <u>Detached Single Family Lot Type B</u>	
DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	8,400 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	70'
MINIMUM LOT DEPTH	120'
MINIMUM LOT WIDTH (CORNER LOT)	75'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,400 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	GARAGES WILL BE ALLOWED TO HAVE THE GARAGE ACCESSED FROM THE STREET USING TRADITIONAL "SWING" OR 'J' DRIVES. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. A MINIMUM OF 33% OF TYPE 'B' LOTS SHALL HAVE 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	65%
(c) <u>Detached Single Family Lot Type C</u>	
DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	80'
MINIMUM LOT DEPTH	125'
MINIMUM LOT WIDTH (CORNER LOT)	85'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,600 SF ¹
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. A MINIMUM OF 80% OF TYPE 'C' LOTS SHALL HAVE 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	65%

NOTES:

¹: A MAXIMUM OF 20% OF THE LOTS MAY HAVE HOMES NOT LESS THAN 2,500 SQ. FT.

EXHIBIT 'D':
PD Development Standards

(d) Detached Single Family Lot Type D

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	100'
MINIMUM LOT DEPTH	175'
MINIMUM LOT WIDTH (CORNER LOT)	100'
MINIMUM SIDE YARD SETBACK	7'
MINIMUM FRONT YARD BUILDING SETBACK	40' ¹
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	3,000 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. 80% OF TYPE D LOTS SHALL HAVE A MINIMUM OF 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	70%

NOTES:

¹: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.

(e) Detached Single Family Lot Type E

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	7,200 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	60'
MINIMUM LOT DEPTH	110'
MINIMUM LOT WIDTH (CORNER LOT)	65'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20' (FRONT PORCH MAY ENCROACH TO WITHIN 10-FEET OF THE FRONT PROPERTY LINE) ¹
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION ¹	UP TO 50% OF GARAGES WILL BE ALLOWED TO BE ACCESSED FROM THE STREET IN A FRONT ENTRY FORMAT (I.E. FACING THE STREET EVEN WITH THE FRONT FAÇADE OF THE PRIMARY STRUCTURE); HOWEVER, A MINIMUM DRIVEWAY LENGTH OF 20-FEET MUST BE PROVIDED. THE REMAINING GARAGES WILL BE IN A "TRADITIONAL SWING" OR 'J-SWING' FORMAT OR HAVE A GARAGE DOOR THAT IS A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
MAXIMUM LOT COVERAGE	65%

NOTES:

¹: NO TWO ADJACENT LOTS ON THE SAME SIDE OF THE STREET MAY HAVE FRONT ENTRY ONLY GARAGES FACING THE STREET.

EXHIBIT 'D':
PD Development Standards

(f) Detached Single Family Lot Type F

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	100'
MINIMUM LOT DEPTH	180'
MINIMUM LOT WIDTH (CORNER LOT)	100'
MINIMUM SIDE YARD SETBACK	7'
MINIMUM FRONT YARD BUILDING SETBACK	40' ¹
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	3,000 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. 80% OF TYPE D LOTS SHALL HAVE A MINIMUM OF 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	70%

NOTES:

¹: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.

(g) Detached Single Family Lot Type G

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	8,400 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	70'
MINIMUM LOT DEPTH	120'
MINIMUM LOT WIDTH (CORNER LOT)	75'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,400 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	UP TO 50% OF GARAGES WILL BE ALLOWED TO BE ACCESSED FROM THE STREET IN A FRONT ENTRY FORMAT (I.E. FACING THE STREET EVEN WITH THE FRONT FAÇADE OF THE PRIMARY STRUCTURE); HOWEVER, A MINIMUM DRIVEWAY LENGTH OF 20-FEET MUST BE PROVIDED. THE REMAINING GARAGES WILL BE IN A "TRADITIONAL SWING" OR 'J-SWING' FORMAT OR HAVE A GARAGE DOOR THAT IS A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
MAXIMUM LOT COVERAGE	65%

EXHIBIT 'D':
PD Development Standards

- (3) **Fencing.** All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (*minimum ½" thickness*) or better (*spruce fencing will not be allowed*). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 SF, lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
- (4) **Anti-Monotony Features.** Lot types shall incorporate the following elevation features.

TABLE 3: ANTI-MONOTONY MATRIX

LOT TYPE	LOT SIZE (APPROX.)	ELEVATION FEATURES
A	60' x 120'	(a), (b), (C)
B	70' x 120'	(a), (b), (C)
C	80' x 125'	(a), (b), (C)
D	100' x 200'	(a), (b), (C)
E	60' x 120'	(a), (b)
F	100' x 180'	(a), (b), (C)
G	70' x 120'	(a), (b)

- (a) Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
- (b) Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
- (c) For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.
- (5) **Streetscape Landscape.** Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
- (a) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
- (b) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
- (c) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

EXHIBIT 'D':
PD Development Standards

- (6) Master Design Guidelines. Additional design guidelines specific to each phase of development that shall apply to all single-family dwelling units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

(C) STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

- (1) Streetscape Standards for Collectors & Non-Fronting Thoroughfares. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
- (a) Buffer-Strip and Sidewalks (John King Boulevard). The landscape buffer along John King Boulevard shall be as described in Article 05, *District Development Standards*, of the Unified Development Code (UDC) and be a minimum width of 50-feet as shown on the Planned Development *Concept Plan* in *Exhibit 'B'* of this ordinance. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the 50-foot landscape buffer.
- (b) Buffer-Strip (FM-552). A minimum of a 20-foot landscape buffer shall be provided along the frontage of FM-552 (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches. In addition, three (3) canopy trees and four accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear eight (8) foot trail shall be constructed within the 20-foot landscape buffer.
- (c) Buffer-Strip (Breezy Hill Subdivision and Retail). The minimum landscape buffer between the proposed *Retail* and the Breezy Hill Subdivision shall be a minimum of 30-feet, and shall incorporate a berm -- *a minimum height of five (5) feet* -- with three (3) tiered landscape screening conforming to the requirements contained in Article 08, *Landscape and Screening*, of the Unified Development Code (UDC) along the entire length of the landscape buffer. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission at the time of *PD Site Plan* for the proposed *Retail* areas.
- (d) Buffer-Strip (Breezy Hill) Residential. A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Road.
- (e) Irrigation. Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
- (f) Fencing. The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
- (g) Curvilinear Walks. Walks are to be a minimum of five (5) feet wide to six (6) feet maximum width (*hike and bike trail*) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six (6) feet in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four (4) feet from back-of-curb.
- (h) Medians. Any proposed median openings shall meet the City standards at the time of *PD Site Plan* approval.

EXHIBIT 'D':
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- (2) Lighting. Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
- (3) Sidewalks. At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
- (4) Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
- (5) Buried Utilities. New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
- (6) Parks and Open Space.
- (a) Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
- (b) Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
- (c) The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies

EXHIBIT 'D':
PD Development Standards

with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

- (d) The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

- (7) **Retention Ponds.** Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1*.

- (8) **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in *Figure 2 & 3*. Final design of entry features to be determined with the Planned Development Site Plan.



FIGURE 1: RETENTION POND WITH HARDEGE.

EXHIBIT 'D':
PD Development Standards



FIGURE 2: EXAMPLE OF SUBDIVISION SIGNAGE LOCATIONS

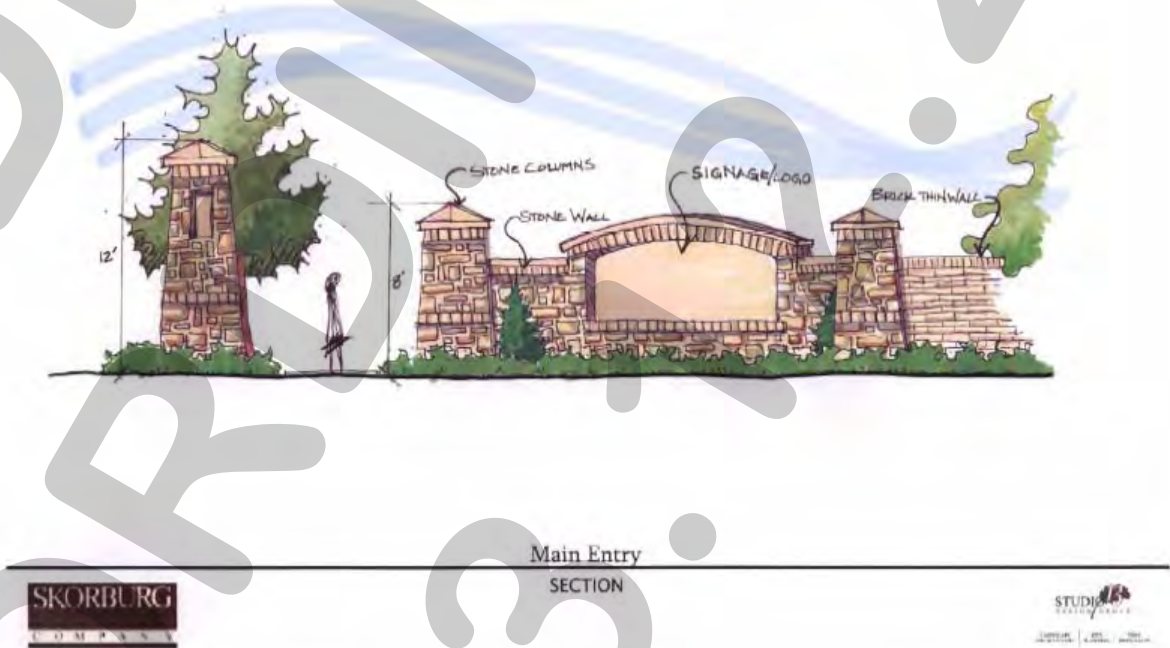


FIGURE 3: EXAMPLE OF SUBDIVISION SIGNAGE DESIGN STANDARD

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- (9) Variances. The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
- (10) Amenity Center. Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
- (11) Trees. All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*
 - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
 - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. Wastewater Services.

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. Water Services

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
- 4. *Road Improvements.* The Developer shall make the following road improvements.
 - a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087
2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

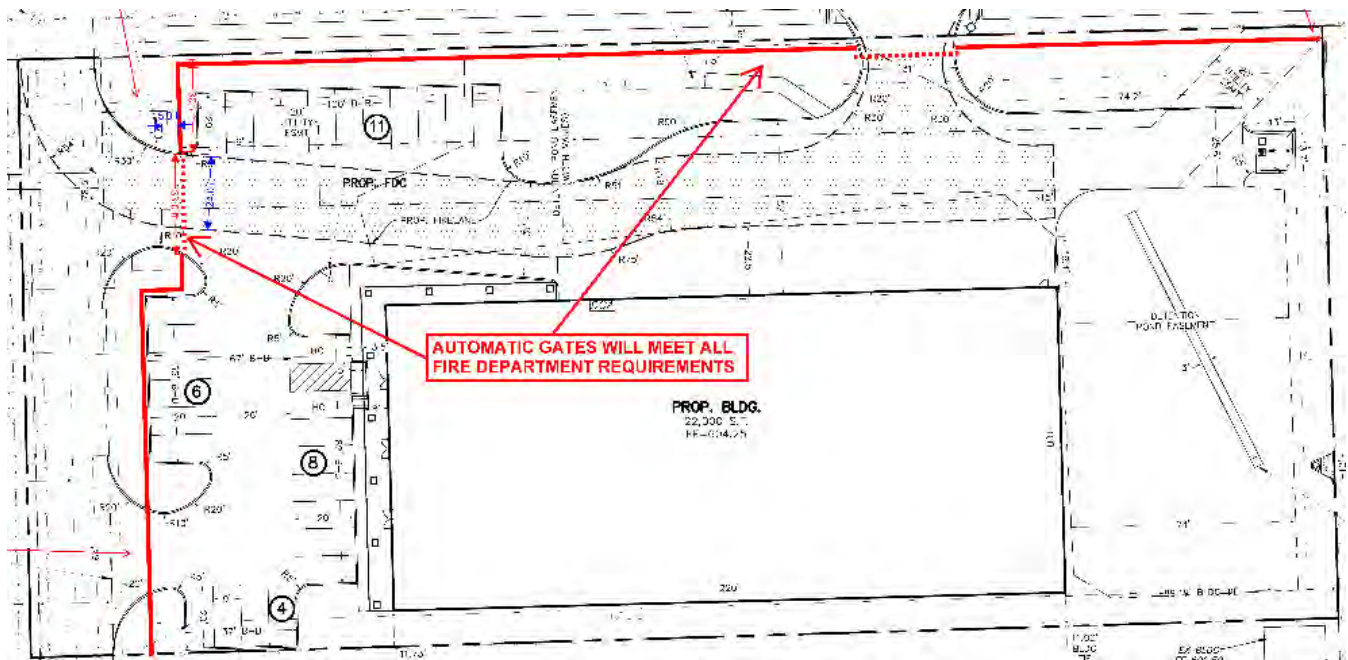
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Angelica Guevara, *Planning Technician*
DATE: March 26, 2024
SUBJECT: MIS2024-004; *Exception for a Front Yard Fence for 3301 Springer Lane*

The applicant, Kris Sharp, is requesting the approval of an *Exception* for a *Front Yard Fence* in conjunction with an existing non-residential building. The subject property is located on a 1.914-acre parcel of land (*i.e.* Lot 5, Block A, *Sharp Addition*), and is addressed as 3301 Springer Lane. On February 28, 2024, the Building Inspections Department emailed the owner, contractor, and general contractor to inform them that all front yard fences require approval of a *Exception* from the Planning and Zoning Commission. The applicant was made aware that they would be issued a citation, as well as, be required to pay a non-compliant fee, in addition to the application fee for beginning work prior to obtaining a building permit. Staff should note that the front yard fence has already been completed and installed. The applicant's fence exhibit indicates that the front yard fence was: [1] constructed using wrought-iron, [2] is 72-inches in height, and [3] is more than 50.00% transparent. The applicant has also indicated that the proposed fence will incorporate two (2) automatic slide gates.

FIGURE 1: RED LINE INDICATES LOCATION OF THE FENCE AND GATES



According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.04(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, “(n)o fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing non-residential fences. This criterion is as follows:

- (a) *Location*. Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.
- (b) *Wrought Iron or Decorative Metal Fences*. Wrought iron or decorative metal fences shall not exceed eight (8) feet in height.

- (c) *Vinyl Coated Chain-Link*. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [1] is situated a minimum of ten (10) feet off of the front property line, and [2] three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is established in front of the proposed front yard fence along the entire length of the front property line.
- (d) *Opaque Fences*. Opaque fences are prohibited in the front yard of non-residential properties. In this case, the applicant meets all the requirements for an *Exception* for a front yard fence.

Staff should note that the front yard fence requirements were written with the intent of restricting front yard fences that completely or partially enclose or impair visibility of the primary structure, and that the applicant's fence does not appear to be intended to enclose or impair visibility of the primary structure. Based on this, the proposed front yard fence does not appear to have a negative impact on any other adjacent property. With this being said, this request is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on March 26, 2024.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: MIS2024-004
PROJECT NAME: Exception for a Front Yard Fence for 3301 Springer Rd
SITE ADDRESS/LOCATIONS: 3301 SPRINGER RD, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing non-residential building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments
03/21/2024: 1. Gate must be far enough from edge of roadway that the largest expected vehicle is not within the roadway while opening the gate. 2. Fencing may not cross easement. 3. Gate must be far enough from edge of roadway that the largest expected vehicle is not within the roadway while opening the gate			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Needs Review
03/21/2024: CONCERNED WITH THE GATE AT THE NORTHWEST CORNER OF THE PROPERTY. GATE LENGTH LOOKS TO BE LONGER THAN THE AREA ALLOWED FOR IT TO BE OPEN AND NOT ENCROACH THE FIRE LANE!			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved w/ Comments
03/18/2024: A separate permit is required from the fire department for the gate opening system.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

03/20/2024: MIS2024-004; Exception for a Front Yard Fence at 3301 Springer Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing non-residential building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Lane.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

I.3 Subsection 08.04 (A), Non-Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states:

Fence Standards for Properties in a Commercial District. Non-required fences in the Neighborhood Services (NS), General Retail (GR), and Commercial (C) Districts, shall be constructed of the materials outlined in Subsection 8.02(B); however, wood and vinyl coated chain-link fences shall be prohibited.

I.4 Subsection 08.04 (D)(2), Non-Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states:

Fences in the Front Yard. No fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (as depicted in Figure 15). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

(a) Location. Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.

(b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences (e.g. as depicted in Figure 15) shall not exceed eight (8) feet in height.

(c) Vinyl Coated Chain-Link. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [1] is situated a minimum of ten (10) feet off of the front property line, and [2] three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) is established in front of the proposed front yard fence along the entire length of the front property line.

(d) Opaque Fences. Opaque fences are prohibited in the front yard of non-residential properties.

I.5 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.6 In this case, the applicant has installed a six (6) foot, wrought-iron fence that is more than 50.00% transparent. In addition, the applicant has also added two (2), automatic slide gates on the subject property.

I.7 Please note the scheduled meeting for this case:

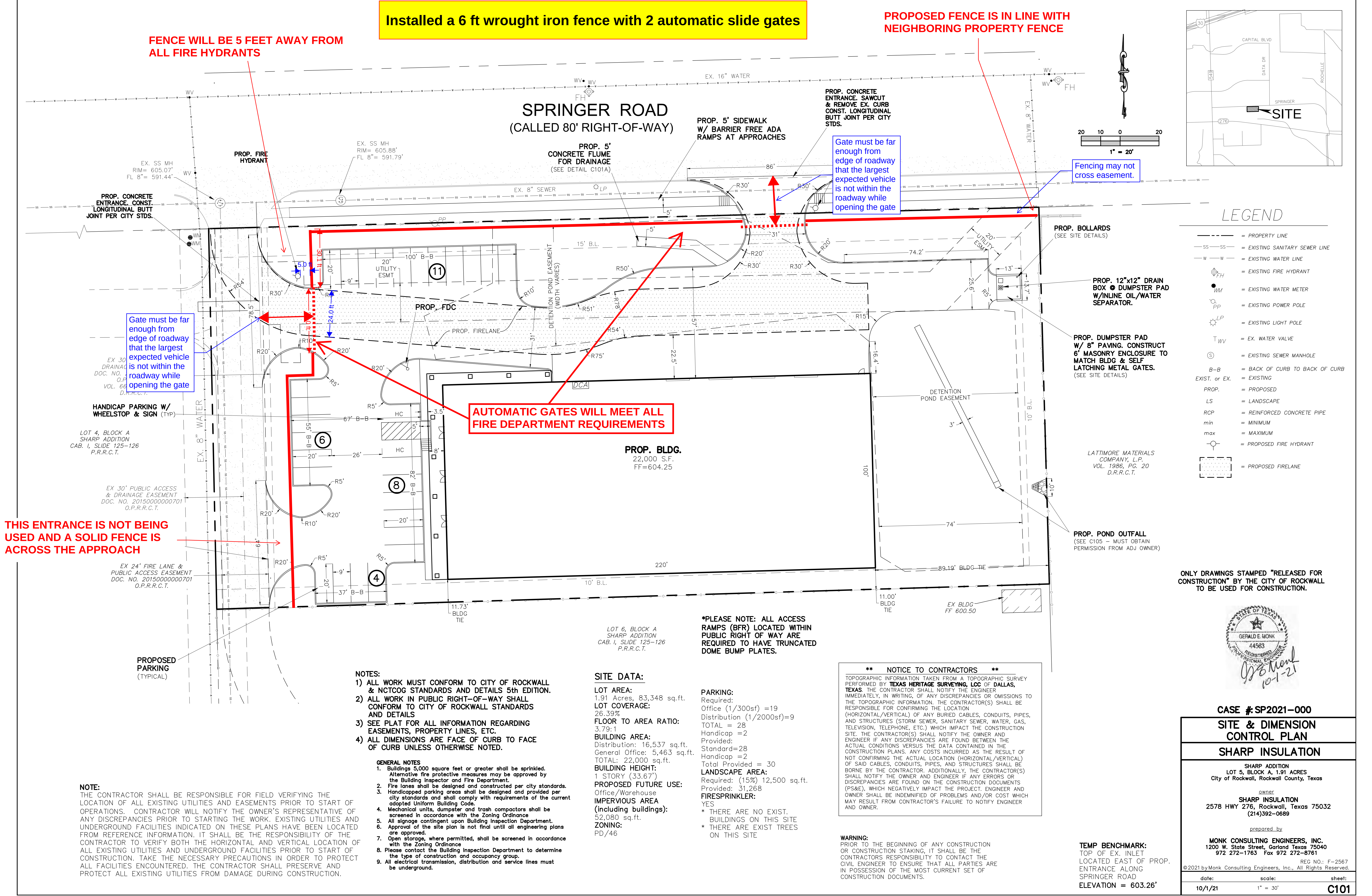
1) Planning & Zoning meeting will be held on March 26, 2024 at 6pm in the council chambers at City Hall at 6:00 PM.

I.8 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

Installed a 6 ft wrought iron fence with 2 automatic slide gates

FENCE WILL BE 5 FEET AWAY FROM ALL FIRE HYDRANTS

PROPOSED FENCE IS IN LINE WITH NEIGHBORING PROPERTY FENCE



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2021-000

SITE & DIMENSION CONTROL PLAN

SHARP INSULATION

SHARP ADDITION
LOT 5, BLOCK A, 1.91 ACRES
City of Rockwall, Rockwall County, Texas

OWNER
SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75032
(214)392-0689

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG NO.: F-2567
©2021 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 10/1/21 scale: 1" = 30' sheet: C101

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

SITE DATA:

LOT AREA:
1.91 Acres, 83,348 sq.ft.
LOT COVERAGE:
26.39%
FLOOR TO AREA RATIO:
3.79:1
BUILDING AREA:
Distribution: 16,537 sq.ft.
General Office: 5,463 sq.ft.
TOTAL: 22,000 sq.ft.
BUILDING HEIGHT:
1 STORY (33.67')
PROPOSED FUTURE USE:
Office/Warehouse
IMPERVIOUS AREA
(including buildings):
52,080 sq.ft.
ZONING:
PD/46

*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.

** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY TEXAS HERITAGE SURVEYING, LCC OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

TEMP BENCHMARK:
TOP OF EX. INLET
LOCATED EAST OF PROP.
ENTRANCE ALONG
SPRINGER ROAD
ELEVATION = 603.26'



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

3301 Springer Ln Rockwall 75032

SUBDIVISION

Sharp

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

☐ APPLICANT

CONTACT PERSON

5 Sharp Real Estate
Kris Sharp

CONTACT PERSON

ADDRESS

3021 Ridge Rd #160

ADDRESS

CITY, STATE & ZIP

Rockwall TX, 75032

CITY, STATE & ZIP

PHONE

214 392 0689

PHONE

E-MAIL

Kris.Sharp@5SharpRealEstate.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

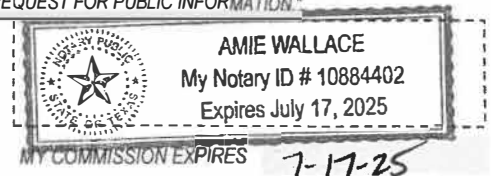
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF FEB 20 24. BY SIGNING THIS APPLICATION, 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 29 DAY OF FEBRUARY 20 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



0 50 100 200 300 400 Feet

MIS2024-004: Exception for a Front Yard Fence
3301 Springer Road

LI

SPRINGER RD

PD-46

Case Location Map = 

SFE-1.5

276



City of Rockwall

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

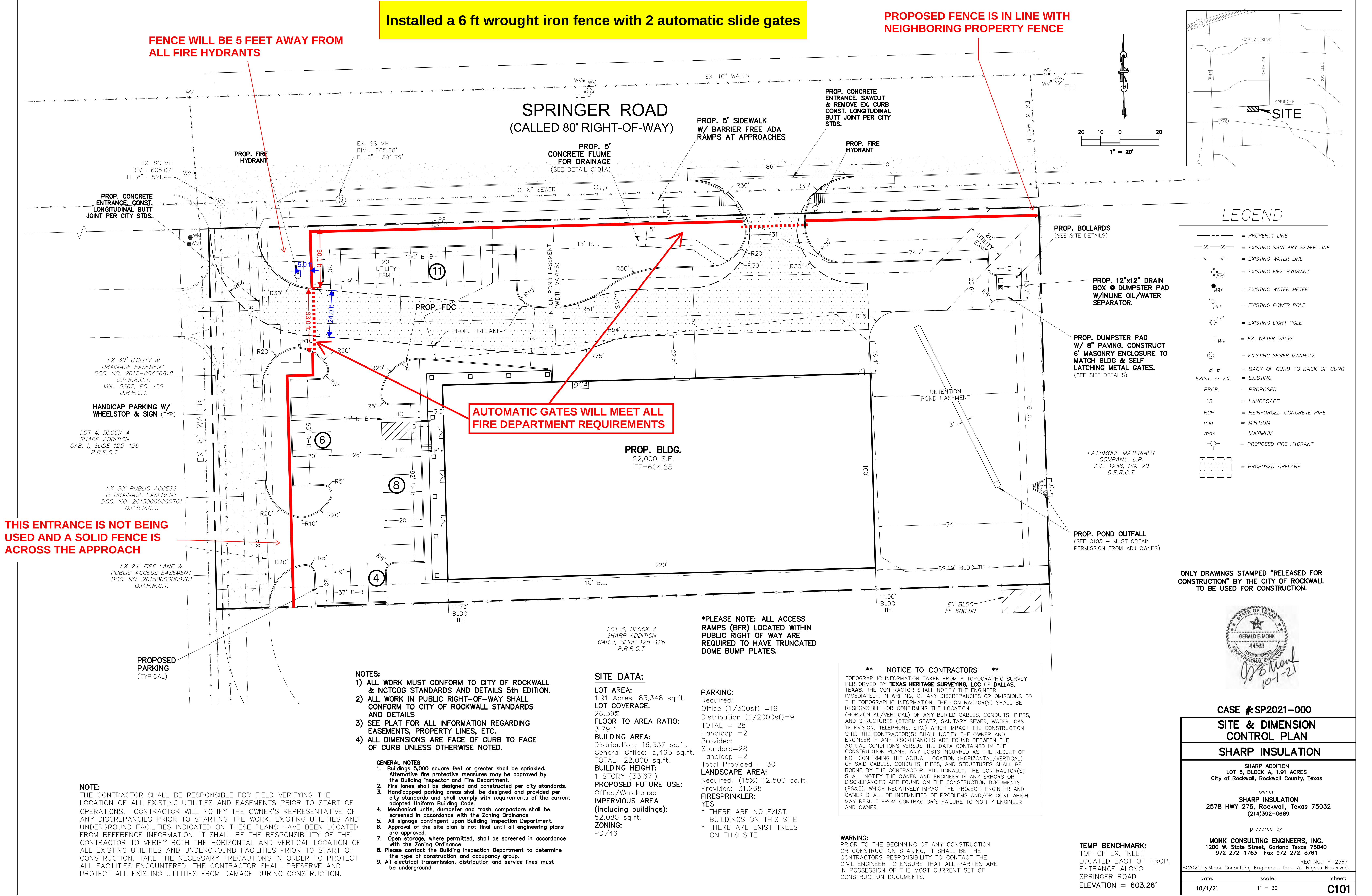
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Installed a 6 ft wrought iron fence with 2 automatic slide gates

FENCE WILL BE 5 FEET AWAY FROM ALL FIRE HYDRANTS

PROPOSED FENCE IS IN LINE WITH NEIGHBORING PROPERTY FENCE



THIS ENTRANCE IS NOT BEING USED AND A SOLID FENCE IS ACROSS THE APPROACH

AUTOMATIC GATES WILL MEET ALL FIRE DEPARTMENT REQUIREMENTS

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
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 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
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 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
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SITE DATA:

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1.91 Acres, 83,348 sq.ft.

LOT COVERAGE:
26.39%

FLOOR TO AREA RATIO:
3.79:1

BUILDING AREA:
Distribution: 16,537 sq.ft.
General Office: 5,463 sq.ft.
TOTAL: 22,000 sq.ft.

BUILDING HEIGHT:
1 STORY (33.67')

PROPOSED FUTURE USE:
Office/Warehouse

IMPERVIOUS AREA
(including buildings):
52,080 sq.ft.

ZONING:
PD/46

*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.

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TEMP BENCHMARK:

TOP OF EX. INLET LOCATED EAST OF PROP. ENTRANCE ALONG SPRINGER ROAD
ELEVATION = 603.26'

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2021-000

SITE & DIMENSION CONTROL PLAN

SHARP INSULATION

SHARP ADDITION
LOT 6, BLOCK A, 1.91 ACRES
City of Rockwall, Rockwall County, Texas

OWNER
SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75032
(214)392-0689

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG NO.: F-2567
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date: 10/1/21 scale: 1" = 30' sheet: **C101**



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: Angelica Guevara, *Planning Technician*

DATE: March 26, 2024

SUBJECT: MIS2024-005; *Exception for a Front Yard Fence for 3185 Ridge Road*

The applicant, Evan Stokes, is requesting the approval of an exception for a front yard fence. The subject property is located on a 0.7976-acre parcel of land (i.e. Lot 4, Block B, Highland Acres Addition) and is addressed as 3185 Ridge Road. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using black steel, [2] be 48-inches in height, and [3] be oriented in a horizontal configuration (see Figure 3 below). In addition, the applicant is also proposing to add a double swing gate as part of the request (see Figures 1 & 2).

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission..." This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed four (4) feet (or 48-inches) in height, and (c) opaque fences should be prohibited. In this case, the fence is within the height requirement and is not opaque; however, the fence does not appear to be 50.00% transparent.

When reviewing this case, staff should point out that there are other existing front yard fences along Ridge Road that are in a close proximity to the subject property. In addition, the property directly north of the subject property has a six (6) foot, non-transparent side yard fence that extends into the required front yard along Ridge Road. This fence was constructed under an older version of the Unified Development Code (UDC) and would not be considered to be conforming under the current code. Staff should also note that the proposed fence does not appear to be intended to enclose or impair visibility of the primary structure. Based on this, the proposed fence does not appear to have a negative impact on the adjacent properties. With this being said, any requests requiring an exception for a front yard fence is discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on March 26, 2024.

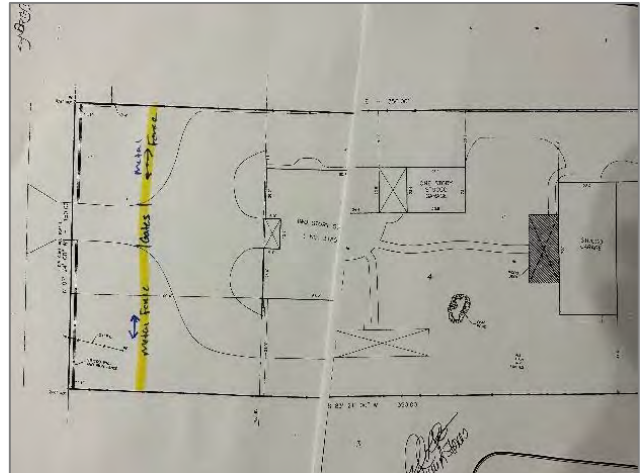


FIGURE 1: PROPOSED FENCE LOCATION

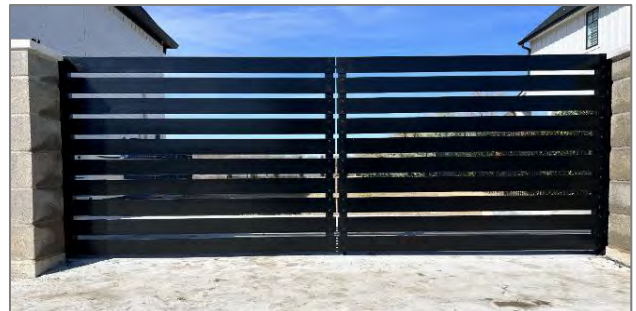


FIGURE 2: EXAMPLE OF PROPOSED SWING GATES



FIGURE 3: EXAMPLE OF PROPOSED FENCE

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: MIS2024-005
PROJECT NAME: Exception for a Front Yard Fence for 3185 Ridge Road
SITE ADDRESS/LOCATIONS: 3185 RIDGE RD, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Evan Stokes on behalf of Richard Stokes for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing single-family home on a 0.7976-acre parcel of land identified as Lot 4, Block B, Highland Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the Scenic Overlay (SOV) District, addressed as 3185 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved
03/21/2024: TO MEET THE FRONT YARD FENCE STANDARDS OF THE UDC			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/20/2024	Approved w/ Comments

03/20/2024: MIS2024-005; Exception for a Front Yard Fence at 3185 Ridge Road

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

I.1 This is a request approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing single-family home on a 0.7976-acre parcel of land identified as Lot 4, Block B, Highland Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the Scenic Overlay (SOV) District, addressed as 3185 Ridge Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

I.3 Subsection 08.03 (D)(2), Fences in the Front Yard, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states:

Fences in the Front Yard. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Wood Fences. Wood fences that are 50% transparent shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
- (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.5 In this case, the applicant is proposing a four (4) foot, black, horizontal steel fence. In addition, the applicant is also proposing to add double swing gates on the subject property.

I.6 Please note the scheduled meeting for this case:

- 1) Planning & Zoning meeting will be held on March 26, 2024 at 6pm in the council chambers at City Hall.

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

3185 Ridge Rd

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

Richard L. Stokes

☐ APPLICANT

EVAN STOKES

CONTACT PERSON

CONTACT PERSON

ADDRESS

3185 Ridge Rd

ADDRESS

3185 Ridge Rd

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Rockwall TX 75082

PHONE

214-621-6069

PHONE

972-834-8004

E-MAIL

rich@stokesoutservices.com

E-MAIL

EVAN@stokesoutconstruction.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Lee Stokes [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

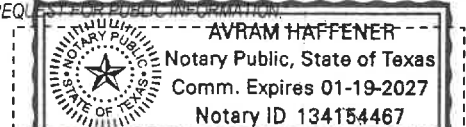
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 20,000 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MARCH 2024. BY SIGNING THIS APPLICATION, 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 14th DAY OF MARCH 2024.

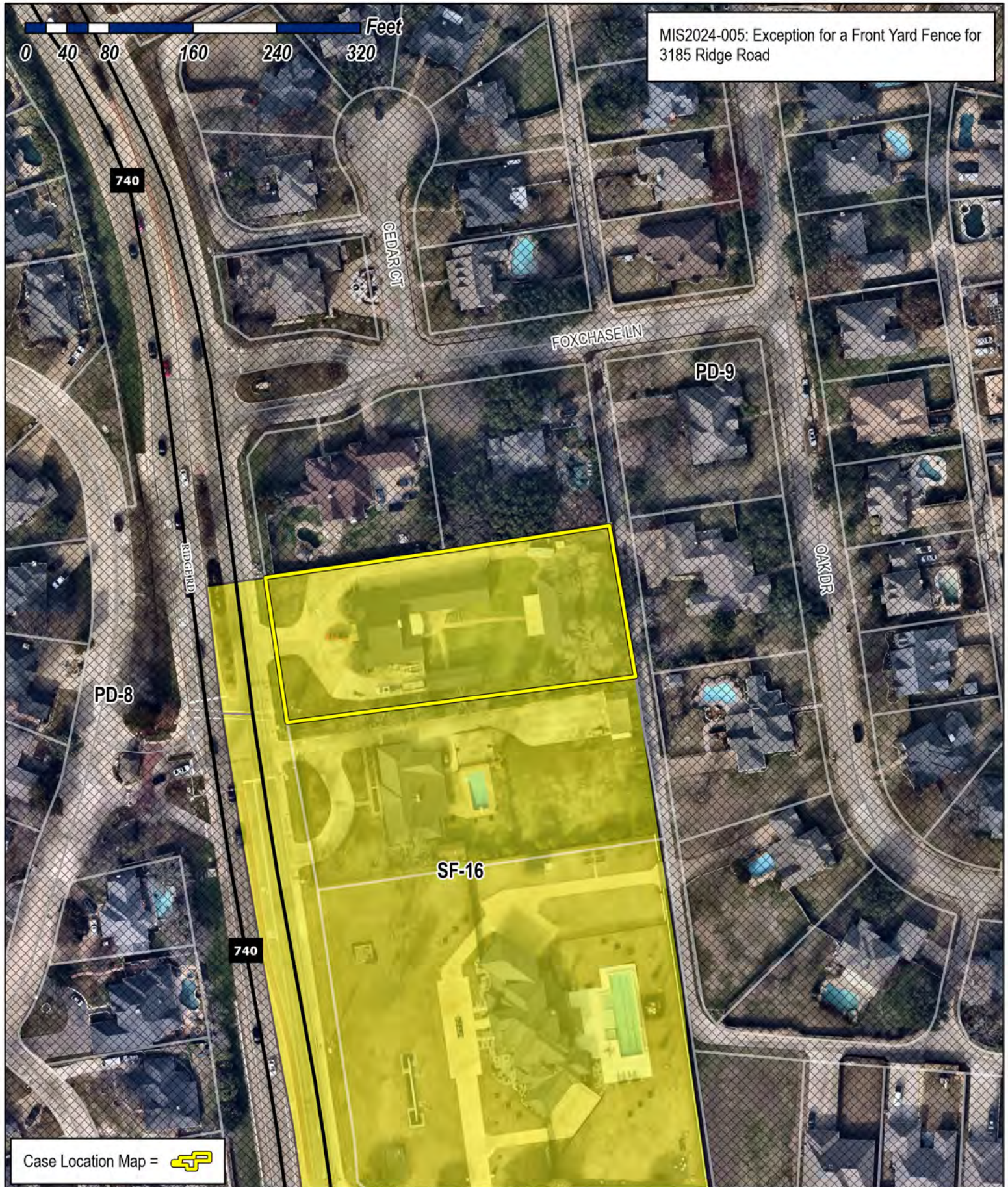
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 01-19-2027

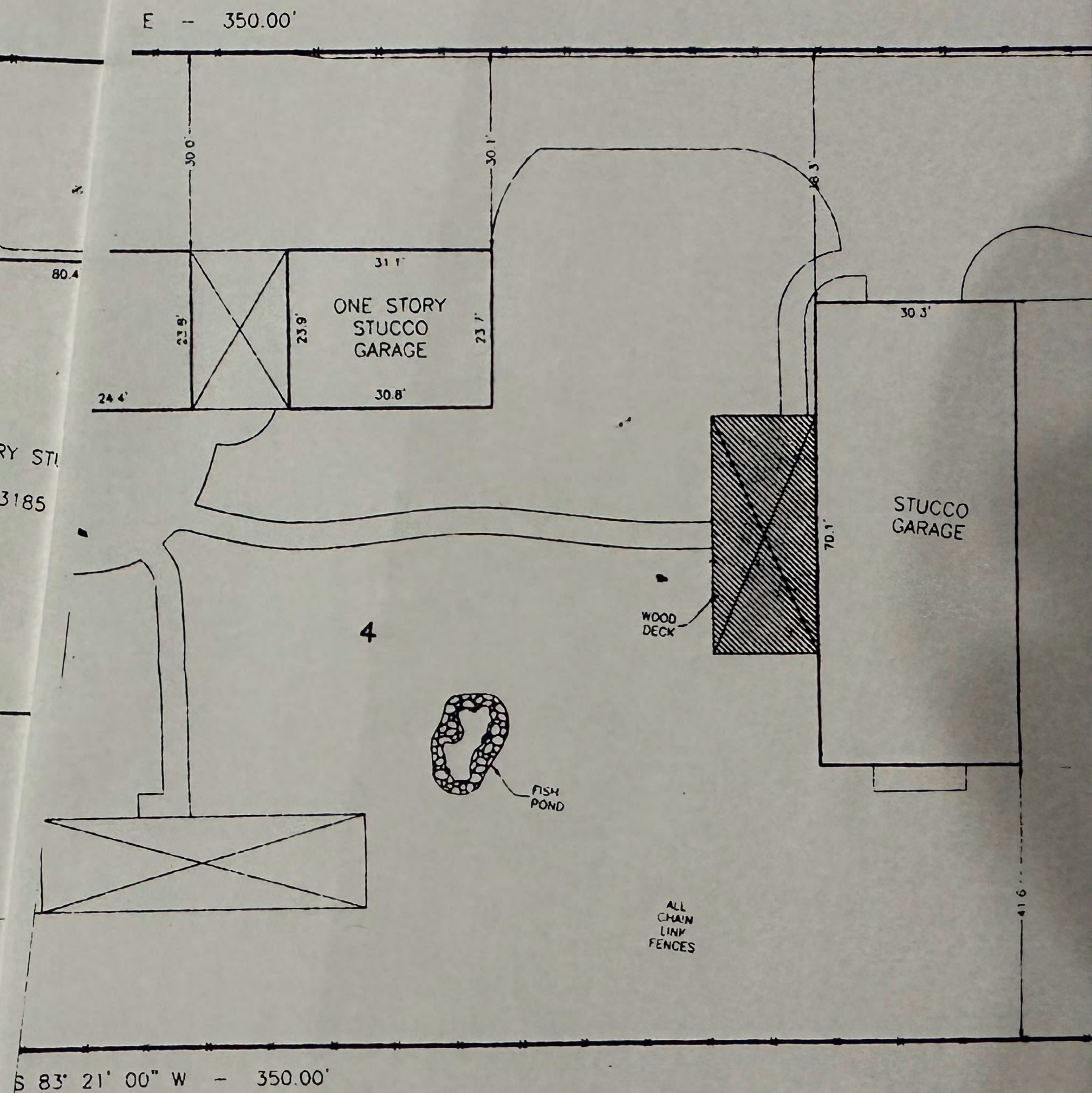
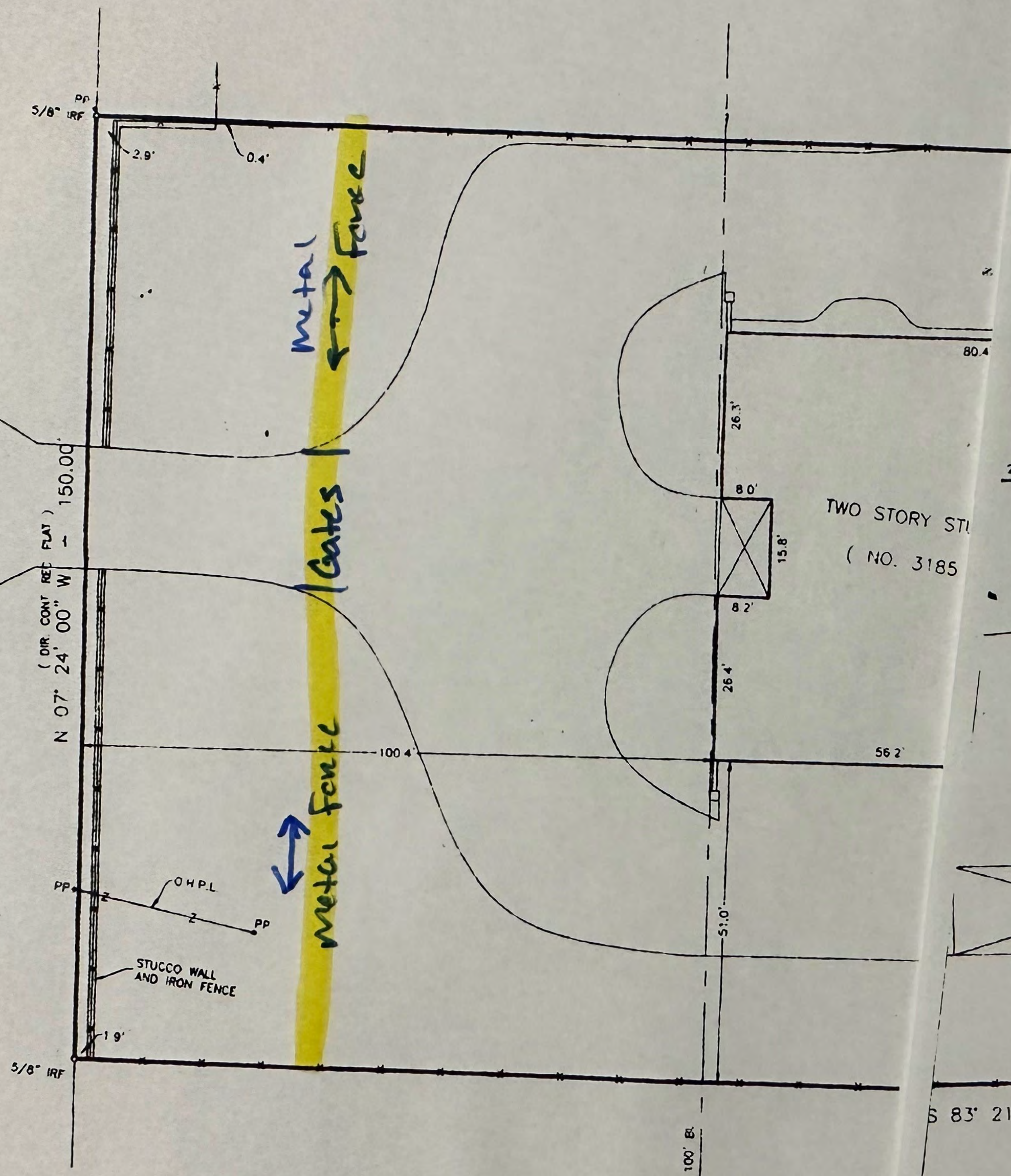


City of Rockwall

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

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: March 26, 2024

APPLICANT: Chris Beardon; *Wades Landing, LLC*

CASE NUMBER: SP2024-017; *Amended Site Plan for Wade's Landing at 308 Fannin Street*

The applicant -- *Chris Beardon* -- is in the process of remodeling the non-residential building located at 308 Fannin Street, which is zoned Downtown (DT) District and was formerly the Londoner restaurant. On March 21, 2024, the Historic Preservations Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) to allow the applicant to construct an arbor and a patio cover. Following this approval, the applicant is requesting approval of an Amended Site Plan for the same improvements. As part of the applicant's request they submitted building elevations, a building perspective, a landscape plan, and a photometric plan.

The landscape plan indicates that no trees will be removed, it appears to utilize smartscaping elements such as drought tolerant plants, and it meets the requirements of the Unified Development Code (UDC). According to Subsection 04.07(E)(2)(c), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit." In addition, the lighting footcandles cannot exceed 20 FC anywhere on the property, or exceed 0.2 FC at any property line (*Subsection 03.04, Lighting of Parking and Loading Areas, Article 06, Parking and Loading, UDC*). In this case, the applicant meets all of the applicable lighting requirements on the photometric plan. According to Subsection 04.07(D)(2)(c)(4), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(u)npainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval." In this case, the applicant is proposing standing seam metal panels that extend down from the roof as an architectural element. Given this, the applicant is requesting approval of a minor waiver from the Planning and Zoning Commission. According to Subsection 04.07(C)(2), *Waivers to Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council."

All that being said, approval of minor waivers are discretionary decisions for the Planning and Zoning Commission. Staff should note, the approval of the Certificate of Appropriateness (COA) by the Historic Preservation Advisory Board (HPAB) serves as a recommendation of approval to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the March 26, 2024 Planning and Zoning Commission meeting.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-017
PROJECT NAME: Amended Site Plan for 308 N. Fannin Street
SITE ADDRESS/LOCATIONS: 308 N FANNIN ST, ROCKWALL, 75087

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Approved w/ Comments

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an existing Restaurant on a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin 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.

M.3 For reference, include the case number (SP2024-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, 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)

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 Photometric Plan:

- (1) The light levels cannot exceed 20 FC. (Subsection 03.03. G, of Article 07)
- (2) The light levels at the property line cannot exceed 0.2 FC. In this case, the southeast property line exceeds this amount. In addition, please include the north property line on the photometric. Given that lighting is changing on the north side of the building staff wants to ensure the 0.2 FC requirement is met. (Subsection 03.03. G, of Article 07)
- (3) Please provide the proposed light fixtures. (Subsection 03.03. G, of Article 07)
- (4) Please make note of the following requirement per the Downtown (DT) District zoning; “(a)ll lighting shall be focused downward or narrowly focused on its intended target such

as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit." (Subsection 04.07. E. 2. C, of Article 05, UDC)

M.6 Building Elevations:

(1) If the roof is to be metal then it must be standing seam metal panels. In addition, the standing seam panels that extend down from the roof will require a Minor Waiver from the Planning and Zoning Commission. "Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval." (Subsection 04.07. D. 2. C. 4, of Article 05, UDC)

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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. Revisions for this case will be due on April 2, 2024; 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 April 9, 2024 Planning & Zoning Meeting.

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

1) Planning & Zoning meeting will be held on March 26, 2024.

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	Henry Lee	03/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	03/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	03/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/19/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	03/22/2024	N/A
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **308 N. FANNIN STREET ROCKWALL, TX 75087**

SUBDIVISION **THOMAS & SMITH ADDITION**

LOT **1 & 2**

BLOCK **A**

GENERAL LOCATION **DOWNTOWN ROCKWALL**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **DOWNTOWN - COMMERCIAL**

CURRENT USE **RESTAURANT**

PROPOSED ZONING **DOWNTOWN - COMMERCIAL**

PROPOSED USE **RESTAURANT**

ACREAGE **.66**

LOTS [CURRENT] **1 & 2**

LOTS [PROPOSED] **1 & 2**

☒ **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 **CM FANNIN I, LP**

☐ APPLICANT **WADES LANDING LLC**

CONTACT PERSON **MATT GILLEN**

CONTACT PERSON **CHRIS BEARDON**

ADDRESS **4514 TRAVIS ST. SUITE 326**

ADDRESS **308 N FANNIN ST**

CITY, STATE & ZIP **DALLAS, TEXAS 75205**

CITY, STATE & ZIP **ROCKWALL, TEXAS 75087**

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **MGILLEN@CIENDA.COM**

E-MAIL **CHRIS@MSMCGROUP.COM**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barry Hancock [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING.

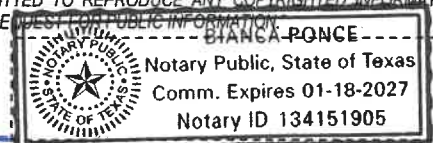
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March 2024. BY SIGNING THIS APPLICATION, 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 15 DAY OF MARCH, 2024.

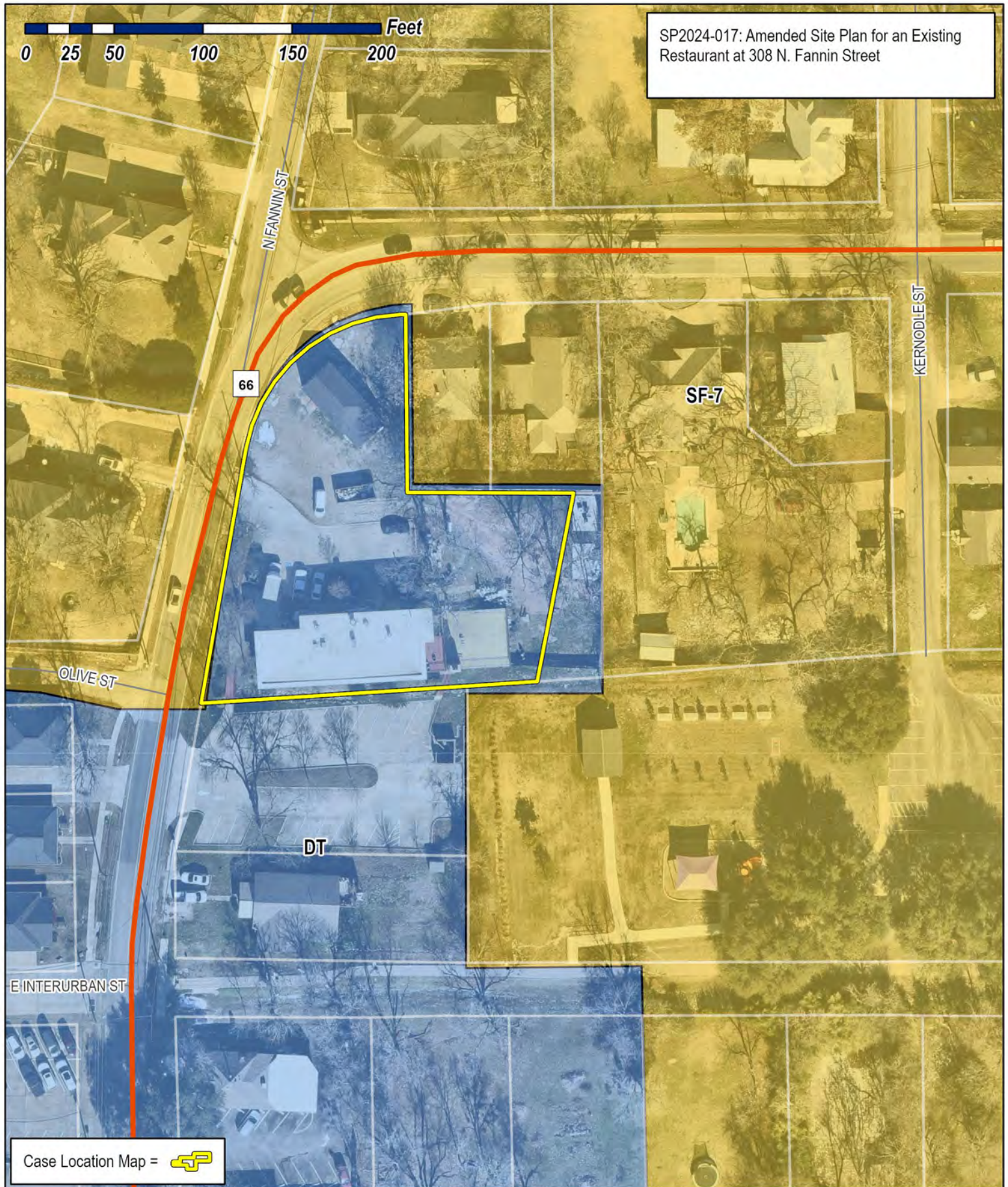
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 01-18-2027



SP2024-017: Amended Site Plan for an Existing Restaurant at 308 N. Fannin Street

Case Location Map = 

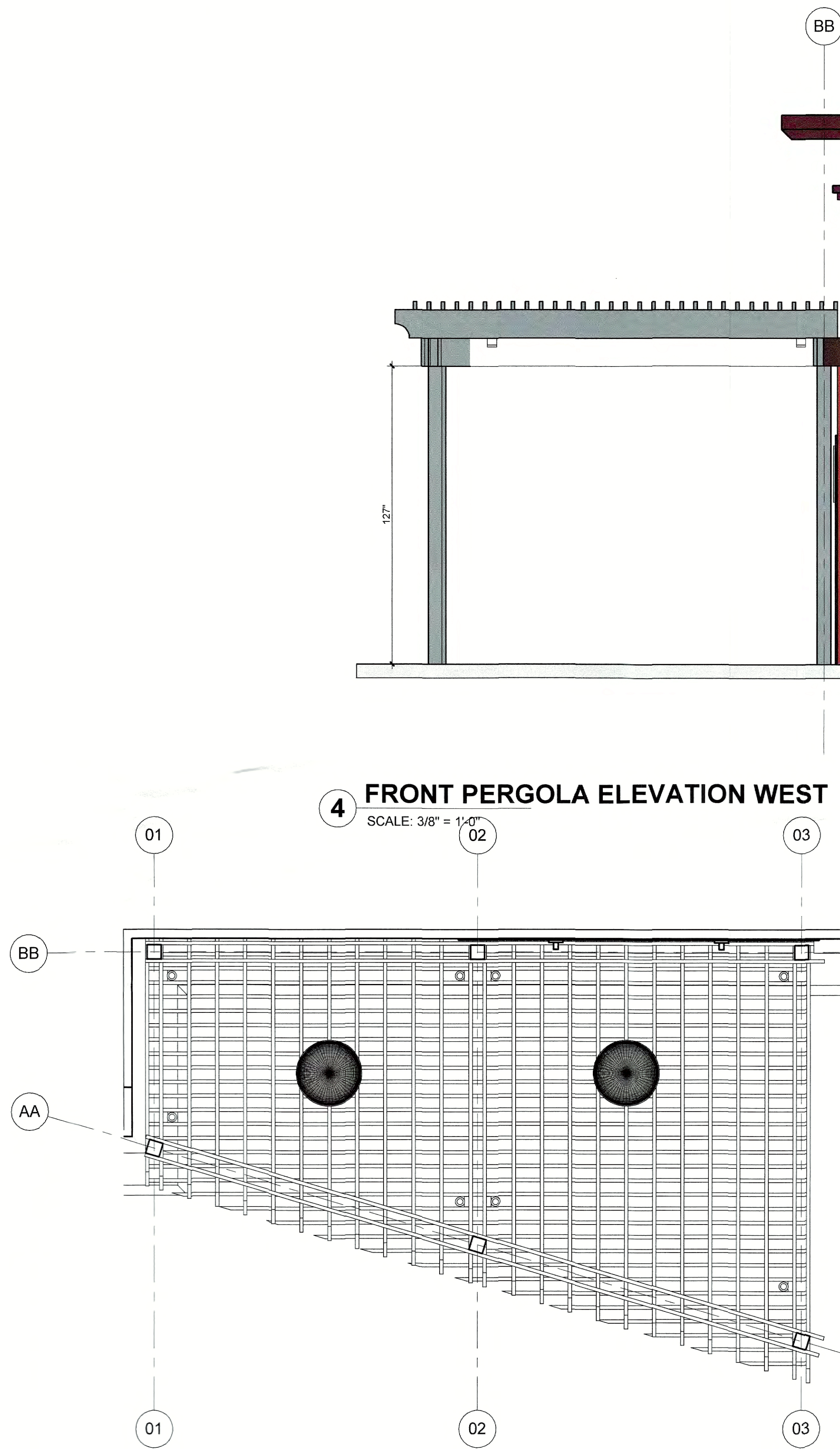


City of Rockwall

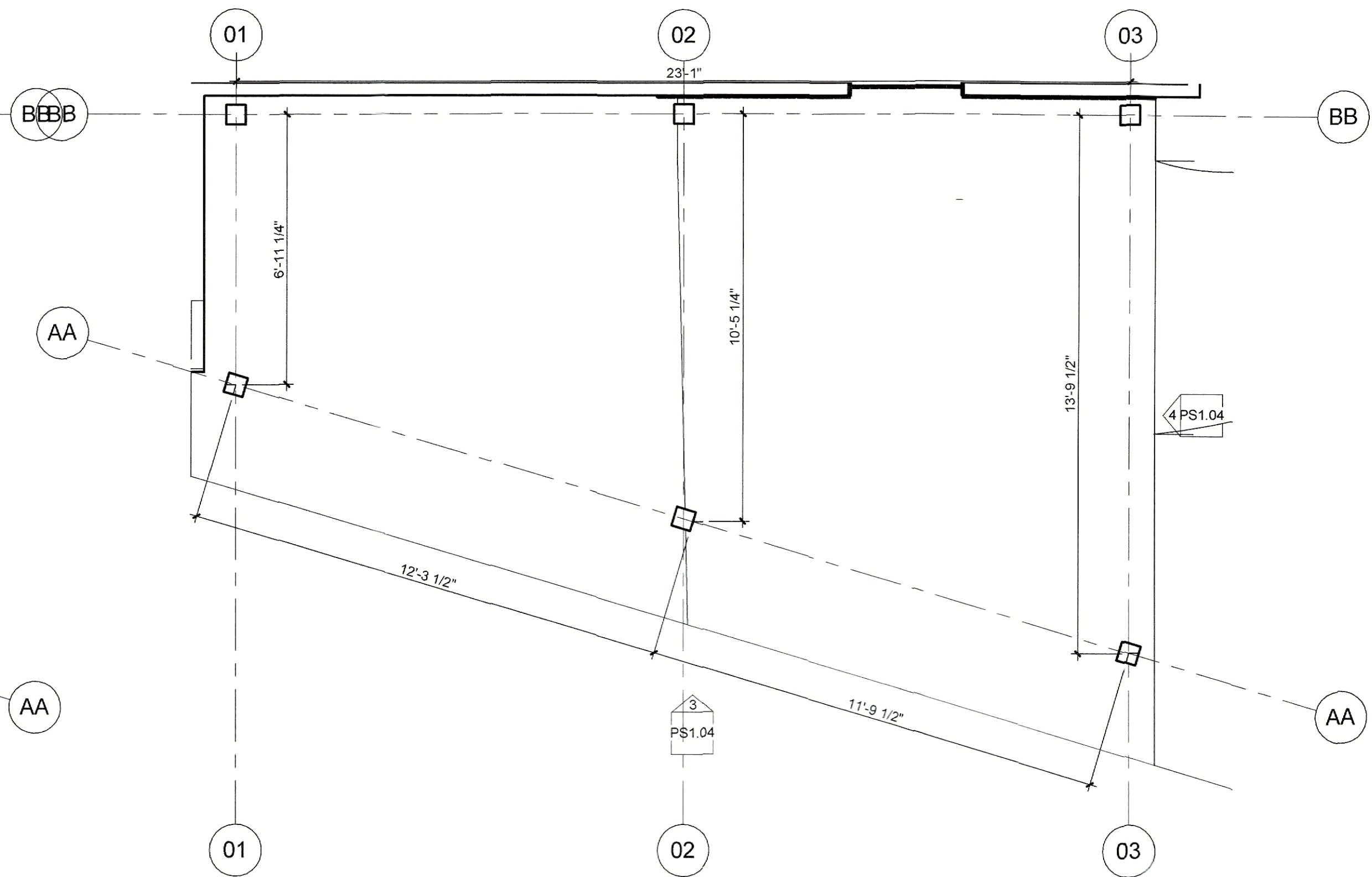
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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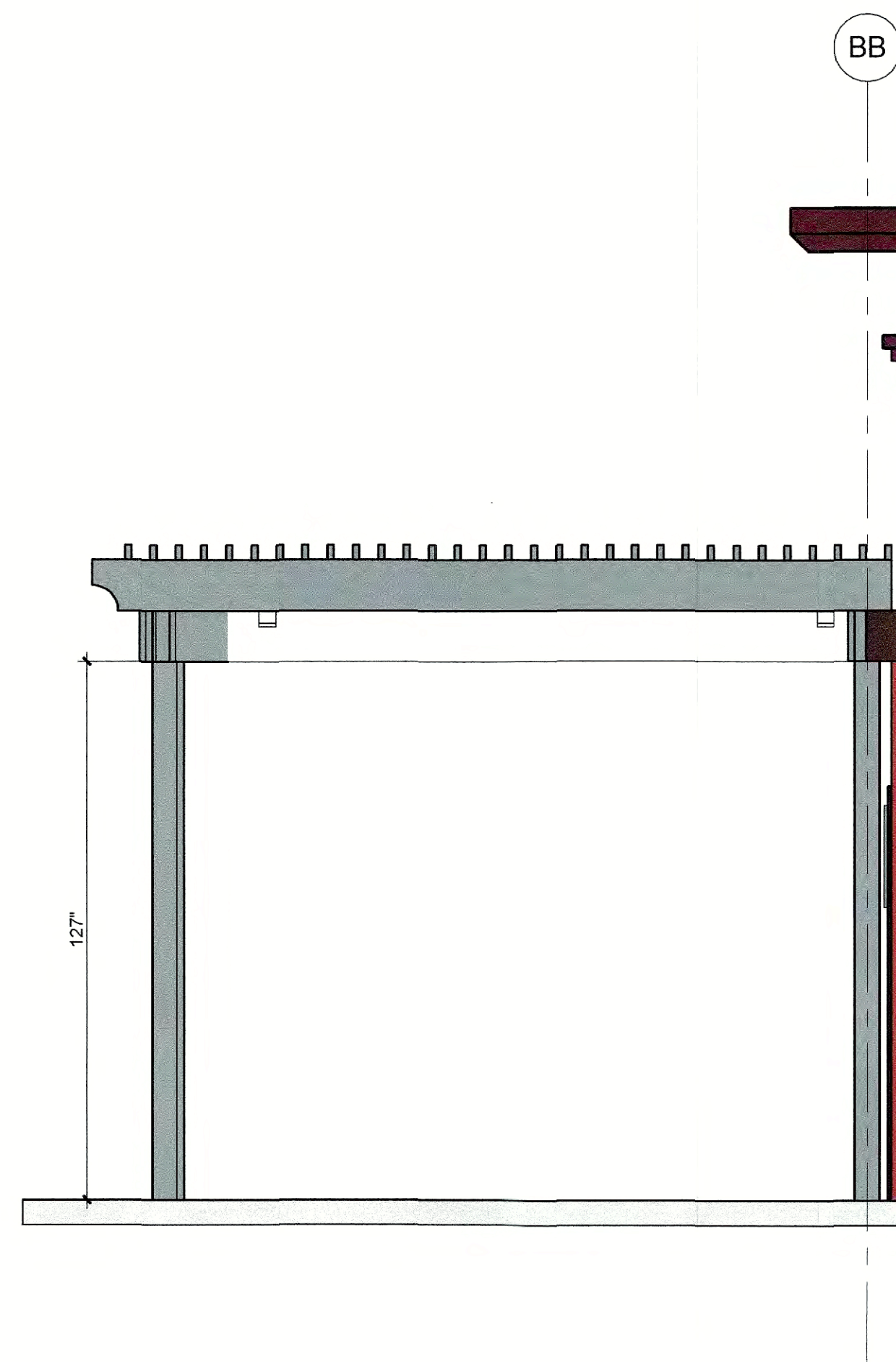




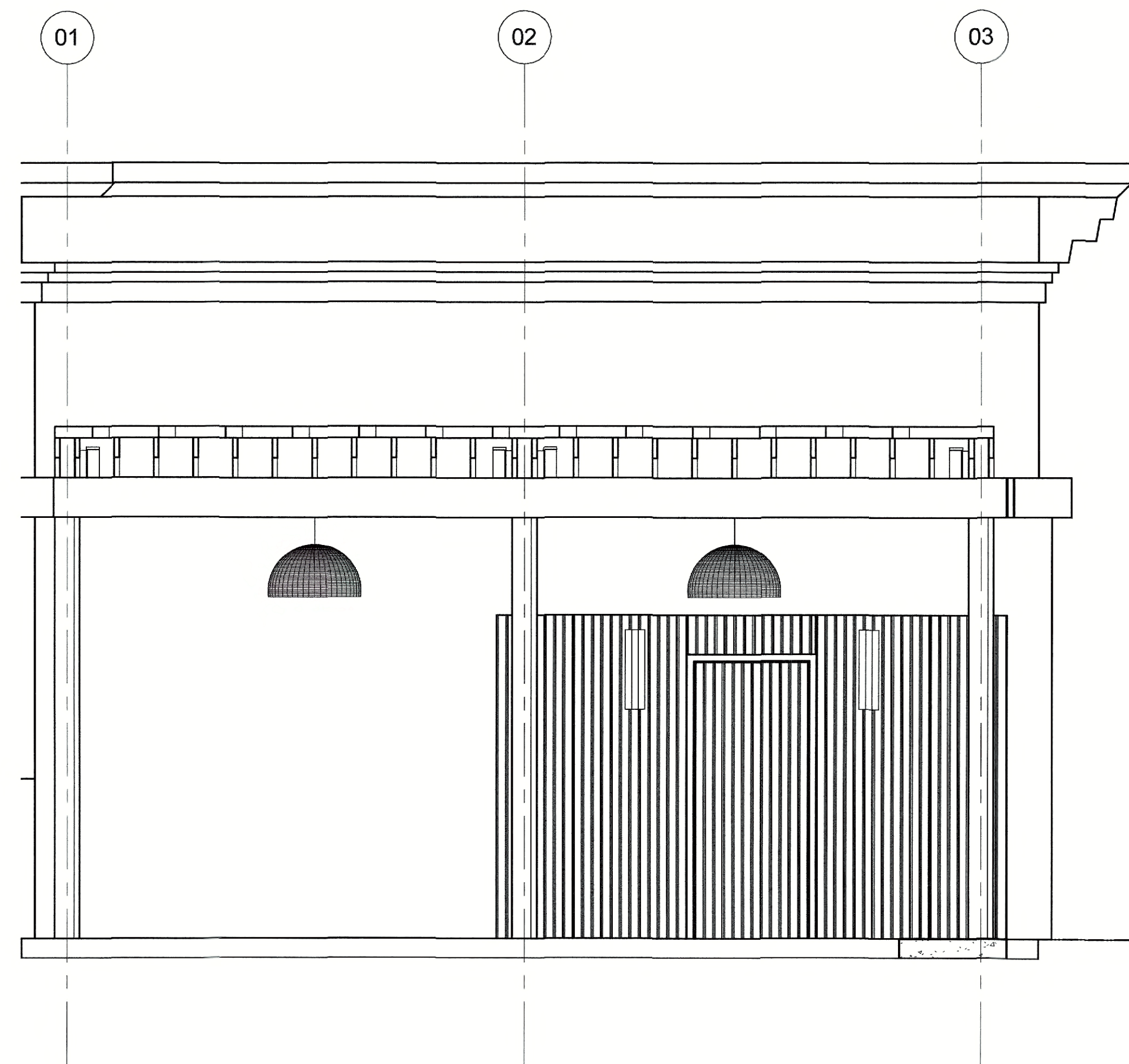
2 FRONT ENTRY PERGOLA RCP
SCALE: 3/8" = 1'-0"



1 FRONT ENTRY PERGOLA PLAN
SCALE: 3/8" = 1'-0"



4 FRONT PERGOLA ELEVATION WEST
SCALE: 3/8" = 1'-0"



3 FRONT PERGOLA ELEVATION SOUTH
SCALE: 3/8" = 1'-0"

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

ALL RIGHTS RESERVED.
NO PART OF THESE
DRAWINGS OR
SPECIFICATIONS MAY BE
COPIED, REPRODUCED
OR USED IN
CONNECTION WITH ANY
WORK, OTHER THAN
THE SPECIFIC PROJECT
FOR WHICH THEY HAVE
BEEN PREPARED,
WITHOUT PRIOR
WRITTEN
AUTHORIZATION FROM
DUNCAN DESIGN
GROUP.

DUNCAN DESIGN GROUP, LLC
1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME
**FRONT
DOOR
PERGOLA**

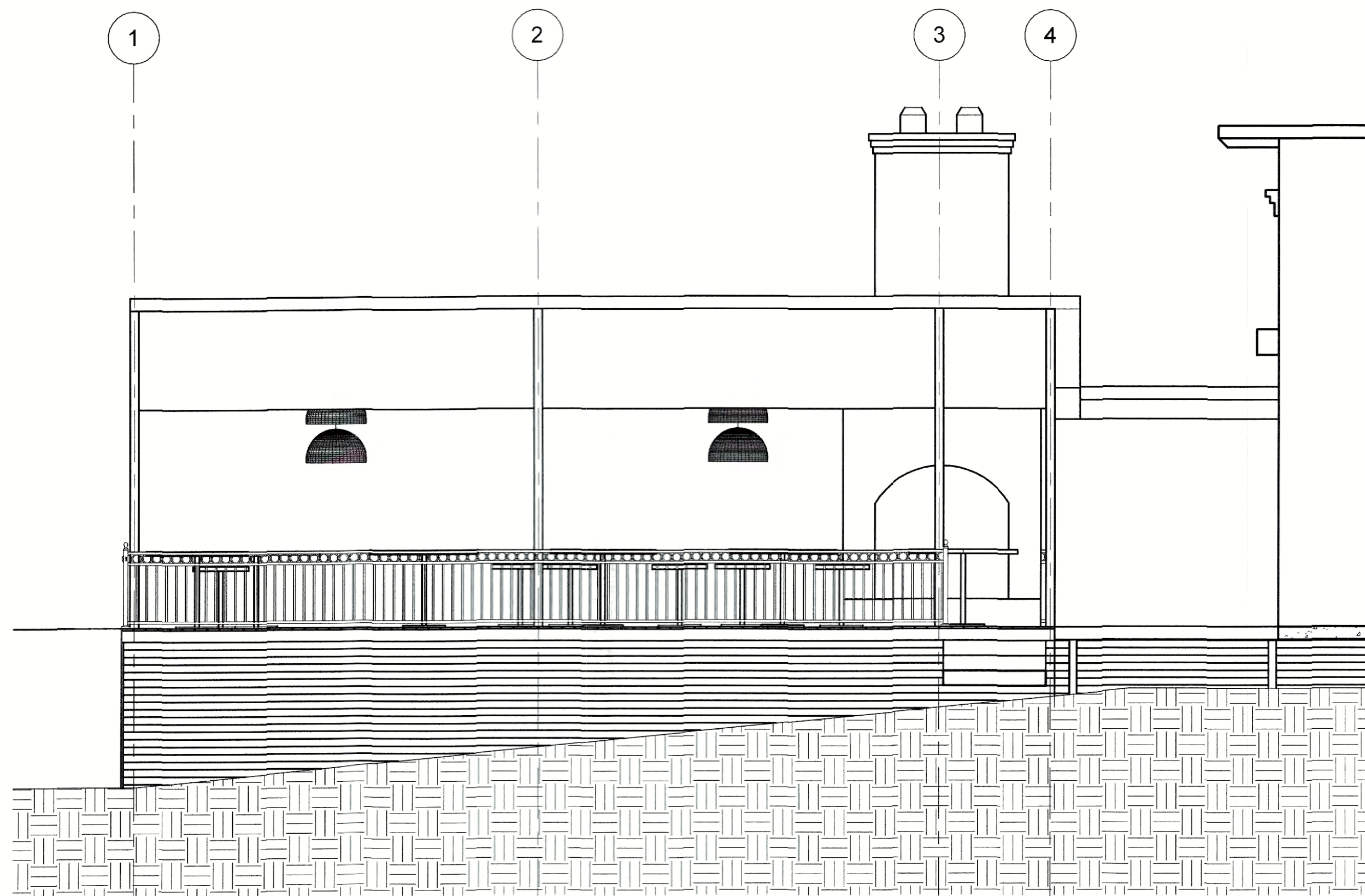
SHEET NO.
PS1.04

SHEET OF

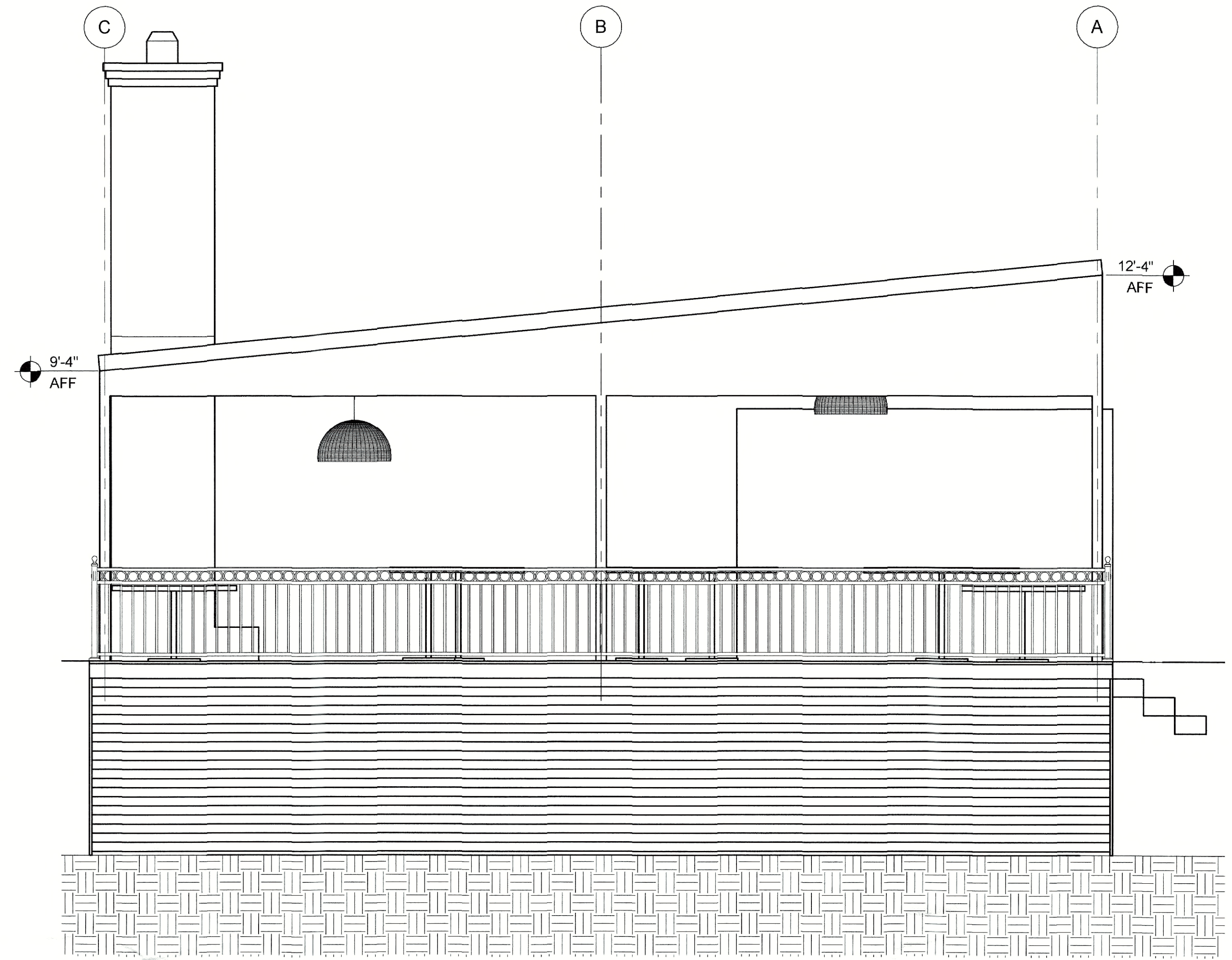
MARK	DATE	DESCRIPTION



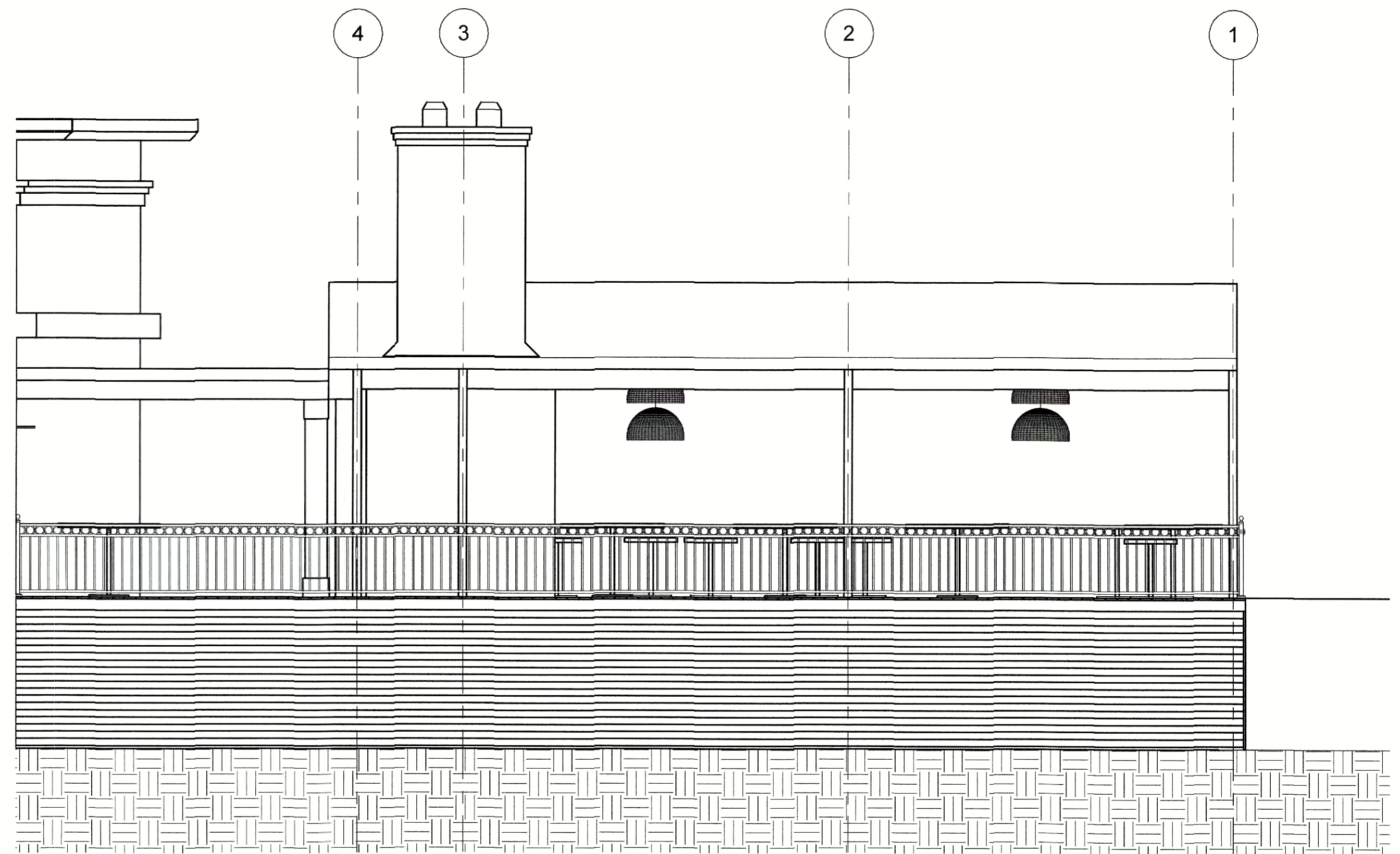
JOB NO. 2305



1 PATIO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST PATIO ELEVATION
SCALE: 3/8" = 1'-0"



2 PATIO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

MARK	DATE	DESCRIPTION



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

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DRAWINGS OR
SPECIFICATIONS MAYBE
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OR USED IN
CONNECTION WITH ANY
WORK, OTHER THEN
THE SPECIFIC PROJECT
FOR WHICH THEY HAVE
BEEN PREPARED,
WITHOUT PRIOR
WRITTEN
AUTHORIZATION FROM
DUNCAN DESIGN
GROUP.

DUNCAN DESIGN GROUP, LLC
1088 TEXAS TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



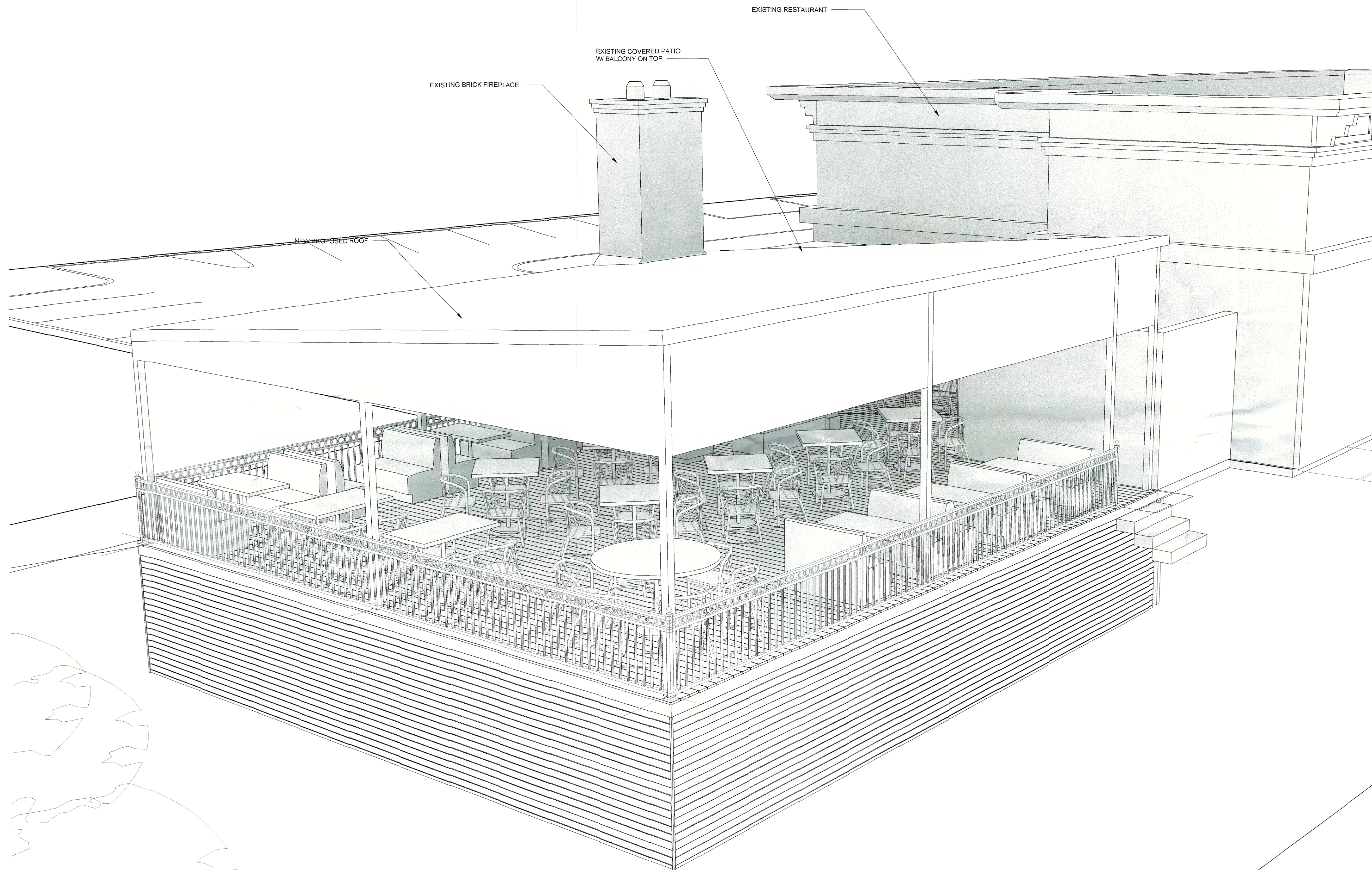
SHEET NAME

**PATIO
ELEVATIONS**

SHEET NO.

PS1.02

SHEET OF



1 PATIO 3D VIEW
NOT TO SCALE

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

ALL RIGHTS RESERVED.
NO PART OF THESE
DRAWINGS OR
SPECIFICATIONS MAY BE
COPIED, REPRODUCED
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GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME

3D
MODEL
VIEW

SHEET NO.

PS1.03

SHEET OF



800 Fulgham Rd. Suite 5
Plano, Texas 75093
972-503-5296

Landscape Estimate

Wade's Landing

ITEM		SIZE	QTY	NOTES
Red Yucca		5g	12	
Mexican Feathergrass		1g	41	
Moss Boulder		ton	3	
Decomposed Granite		ton	7.5	
Arizona River Rock - 2"-4"		ton	5.25	
Texas Black - 5/8"		ton	6.75	
Hardwood Mulch		Bag	40	

RESTAURANT



RED YUCCA
MEXICAN FEATHER GRASS
BOULDERS
TEXAS GRAVEL
RIVER ROCK
DECOMPOSED GRANITE

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



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: Z2024-010
PROJECT NAME: SUP for Expansion of Existing Automotive Dealership
SITE ADDRESS/LOCATIONS: 1790 E INTERSTATE 30

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Specific Use Permit (SUP) for a New Motor Vehicle Dealership for Cars and Light Trucks to allow the expansion of an existing New Motor Vehicle Dealership on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/22/2024	Approved w/ Comments

03/22/2024: 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 a New Motor Vehicle Dealership for Cars and Light Trucks to allow the expansion of an existing New Motor Vehicle Dealership on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2024-010) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a New and/or Used Vehicle Dealership-for Cars and Light Trucks is defined as, “(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.”

M.5 According to Subsection 02.03 (H)(1) of Article 04, of the UDC, the following conditional land uses apply the proposed use, New and/or Used Vehicle Dealership-for Cars and Light Trucks:

- (a) All outside display of vehicles must be on an approved concrete, or enhanced concrete surface. IN CONFORMANCE
- (b) All vehicle display areas must meet the landscape standards for parking areas. NOT IN CONFORMANCE

M.6 Please clarify based on the definitions below, if the existing service building is a Minor Auto Repair Garage or a Major Auto Repair Garage:

Minor Auto Repair Garage: Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of airconditioning systems, and similar minor services for motor vehicles except heavy land vehicles, but not including any operation named under Automobile repair, major, or any other similar use. All work must be performed inside an enclosed building. Vehicles shall not be stored on site for longer than 14 days. (Subsection 02.02(H)(1), Land Use Definitions, of Article 13, UDC).

Major Auto Repair Garage: Major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under Automobile repair, minor, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days. (Subsection 02.02(H)(2), Land Use Definitions, of Article 13, UDC).

M.7 Site Plan.

- 1) Please provide the square footage for each land use (i.e. Office, Sales Floor, Storage, Bathrooms, etc...) within the building. Staff needs to determine if the customer parking is sufficient. (Table 5: Parking Requirement Schedule, Article 06, of the UDC)
- 2) Please clarify if there is a digital display on the electric vehicle charging stations and if so, that it will not show off-site advertisements.
- 3) Remove signage from the site plan, this will be covered through a permit at a later date.
- 4) Please clarify if there will be any changes to the parking areas and/or fire lanes.

M.8 The following are informational comments that will be applicable at the time of site plan.

- 1) Any light fixtures that are replaced or moved will require a photometric plan to be provided at the time of site plan.
- 2) At the time of site plan the landscaping will need to be brought into conformance with current code. The main areas to review would be the landscape buffer (two (2) canopy and four (4) accent trees per 100 linear feet) along the frontage road, the parking areas (every parking space must be within 80-feet of a canopy tree), and the rear property line (a row or at least four (4) canopy trees should be at the rear of the property). An Exception to the parking landscaping may be worth while give that the rear parking area is not going to be touched.
- 3) If any trees are to be removed a treescape plan must be provided at the time of site plan.
- 4) Any new roof mounted or pad mounted utility equipment will require subsequent screening.
- 5) Dumpster enclosures shall have self-latching gates.
- 6) Chain link fencing is prohibited within a Light Industrial (LI) District. If there is currently chain link on the property it may remain, but new chain link will not be permitted.

I.9 There appear to be multiple variances to the General Overlay District Standards (i.e. building materials, articulation, four-sided architecture) with regard to the building elevations. Given this, staff will not include the building elevations with the Draft Ordinance. The building elevations will be reviewed and approved at the time of site plan.

M.10 Please review the attached draft ordinance prior to the March 26, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by April 2, 2024.

I.11 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 April 2, 2024; 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 April 9, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024.

I.12 The projected City Council meeting dates for this case will be April 15, 2024 (1st Reading) and May 6, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments
03/21/2024: 1. Civil Engineering plans will need to be submitted to the City for review and approval. A building permit will also need to be applied for.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/14/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved
No Comments			

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
------	-------	-------------

PROJECT NUMBER: LA2204

ISSUE DATE: 02.20.2024

SHEET NAME:

NOTED SITE PLAN

SHEET:

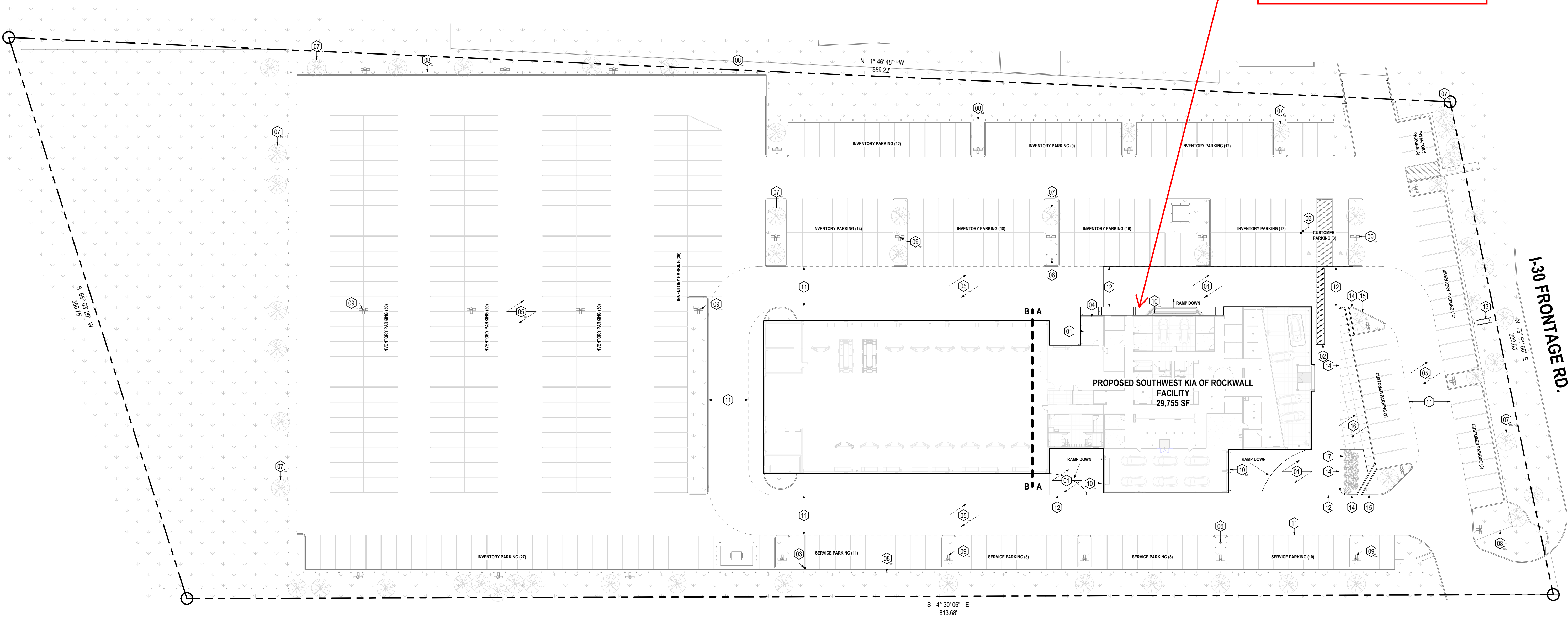
A102

© 2024 LOMA Architecture, LLC

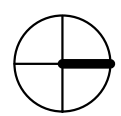
SITE PLAN KEYNOTES

#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
04	EQUIPMENT SCREEN. REF: SITE DETAILS
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	MONUMENT SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
14	CONCRETE CURB. REF: CIVIL
15	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
16	CONCRETE SIDEWALK. REF: SITE DETAILS
17	LANDSCAPING. REF: CIVIL

Civil Engineering plans will need to be submitted to the City for review and approval. A building permit will also need to be applied for.



1 NOTED SITE PLAN
1" = 30'-0"





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1790 I-30 Frontage Rd

SUBDIVISION Rockwall Kia

LOT 1

BLOCK 1

GENERAL LOCATION South side of East I-30, 1785'+- from John King Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Existing Southwest KIA Car Dealership

PROPOSED ZONING SUP (New & Used Motor Vehicle Dealership)

PROPOSED USE Existing Southwest KIA Car Dealership to remain

ACREAGE 5.9915

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER Zohreh Malek

☐ APPLICANT Lithia c/o Golden Property Development, LLC

CONTACT PERSON

CONTACT PERSON Mark Fernandez

ADDRESS 3845 Oak Lawn Ave

ADDRESS 20025 E Country Hollow Dr

CITY, STATE & ZIP Dallas TX 75219

CITY, STATE & ZIP Walnut, CA 91789

PHONE 214-727-7422

PHONE 909-573-2765

E-MAIL zohreh7@gmail.com

E-MAIL mark@goldenpropertydevelopment.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [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 \$ 289.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1st DAY OF March, 2024. 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 1st DAY OF March, 2024.

OWNER'S SIGNATURE Zohreh Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS C. Hughes





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.

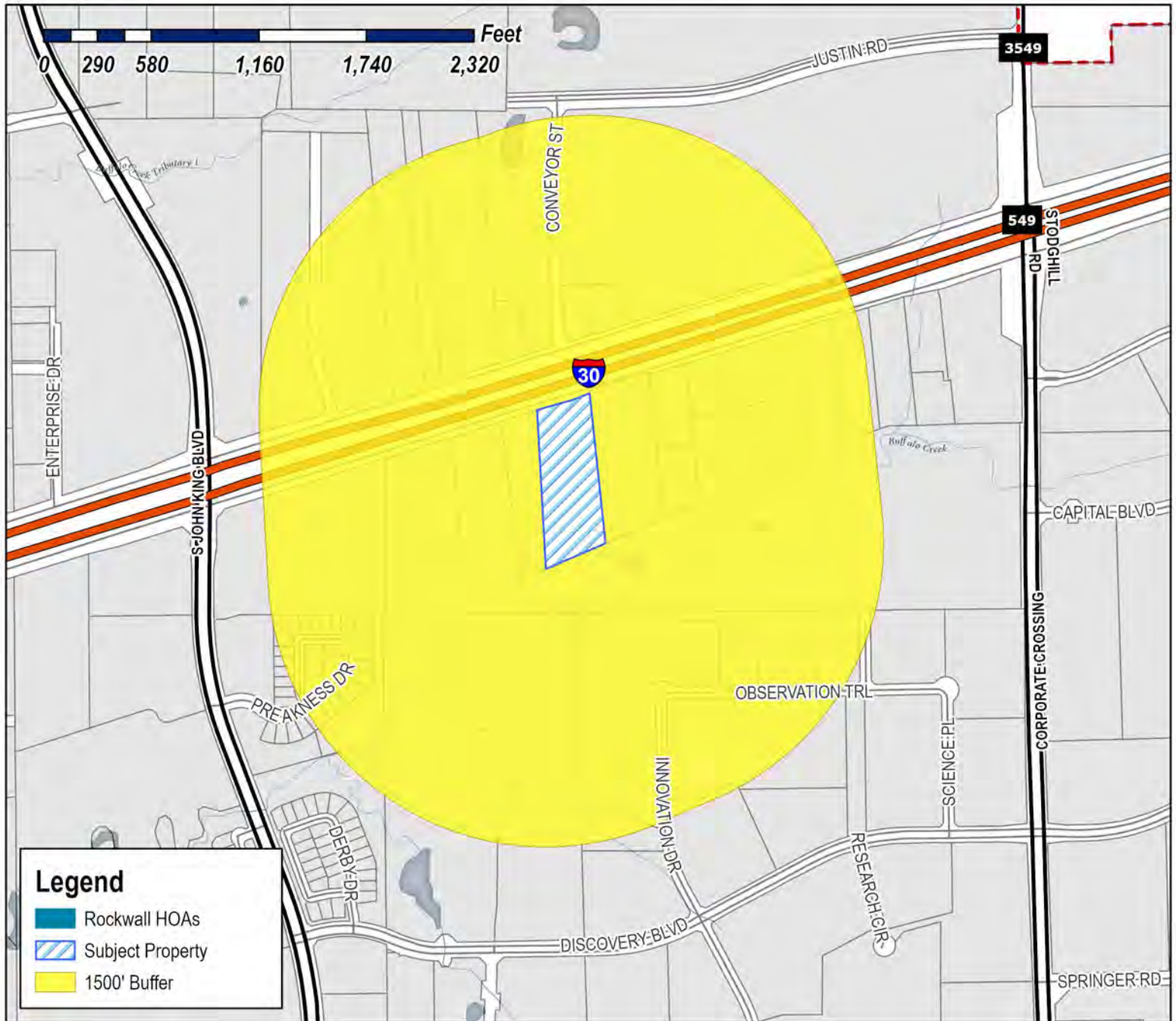




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Case Number: Z2024-010
Case Name: SUP for the Expansion of an Existing Automotive Dealership Zoning
Case Type: Light Industrial (LI) District
Zoning: Light Industrial (LI) District
Case Address: 1790 IH-30

Date Saved: 3/11/2024
For Questions on this Case Call (972) 771-7745





City of Rockwall

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

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Case Number: Z2024-010
Case Name: SUP for the Expansion of an Existing Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1790 IH-30

Date Saved: 3/11/2024

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



LINE 5 HOLDINGS LP
1201 N RIVERFRONT BLVD SUITE 100
DALLAS, TX 75207

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS &
KIMBERLY CULLINS COLLICHIO TRUSTEES
1610 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75087

RESIDENT
1750 E I30
ROCKWALL, TX 75087

RESIDENT
1760 E I30
ROCKWALL, TX 75087

RESIDENT
1785 E I30
ROCKWALL, TX 75087

RESIDENT
1790 E I30
ROCKWALL, TX 75087

RESIDENT
1795 I30
ROCKWALL, TX 75087

RESIDENT
1805 E I30
ROCKWALL, TX 75087

RESIDENT
1810 S I30
ROCKWALL, TX 75087

RESIDENT
1820 E I30
ROCKWALL, TX 75087

SELF SCOTT & JANET
1830 E INTERSTATE 30 STE 100
ROCKWALL, TX 75087

RESIDENT
2350 DISCOVERY BLVD
ROCKWALL, TX 75087

RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75087

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

WESTCORE BRAVO ROCKWALL LLC
4350 LA JOLLA VILLAGE DR STE 900
SAN DIEGO, CA 92122

ROCKWALL STORAGE SOLUTIONS LLC
447 STEVENS RD
ROCKWALL, TX 75032

MIDDLE BROOKS HOLDINGS LLC
513 SAINT MARY ST
ROCKWALL, TX 75087

SWBC RW2, LP
5949 SHERRY LN SUITE 750
DALLAS, TX 75225

ROCKWALL 549/I30 PARTNERS LP
8750 N CENTRAL EXPWY SUITE 1735
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

AMBATIELOS EVANGELOS & VASILIKI
JAMES E ZAFERIS & JOANNA ZAFERIS
P. O. BOX 86404
LOS ANGELES, CA 90086

ROCKWALL AA RE LLC
PO BOX 775
ROYSE CITY, TX 75189

THACKER DENNIS ALAN TESTAMENTARY TRUST
AND
LINDA THACKER LAHOOD AND JOSHUA ALAN
THACKER
PO BOX 8693
GREENVILLE, TX 75404

PUBLIC NOTICE



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

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

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

Z2024-010: SUP for the Expansion of an Existing Automotive Dealership

Hold a public hearing to discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Specific Use Permit (SUP) for a New Motor Vehicle Dealership for Cars and Light Trucks to allow the expansion of an existing New Motor Vehicle Dealership on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-010: SUP for the Expansion of an Existing Automotive Dealership

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



March 4, 2024

City of Rockwall
Planning & Zoning Department
Attn: Henry Lee
385 S. Goliad Street
Rockwall, TX 75087

Re: Proposed Southwest Kia Car Dealership Remodel and Expansion
Special Use Permit (SUP) Request
Letter of Explanation
1790 I-30 Frontage Rd
Rockwall, TX 75087

Mr. Lee:

Please use this Letter of Explanation as a formal request to process a Special Use Permit (SUP) for a Proposed Southwest Kia Car Dealership Remodel and Expansion. Lithia Motors, Inc., owners of the existing and operational Southwest Kia Dealership located at 1790 I-30 Frontage Rd, are filing for a SUP to permit the car dealership use and expansion as it is currently a legal non-conforming use.

Introduction:

Southwest Kia of Rockwall embarks on a transformative project aimed at enhancing its facility to better serve customers and align with Kia's latest brand image. The project includes the demolition of the existing showroom and service drive, followed by the construction of a new showroom and service drive facility designed to mitigate flooding risks and improve operational efficiency. Additionally, the project includes repainting the existing building exterior and implementing new interior and exterior finishes to reflect Kia's updated brand aesthetics.

Key Items:

- Demolition of Existing Showroom and Service Drive:
 - The project begins with the demolition of the current showroom and service drive to pave the way for the construction of a modernized facility.



- Construction of New Showroom and Service Drive:
 - The new showroom and service drive facility will be elevated to prevent flooding issues resulting from existing grades, ensuring operational continuity even during adverse weather conditions.
 - Careful consideration will be given to architectural design and structural integrity to meet both aesthetic and functional requirements.
 - Sales functions and operations will continue to operate out of temporary trailers.
 - When completed the facility would have increased in size by approximately 2,050 sf.
- Limited Paving Scope for Storm Water Drainage:
 - The paving scope will be optimized to efficiently surface drain stormwater, reducing the risk of flooding and water damage on the premises.
 - Drainage systems will be strategically integrated to manage stormwater runoff effectively.
 - All existing fire lanes will remain in their existing configuration.
- Repainting Existing Building Exterior:
 - The existing building exterior will undergo repainting to rejuvenate its appearance and align it with Kia's latest brand image.
 - High-quality paint materials resistant to weathering and fading will be selected to ensure long-term visual appeal.
- New Interior and Exterior Finishes:
 - All interior and exterior finishes will be replaced to reflect Kia's updated brand aesthetics, creating a cohesive and inviting atmosphere for customers and staff.
 - Finishes will prioritize durability, ease of maintenance, and visual appeal to uphold the brand's standards and enhance customer experience.



Conclusion:

The Southwest Kia of Rockwall renovation project represents a significant investment in modernizing and improving the dealership facility. Through the demolition of the existing showroom and service drive, construction of a new elevated facility, optimization of stormwater drainage, repainting of the building exterior, and implementation of new interior and exterior finishes, the dealership aims to enhance functionality, aesthetics, and brand alignment. This endeavor underscores Southwest Kia's commitment to providing exceptional service and maintaining a strong brand presence in the City of Rockwall's automotive market.

Sincerely,

Mark Fernandez
Lithia Motors, Inc. c/o Golden Property Development, LLC
909-573-2765
mark@goldenpropertydevelopment.com

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY

NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:		
DATE	DELTA	DESCRIPTION

PROJECT NUMBER: LA2204

ISSUE DATE: 02.20.2024

SHEET NAME:

EXTERIOR BUILDING ELEVATIONS

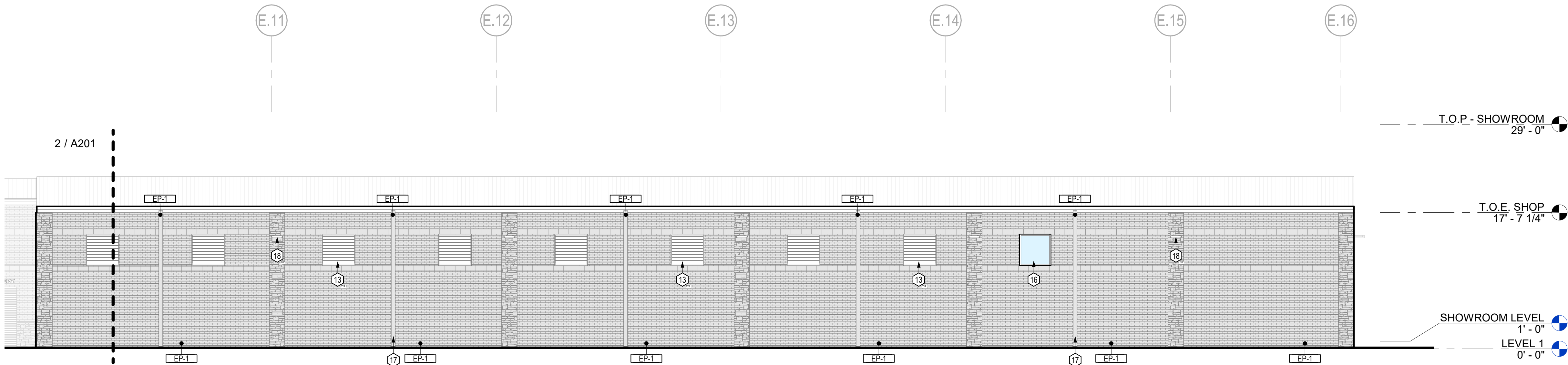
SHEET:

A200

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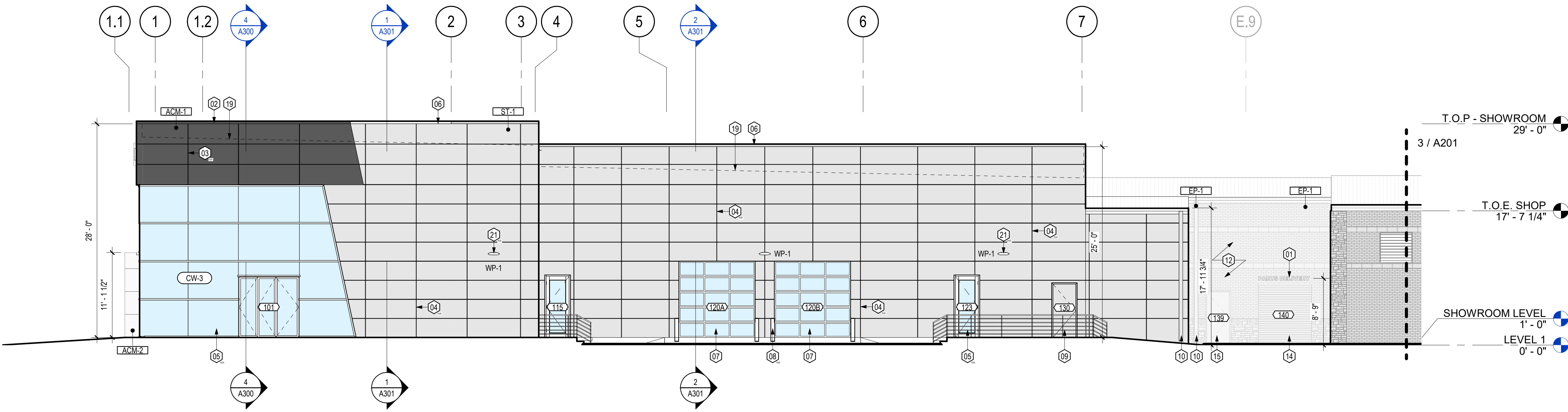
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
11	EQUIPMENT SCREEN. REF: SITE DETAILS
12	EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN. PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN. COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
20	DIRECTIONAL SIGNAGE FIXTURE. REF: ELECTRICAL
21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS



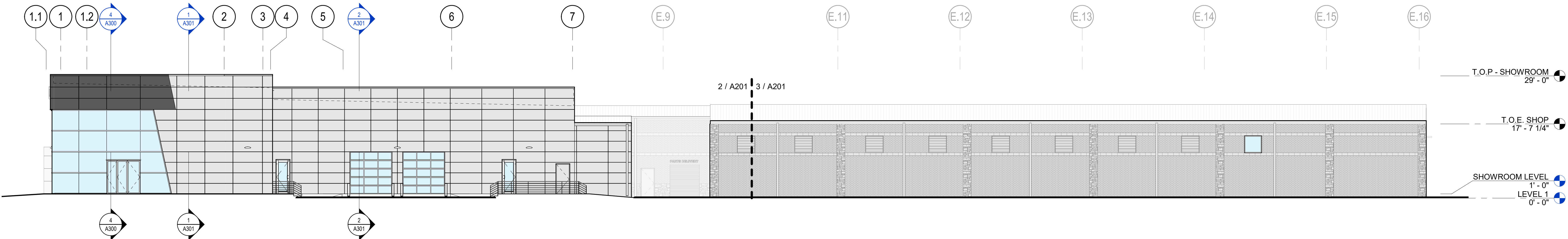


3 EXTERIOR BUILDING ELEVATION - WEST - AREA B
1/8" = 1'-0"

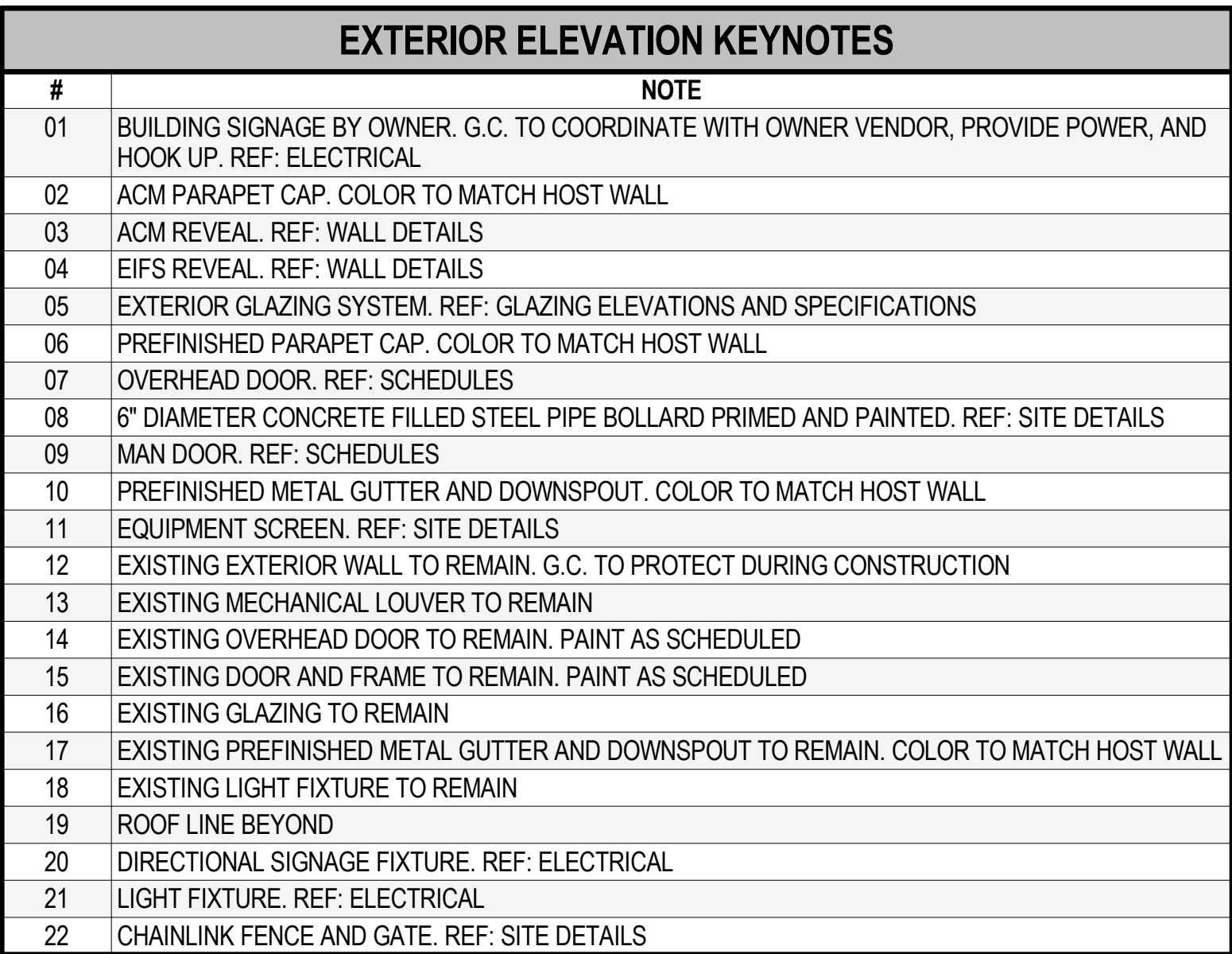
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
11	EQUIPMENT SCREEN. REF: SITE DETAILS
12	EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN. PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN. COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
20	DIRECTIONAL SIGNAGE FIXTURE. REF: ELECTRICAL
21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS



2 EXTERIOR BUILDING ELEVATION - WEST - AREA A
1/8" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

[illegible]

1 EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"

CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

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832.766.6076

SOUTHWEST KIA OF
ROCKWALL

1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:		
DATE	DELTA	DESCRIPTION

EXTERIOR BUILDING ELEVATIONS

SHEET:

A202

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
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PROJECT NUMBER: LA2204

ISSUE DATE: 02.20.2024

SHEET NAME:

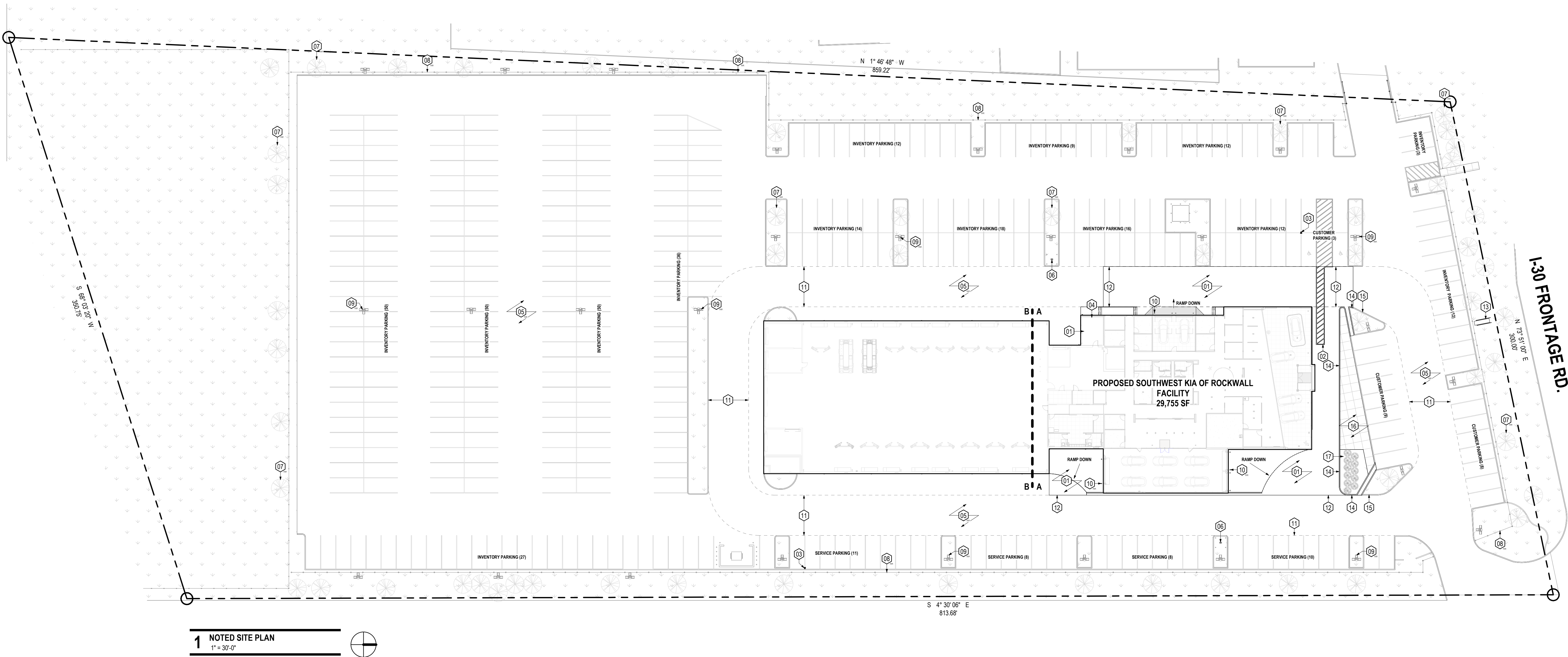
NOTED SITE PLAN

SHEET:

A102

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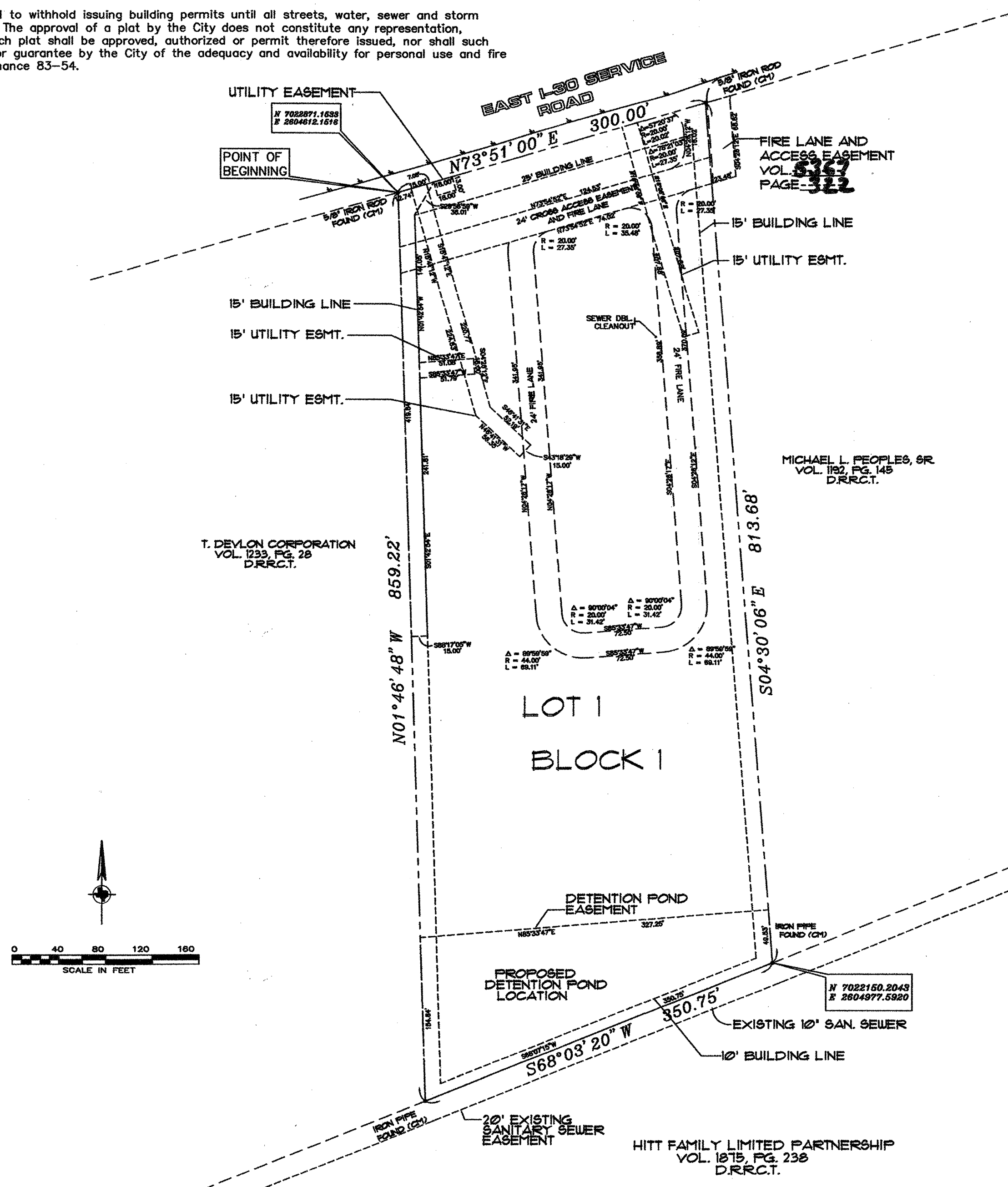
SITE PLAN KEYNOTES	
#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
04	EQUIPMENT SCREEN. REF: SITE DETAILS
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	MONUMENT SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
14	CONCRETE CURB. REF: CIVIL
15	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
16	CONCRETE SIDEWALK. REF: SITE DETAILS
17	LANDSCAPING. REF: CIVIL



LEGAL DESCRIPTION

260,988 sq. ft. - 5.9915 AC, Lot 1, Block 1, Rockwall Kia (recorded plat attached)

FLOOD INFO:
ZONE: X
MAP NO. 480543 0045 B
DATE: SEPTEMBER 17, 1980



FILED FOR RECORD
ROCKWALL COUNTY
06 MAR 27 PM 3:32
LISA CONSTANT
COUNTY CLERK
3YE DEPUTY

FINAL PLAT - PAGE 1 OF 2
260,988 SQ. FT. - 5.9915 AC.
LOT 1, BLOCK 1, ROCKWALL KIA
1790 EAST I-30
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



LEGEND

—	PURE LINE		BRICK		CLEAN OUT		CABLE PEDISTAL
— GAS	GAS LINE		CONCRETE		TRAFFIC SIGNAL CONTROL		TIE PEDISTAL
— OVER	OVERHEAD ELECTRIC LINE		TILE		TRAFFIC SIGNAL POLE		TREE HESSE
— OVER	OVERHEAD TELE. LINE		STONE		LIGHT POLE		CABLE RISER
— SS	SANIT. SEWER LINE		GRAVEL		UTILITY POLE		TELEPHONE BOX
— ST	STORM SEWER LINE		WOOD		ELECTRIC METER		COUNTELDOWN MONUMENT
— UDR	UNDERGROUND ELECTRIC LINE				TRANSFORMER		FLOOD LIGHT
— OUT	UNDERGROUND TELE. LINE				GAS METER		FLAG POLE
— W	WATER LINE		SANIT. SEWER MANHOLE		GAS VALVE		TRAFFIC SIGN
— 613	CONTOUR		ELECTRIC MANHOLE		GAS LID		ROLLOFF
— //	EDGE OF ASPHALT		STORM SEWER MANHOLE		FIRE HYDRANT		SPOT ELEVATION
— //	WOOD FENCE		TELEPHONE MANHOLE		WATER METER		TOP OF CURB ELEVATION
— X	WIRE FENCE				WATER VALVE		TOP OF CURB ELEVATION
— □	BRICK FENCE				IRRIGATION CONTROL VALVE		TOP OF CURB ELEVATION
— ○	CHAIRLAIN FENCE						GUTTER ELEVATION
■ ●	COLUMNS						

DRAWN BY:	J.
CHECKED BY:	D.
SCALE:	1" = 1'
DATE:	01/18/
JOB NO.	00-15
GIF NO.	
WABNO NO.	

G-279

STATE OF TEXAS
COUNTY OF ROCKWALL

THEREAS SALAHOUN FAMILY, L.P. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

PROPERTY DESCRIPTION

Being that certain tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, being that certain tract of land described in deed to David Zalman (Trustee) as recorded in Volume 4605, Page 60, of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a found 5/8-inch iron rod on the southeast line of East Bound Service Road of I-30 at the northwest corner of said Zalman tract and being at the northeast corner of that certain tract of land described in deed to T. Devon Corporation as recorded in Volume 1233, Page 28, said Deed Records;

THENCE North 73 degrees 51 minutes 00 seconds East, a distance of 300.00 feet along the southeast line of said East Bound Service Road of I-30 to a point at the northeast corner of said Zalman tract and being at the northwest corner of that certain tract of land described in deed to Michael L. Peoples, Sr... as recorded in Volume 1192, Page 145, said Deed Records;

THENCE South 04 degrees 30 minutes 06 seconds East, a distance of 813.68 feet along the east line of said Zalman tract to a found iron pipe at the southeast corner of said Zalman tract and being on the north line of that certain tract of land described in deed to Hitt Family Limited Partnership as recorded in Volume 1875, Page 238, of said Deed Records;

THENCE South 68 degrees 03 minutes 20 seconds West, a distance of 350.75 feet to a point at the southwest corner of said Zalman tract and being at the southeast corner of aforesaid T. Devon Corporation tract;

THENCE North 01 degree 46 minutes 48 seconds West, a distance of 859.22 feet along the west line of said Zalman tract to the POINT OF BEGINNING and containing 260,988 square feet or 5.992 acres of land.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the KIA Rockwall 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 (we) further certify that all other parties who have a mortgage or lien interest in the KIA Rockwall subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of 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 of 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 of 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.

7. Owner responsible for maintenance and operation of detention pond.

I (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shahab Salahoun known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 21 Day of Feb, 2008

Kristy Ashberry
Notary Public in and for the State of Texas

3-25-2010
My Commission Expires:



LEGEND			
—	PIPE LINE	—	BRICK
—	GAS LINE	—	CONCRETE
—	OVERHEAD ELECTRIC LINE	—	TILE
—	OVERHEAD TELE. LINE	—	STONE
—	RAIL SEWER LINE	—	GRAVEL
—	STORM SEWER LINE	—	WOOD
—	UNDERGROUND ELECTRIC LINE	—	RAIL SEWER MANHOLE
—	UNDERGROUND TELE. LINE	—	ELECTRIC MANHOLE
—	WATER LINE	—	STORM SEWER MANHOLE
—	CONCRETE	—	TELEPHONE MANHOLE
—	EDGE OF ASPHALT	—	
—	WOOD FENCE	—	
—	WIRE FENCE	—	
—	IRON FENCE	—	
—	CHAINLINK FENCE	—	
—	COLUMNS	—	
—	CLEAN OUT	—	
—	TRAFFIC SIGNAL CONTROL	—	
—	TRAFFIC SIGNAL POLE	—	
—	LIGHT POLE	—	
—	UTILITY POLE	—	
—	ELECTRIC METER	—	
—	TRANSFORMER	—	
—	GAS METER	—	
—	GAS VALVE	—	
—	GAS LEAK	—	
—	FIRE HYDRANT	—	
—	WATER METER	—	
—	WATER VALVE	—	
—	IRRIGATION CONTROL VALVE	—	
—	CABLE PEDestal	—	
—	TELE. PEDestal	—	
—	TELE. RISER	—	
—	CABLE RISER	—	
—	TELEPHONE BOX	—	
—	CONCRETE MONUMENT	—	
—	FLOOD LIGHT	—	
—	FLAG POLE	—	
—	TRAFFIC SIGN	—	
—	ROAD	—	
—	SPOT ELEVATION	—	
—	TOP OF CURB ELEVATION	—	
—	GUTTER ELEVATION	—	



Donnie L. Tucker
R.P.L.S. #5144

OWNER: SALAHOUN FAMILY, L.P.
39638 LBJ FREEWAY
DALLAS, TX. 75232
PHONE: 972-283-9797
FAX: 972-283-5862

DRAWN BY:	ST
CHECKED BY:	ST
SCALE:	N.T.S.
DATE:	01/16/08
SUB NO.	00-1800
OF NO.	
MAPBOOK NO.	

FINAL PLAT -- PAGE 2 OF 2
260,988 SQ. FT. -- 5.9915 AC.
LOT 1, BLOCK 1, ROCKWALL KIA
1790 EAST I-30
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

RECOMMENDED FOR FINAL APPROVAL

CW Bricker
Planning and Zoning Commission

3/25/08
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of February, 2008.

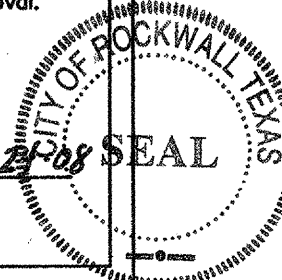
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 24th day of March, 2008.

William R. Cecil
Mayor, City of Rockwall

Kristy Ashberry
City Secretary

Chuck Add
City Engineer



SURVEYORS CERTIFICATE

I hereby certify that on the 21st day of November, 2006, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and area of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge of have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, (Name) Donnie L. Tucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

(Name) Donnie L. Tucker, Registered Public Surveyor No. 5144.

G-280

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS ON A 5.9613-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, ROCKWALL KIA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBITS 'A' AND 'B' 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 Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership for Cars and Light Trucks* to allow the expansion of an existing *New Motor Vehicle Dealership* being a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall Kia Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and being more specifically depicted and described in *Exhibits 'A' and 'B'* 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 *Ordinance No. 22-02 [S-266]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-02*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified

Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) 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:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) No vehicle display areas shall be permitted within the required landscape buffer along the E. IH-30 frontage road.
- (3) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.

3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)* and/or 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. 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 7. 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 8. 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 6th DAY OF MAY, 2024.**

ATTEST:

Trace Johannesen, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Zoning Exhibit

Address: 1790 E. IH-30

Legal Description: Lot 1, Block 1, Rockwall Kia Addition

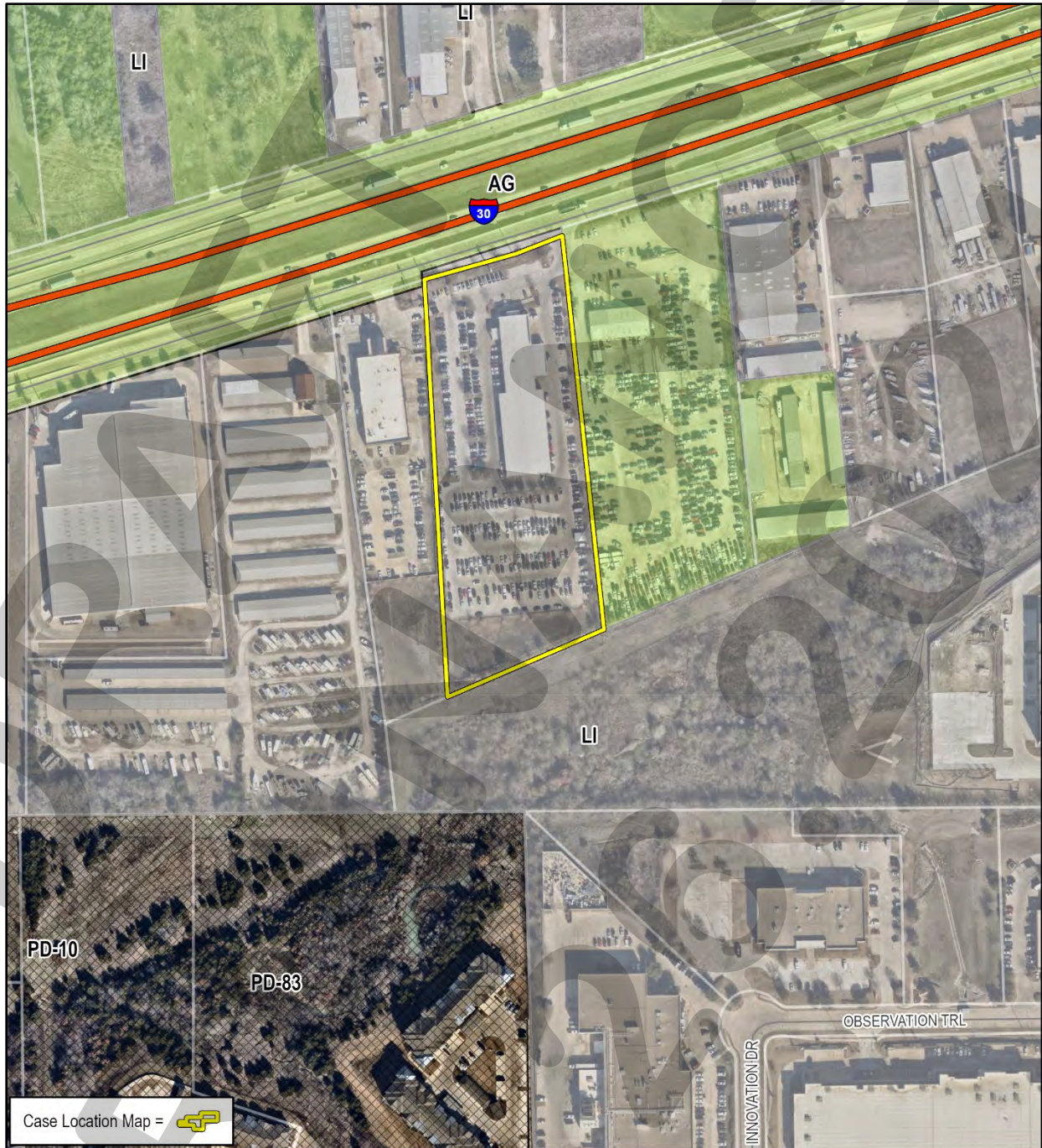
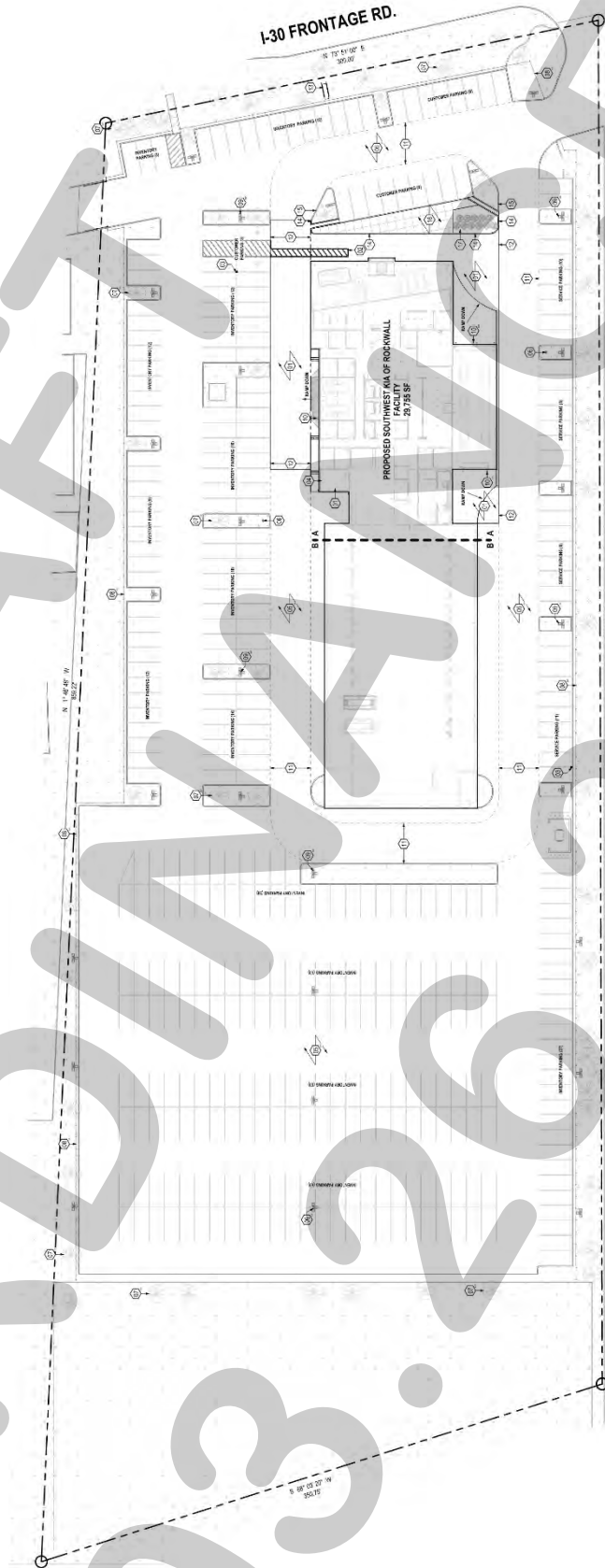


Exhibit 'B':
Concept Plan



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: Z2024-011
PROJECT NAME: Specific Use Permit for 510 Turtle Cove
SITE ADDRESS/LOCATIONS: 510 TURTLE COVE BLVD, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/22/2024	Approved w/ Comments
03/22/2024: Z2024-011; Specific Use Permit (SUP) for 510 Turtle Cove Blvd. Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This request is for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard.			
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com .			
M.3 For reference, include the case number (Z2024-011) in the lower right-hand corner of all pages on future submittals.			
I.4 According to Subsection 03.04, Flag Poles, of Article 04, Permissible Uses, of the Unified Development Code (UDC), “(f)lag poles are permitted in all districts, but must meet the building height and setback requirements for each district.”			
I.5 Subsection 06.02 (B), General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC): Special Use Standards. Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the Land Use Schedule contained in Article 04, Permissible Uses, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by case basis through a Specific Use Permit: (1) Retail Store with Gasoline Sales (Any Number of Dispensers or Vehicles) (2) Car Wash (Any Type) (3) Structures Over 36-Feet in Height			
I.6 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height for a structure in a Commercial (C) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 240-feet through a			

Specific Use Permit (SUP).

I.7 Subsection 03.02(B), Prohibited Lighting, of Article 07, Environmental Performance, of the Unified Development Code (UDC), It shall be unlawful to display or operate the following:

(A) An unshielded light source, including bare bulbs, above 15 watts, except for temporary holiday lighting.

I.8 Subsection 03.03(E), Minimum Requirements, of Article 07, Environmental Performance, of the Unified Development Code (UDC),

Building and Pole Mounted Lighting. All building and pole mounted luminaries exceeding 15-watts shall be directed down with either a partial cut-off or full cut-off source

M.9 Please review the attached Draft Ordinance prior to the March 26, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 2, 2024.

I.10 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 April 2, 2024; 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 April 9, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024.

I.11 The projected City Council meeting dates for this case will be April 15, 2024 (1st Reading) and May 6, 2024 (2nd Reading).

I.12 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	03/21/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments
03/21/2024: BUILDING PERMIT WILL BE REQUIRED, IN ADDITION TO THE PROVIDED DOCUMENTS THEY WILL ALSO NEED A ENGINEER SEALED FOOTING PLAN AND THE ENGINEER MUST STATE THE THE POLE MEETS THE WIND LOAD REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 510 Turtle Cove #200

SUBDIVISION Rockwall Executive Center

LOT

2

BLOCK

A

GENERAL LOCATION 510 Turtle Cove Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Commercial

PROPOSED ZONING Commercial

PROPOSED USE Commercial

ACREAGE 1.158

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 PSB Indemnity Family Ltd Ptnr

☒ APPLICANT Alan Wyatt

CONTACT PERSON Alan Wyatt

CONTACT PERSON Alan Wyatt

ADDRESS 510 Turtle Cove Blvd #200

ADDRESS 510 Turtle Cove Blvd

CITY, STATE & ZIP Rockwall Texas 75087

CITY, STATE & ZIP Rockwall Texas 75087

PHONE 972-670-1309

PHONE 972-670-1309

E-MAIL edwinwade@gmail.com

E-MAIL edwinwade@gmail.com

NOTARY VERIFICATION [REQUIRED]

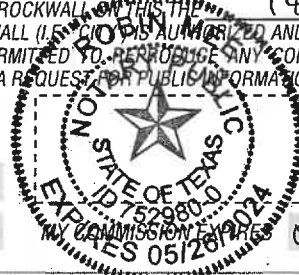
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alan Wyatt [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

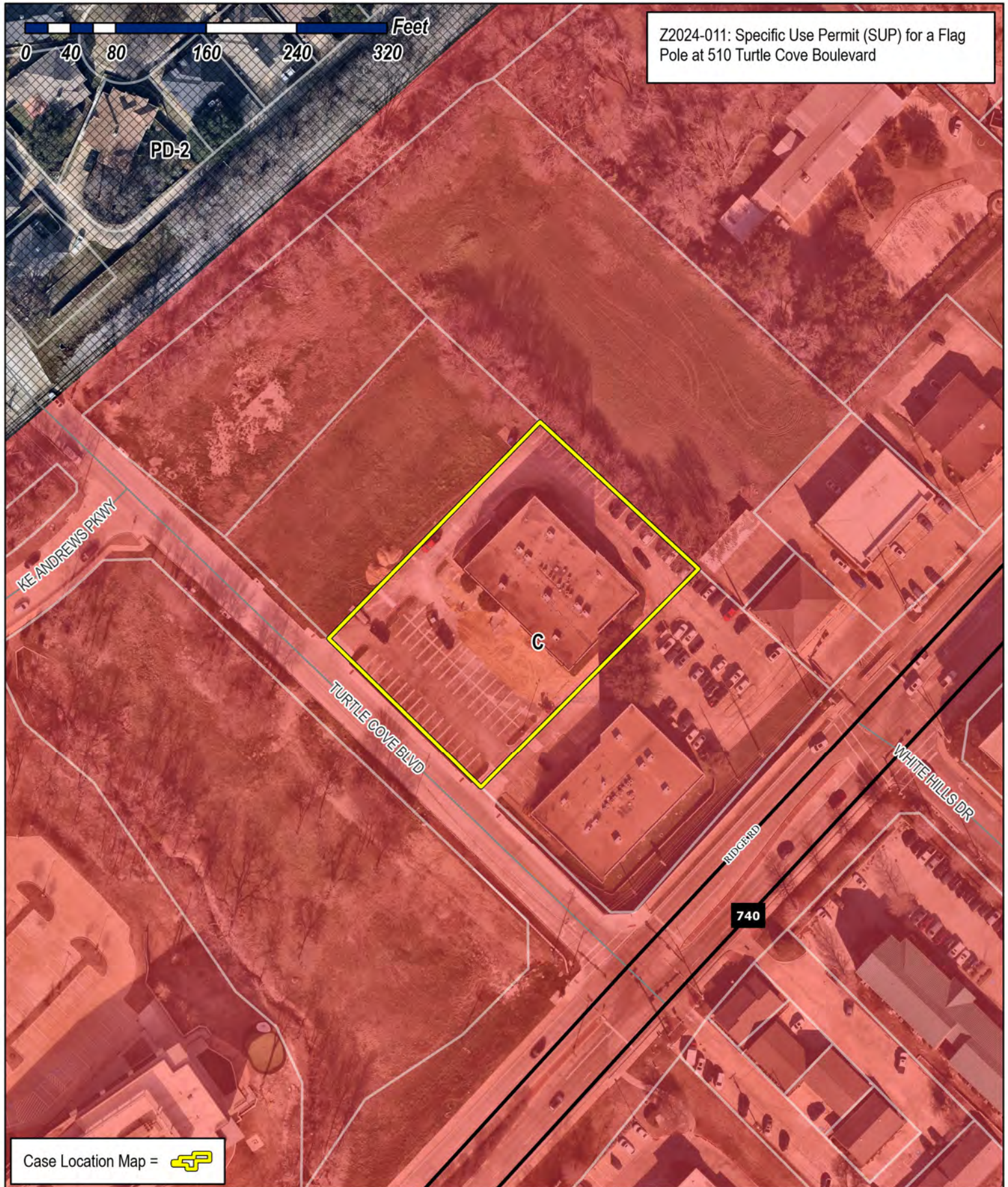
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1445 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THE 14th DAY OF March, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY OF ROCKWALL) 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 14th DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-011: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard

Case Location Map = 



City of Rockwall

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

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

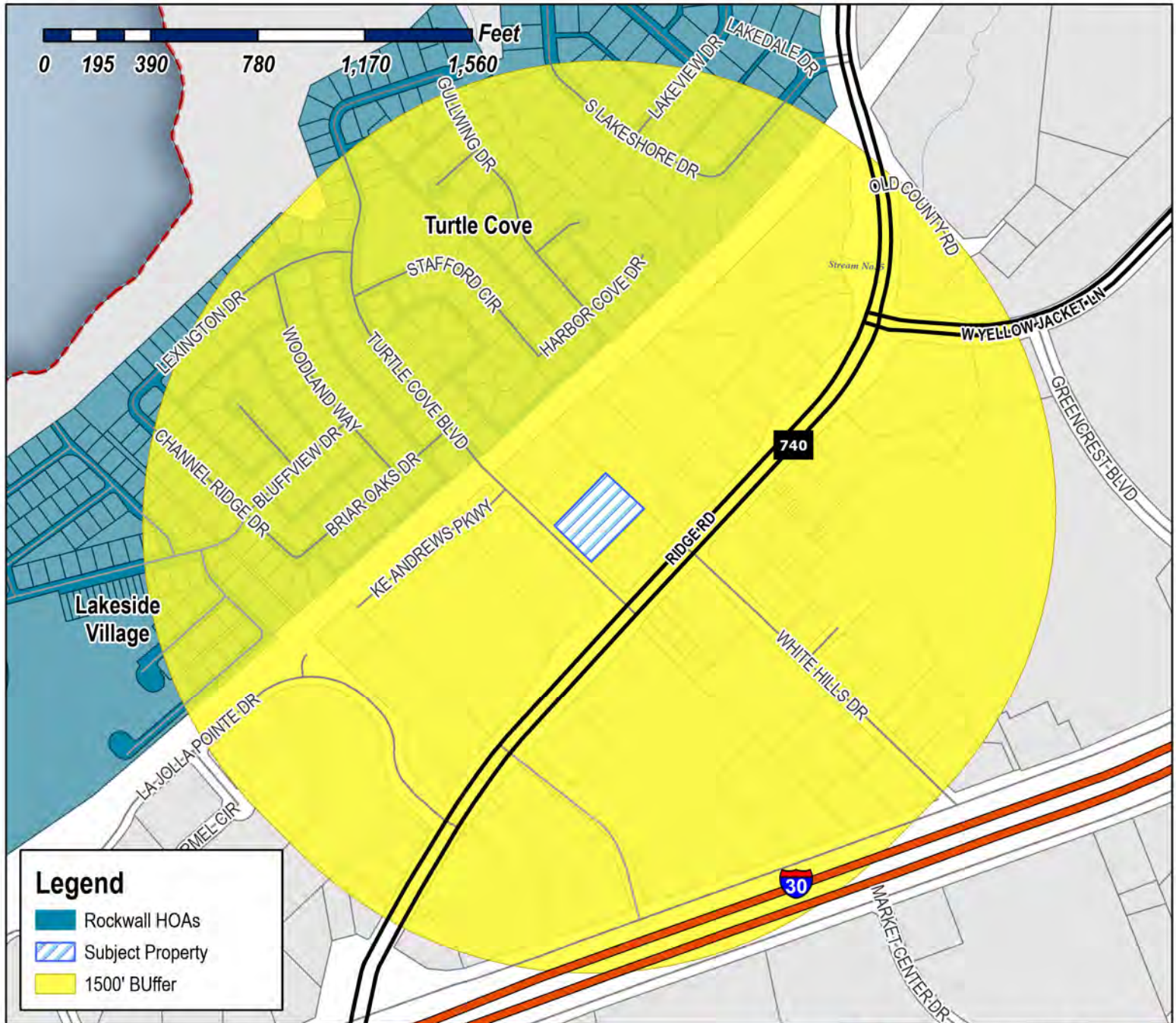




City of Rockwall

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Case Number: Z2024-011
Case Name: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 510 Turtle Cove Suite 200

Date Saved: 3/14/2024

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-011}
Date: Tuesday, March 19, 2024 10:59:30 AM
Attachments: [Public Notice \(P&Z\) \(03.15.2024\).pdf](#)
[HOA Map \(3.14.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday March 22, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-011: SUP for a Flagpole

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

Melanie Zavala

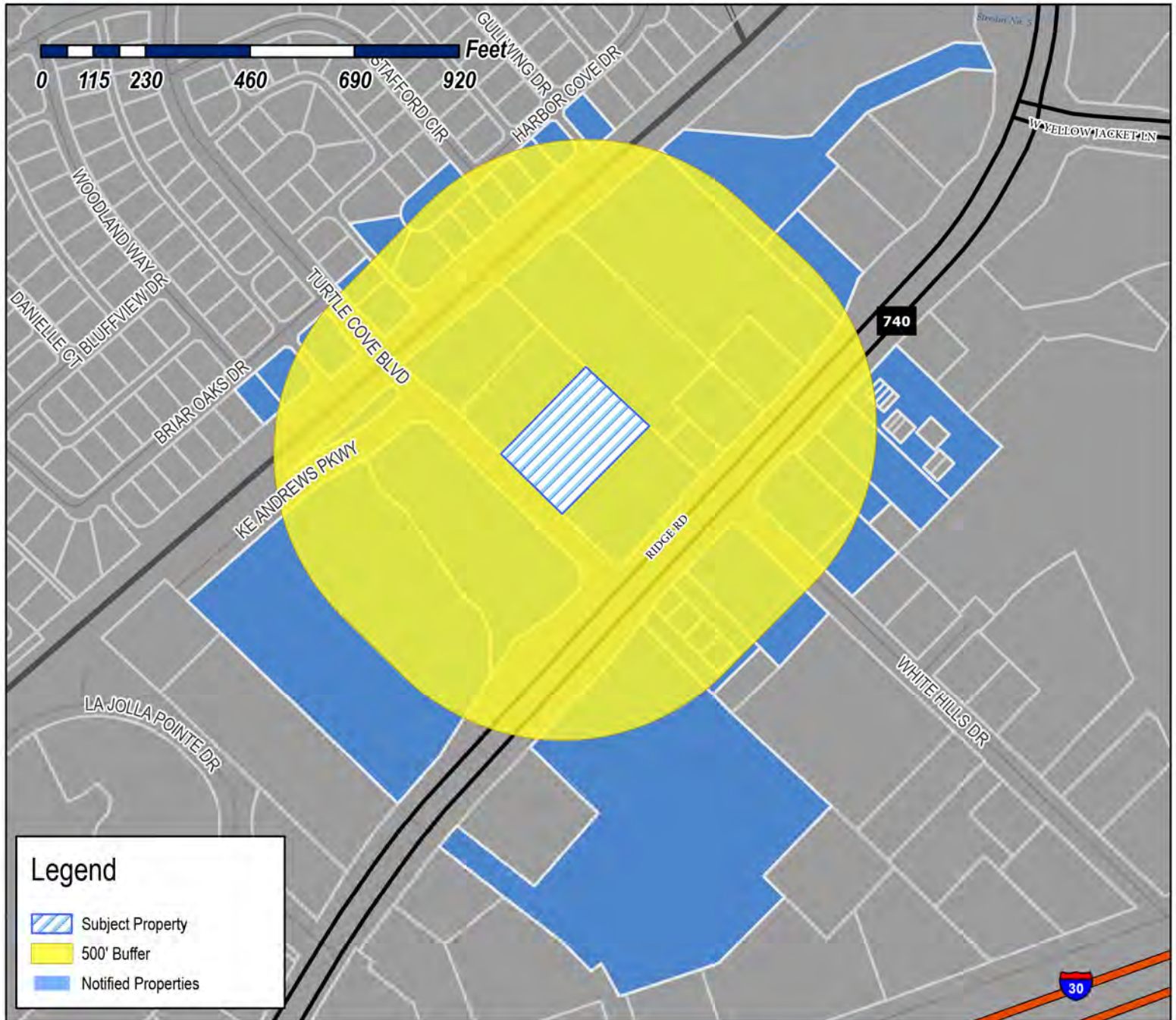
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-011
Case Name: Specific Use Permit (SUP) for a Flag Pole at 510 Turtle Cove Boulevard
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 510 Turtle Cove Suite 200

Date Saved: 3/14/2024

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



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

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

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 BLUE OAKS BLVD STE 190
ROSEVILLE, CA 95747

LAKEWOOD PROPERTIES LLC
1864 MCDONALD RD
ROCKWALL, TX 75032

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC
2308 RIDGE RD STE B
ROCKWALL, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

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

2251 RIDGE ROAD LLC
4131 N CENTRAL EXPRESSWAY SUITE 450
DALLAS, TX 75204

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
5788 W SKY HAWK TRL
ROYSE CITY, TX 75189

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO
JOSE
631 HARBOR COVE DRIVE
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE
TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS
ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

RESIDENT
637 STAFFORD CIR
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

HAYS FAMILY TRUST
JOAN AVOY HAYS - TRUSTEE
639 STAFFORD CIR
ROCKWALL, TX 75087

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP
8637 FREDERICKSBURG RD SUITE 360
SAN ANTONIO, TX 78240

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC
PO BOX 755
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-011: SUP for a Flagpole

Hold a public hearing to discuss and consider a request by Alan Wyatt on behalf of PSB Indemnity Family, LTD PTRN for the approval of a Specific Use Permit (SUP) to all a structure in excess of 36-feet in the Scenic Overlay (SOV) District to allow the construction of a flag pole on a 1.158-acre parcel of land identified as a Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 510 Turtle Cove Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 15, 2024 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

Case No. Z2024-011: SUP for a Flagpole

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

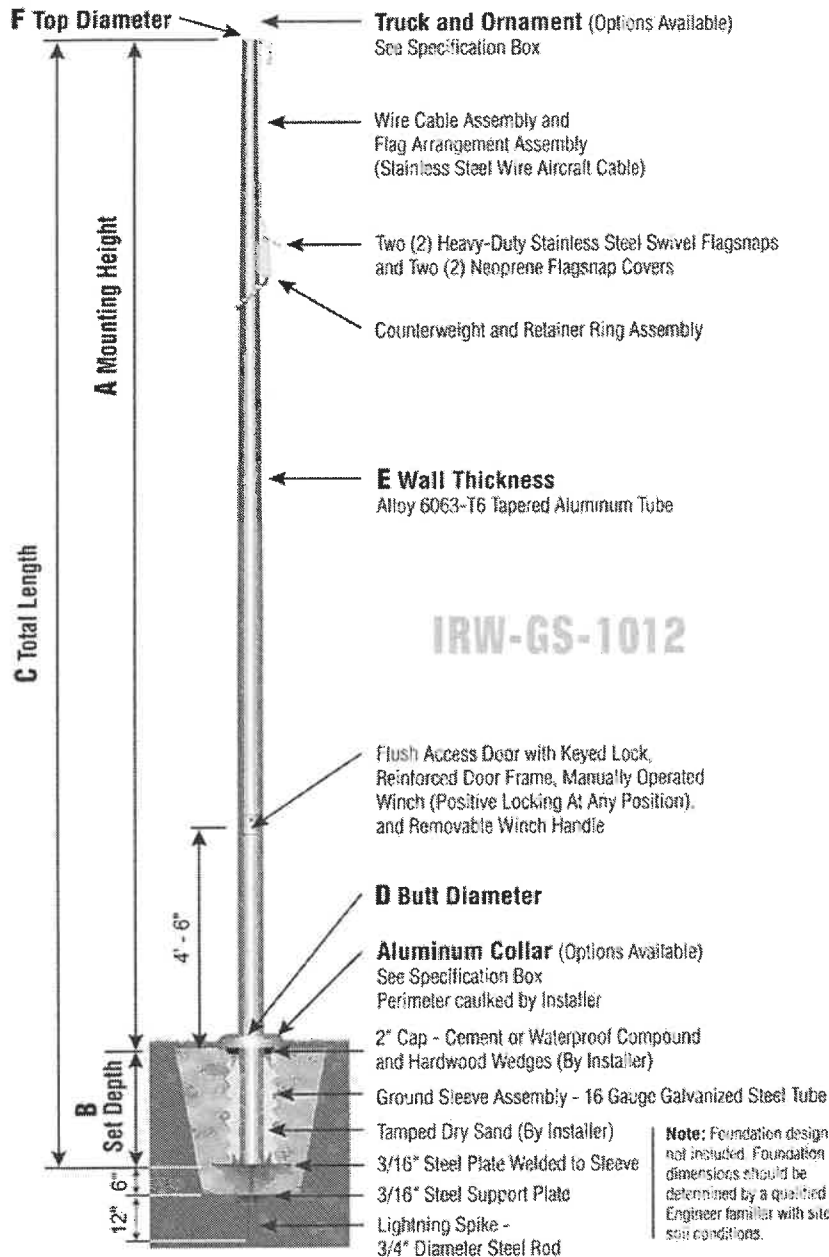
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Independence Series

IRW - Internal with Winch
Wire Halyard
Ground Set Installation

IRW60D13

- SAT



TRK-9800-58
Int. Revolving Truck
Sealed Bearings



BAL-1058-GLD
HD Gold Anodized
Aluminum Ball



COL1-A10S
FC-11 Spun Alum
1-Piece



SAT
Satin Finish



IRW - WINCH
Reinforced Welded
Door Frame

Specifications

A. Mounting Height: 60'

B. Set Depth: 6'-0"

C. Total Length: 66'-0"

D. Butt Diameter: 10"

E. Wall Thickness: .188"

F. Top Diameter: 4"

Flagpole Sections: 3

Shaft Weight: 501 lbs.

Hardware Weight: 52 lbs.

Ground Sleeve Weight: 90 lbs.

* Max Flag Size: 12' x 18'

* Max Wind Speed w/Nylon Flag: 86 mph

* Max Wind Speed No Flag: 118 mph

* Wind Speed Specifications from
ANSI/NAAMM FP 1001-07

Customer Name: Texas Specialty

Dealer: Epic Eagle

Qty: 1

Project: 60' Rockwall Turtle Cove

Location: Rockwall

Notes:

IRW60D13G-TAZ-O0F-C2C-FSA



↑ North

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *STRUCTURE IN EXCESS OF 36-FEET IN HEIGHT IN THE SCENIC OVERLAY (SOV) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 1.158-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, ROCKWALL EXECUTIVE CENTER ADDITION, 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 Alan Wyatt for the approval of a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole on a 1.158-acre parcel of land being described as Lot 2, Block A, Rockwall Executive Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 510 Turtle Cove Boulevard, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *structure in excess of 36-feet in height in the Scenic Overlay (SOV) District* to allow the construction of a flag pole in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, and Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction and continued operation of a flag pole on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed flag pole shall not exceed a maximum overall height of 240-feet as measured from grade.
- 4) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF MAY, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Location Map and Survey

Address: 510 Turtle Cove Boulevard

Legal Description: Lot 2, Block A, Rockwall Executive Center Addition

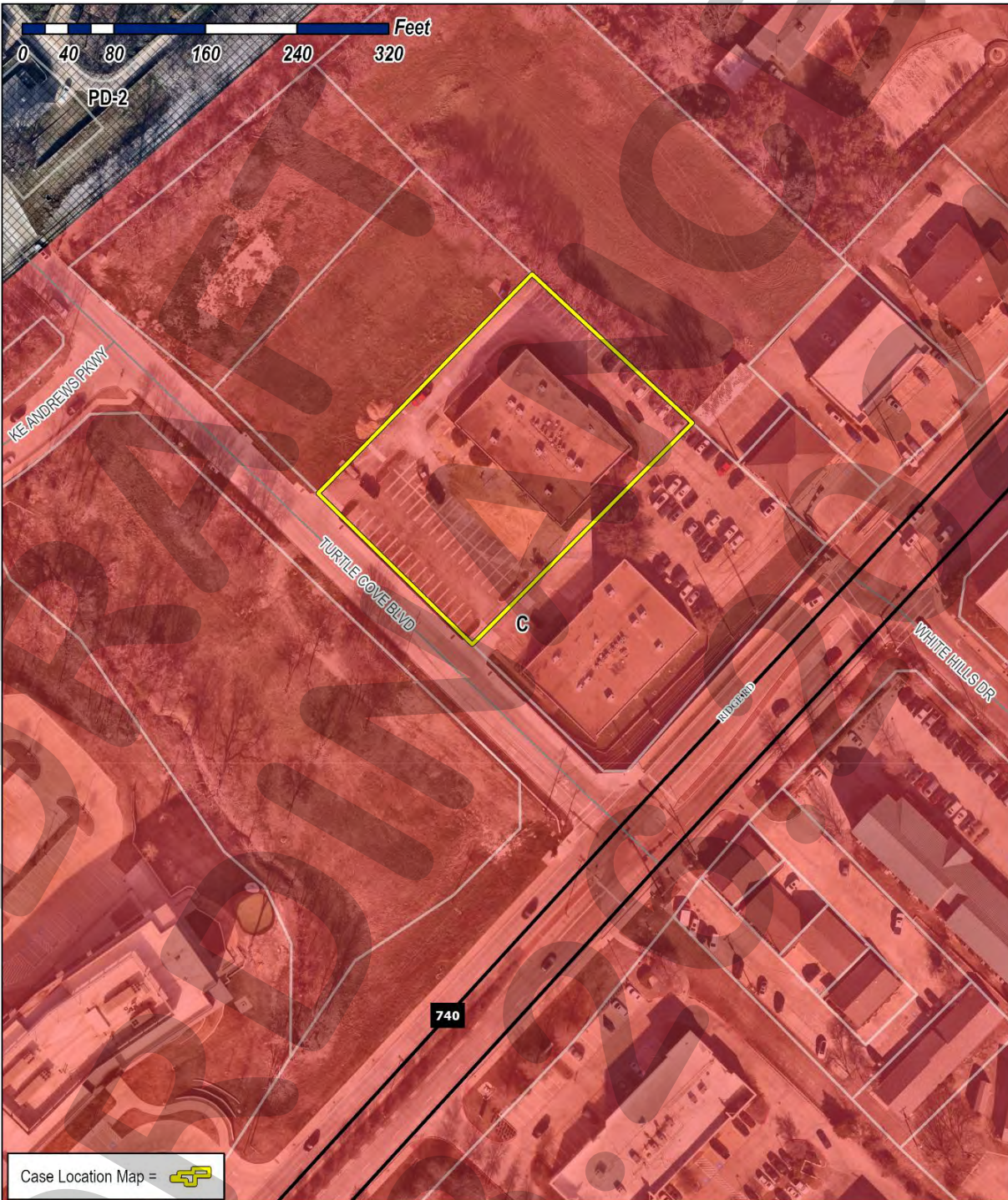


Exhibit 'B':
Concept Plan

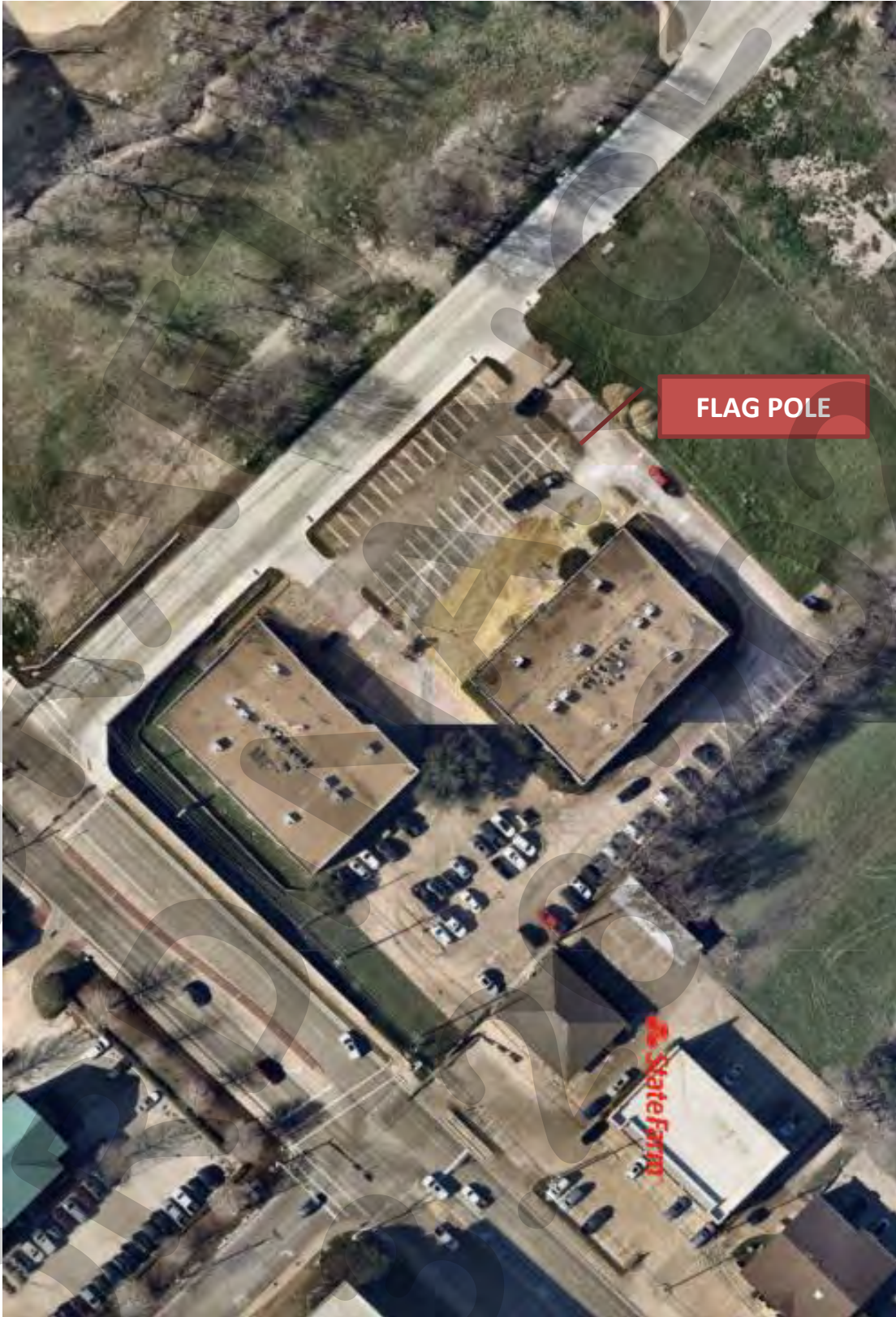
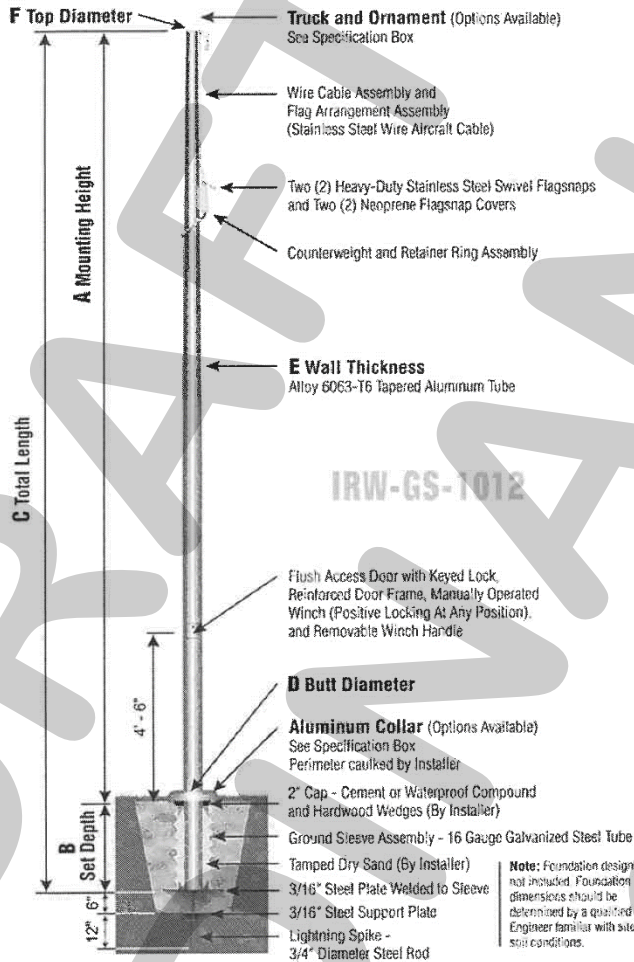


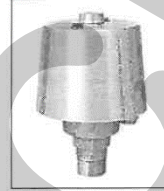
Exhibit 'C': Flag Pole Elevations



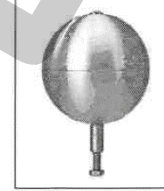
Independence Series IRW - Internal with Winch Wire Halyard Ground Set Installation



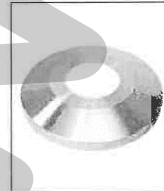
IRW60D13 - SAT



TRK-9800-58
Int. Revolving Truck
Sealed Bearings



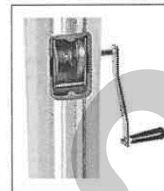
BAL-1058-GLD
HD Gold Anodized
Aluminum Ball



COL1-A10S
FC-11 Spun Alum
1-Piece



SAT
Satin Finish



IRW - WINCH
Reinforced Welded
Door Frame

Customer Name: Texas Specialty	
Dealer: Epic Eagle	Qty: 1
Project: 60' Rockwall Turtle Cove	Location: Rockwall
Notes:	

IRW60D13G-TAZ-00F-C2C-FSA

CAFP_010819_1pg

Specifications	
A. Mounting Height:	60'
B. Set Depth:	6'-0"
C. Total Length:	66'-0"
D. Butt Diameter:	10"
E. Wall Thickness:	.188"
F. Top Diameter:	4"
Flagpole Sections:	3
Shaft Weight:	501 lbs.
Hardware Weight:	52 lbs.
Ground Sleeve Weight:	90 lbs.
* Max Flag Size:	12' x 18'
* Max Wind Speed w/Nylon Flag:	86 mph
* Max Wind Speed No Flag:	118 mph
* Wind Speed Specifications from ANSI/NAAMM FP 1001-07	

- 1 -

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: Z2024-012
PROJECT NAME: Specific Use Permit for 1722 Ridge Road
SITE ADDRESS/LOCATIONS: 1722 RIDGE RD, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/22/2024	Approved w/ Comments

03/22/2024: 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 Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (Z2024-012) in the lower right-hand corner of all pages on future submittals.
- I.4 The subject property is zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District.
- I.5 According to Subsection 02.02.B.21, A Private Tennis Court is defined as “(a) surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise permitted.”
- I.6 Based on the photos provided by the applicant there is one light pole, with two (2) fixtures. The fixtures are unshielded and not oriented downward as to reduce spill over onto an adjacent property. That being said, the nearest adjacent property is 60-feet from the lighting, and the single-family home is located uphill.
- I.7 According to the Land Use Charts of the Unified Development Code (UDC), a Private Tennis Court is permitted by Specific Use Permit (SUP).
- M.8 Please review the attached Draft Ordinance prior to the March 26, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 2, 2024.
- 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 April 2, 2024; 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 April 9, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024.

I.10 The projected City Council meeting dates for this case will be April 15, 2024 [1st Reading] and May 6, 2024 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Please show the existing 15' utility easement on this plan to ensure the pickle ball courts are not located within that easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: PERMITS ARE REQUIRED FOR THE RETAINING WALL, CONCRETE AND ELECTRICAL FOR THE LIGHT AND PLUGS

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

No Comments



Z2024-012: Specific Use Permit (SUP) For a Pickle Ball Court at 1722 Ridge Road

Please show the existing 15' utility easement on this plan to ensure the pickle ball courts are not located within that easement.

SF-10

PD-4

740

RIDGE RD

LAKEVIEW DR

Case Location Map = 

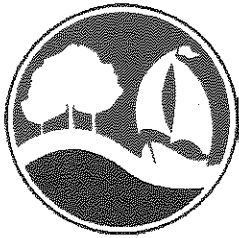


City of Rockwall

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

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1722 Ridge Rd Rockwall, TX

SUBDIVISION Estates of Coast Royale #1

LOT 4 BLOCK C

GENERAL LOCATION Ridge and Yellow Jacket

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER Harris Family Lake House LLC

☐ APPLICANT

CONTACT PERSON Preston Harris

CONTACT PERSON

ADDRESS 1722 Ridge Rd

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 214.384.4525

PHONE

E-MAIL prestoncharris@gmail.com

E-MAIL

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 \$237.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SEE ATTACHMENT

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

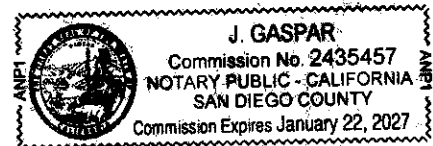
On 3/14/24 before me, J. Gaspar , Notary Public
(insert name and title of the officer)

personally appeared Preston C. Harris
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Gaspar (Seal)





City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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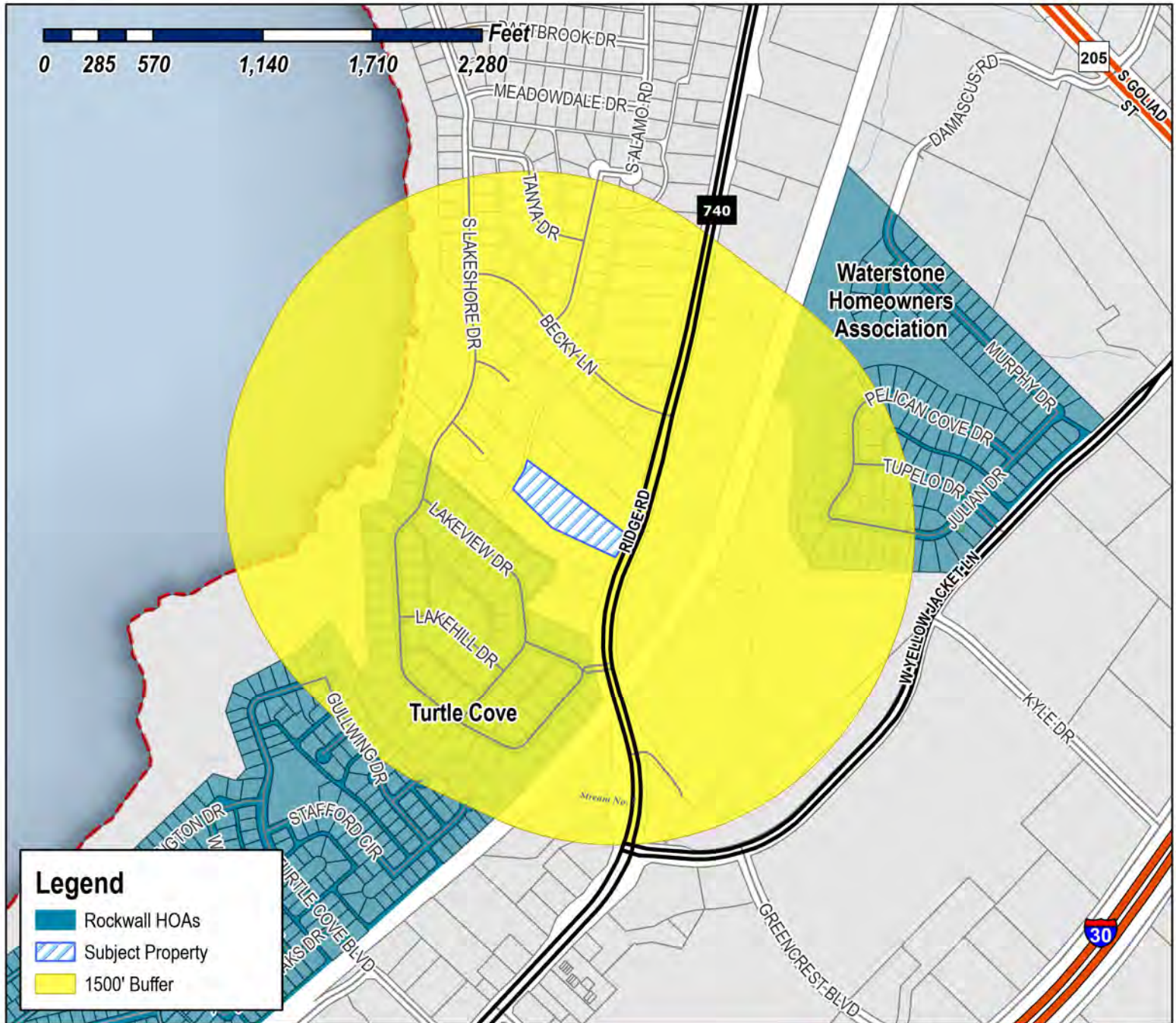




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Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

Date Saved: 3/15/2024

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-012]
Date: Tuesday, March 19, 2024 10:59:35 AM
Attachments: [HOA Map \(03.14.2024\).pdf](#)
[Public Notice \(P&Z\) \(03.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday March 22, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

Melanie Zavala

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

Date Saved: 3/14/2024

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

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

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

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

RESIDENT
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

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

WELLS RACHEL MARY
1502 RIDGE ROAD
ROCKWALL, TX 75087

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

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

STAGGS STEVEN C & MARLYN D
1601 SEASCAPE CT
ROCKWALL, TX 75087

RESIDENT
1602 RIDGE RD
ROCKWALL, TX 75087

FIELDS R THEODORE JR &
ALEXIA C
1603 SEASCAPE CT
ROCKWALL, TX 75087

WRIGHT JOHN & SUSAN
1605 SEASCAPE CT
ROCKWALL, TX 75087

RYAN THOMAS M & ROXANN W
1607 SEASCAPE CT
ROCKWALL, TX 75087

KENNETH & GLENDA JONES FAMILY TRUST
KENNETH RAY JONES AND GLENDA JOYCE
JONES- TRUSTEES
1608 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1609 CAPE HATTERAS PL
ROCKWALL, TX 75087

BATIZ HECTOR
1611 CAPE HATTERAS PLACE
ROCKWALL, TX 75087

MILLER LIVING TRUST
ROLAND MORRIS MILLER III TRUSTEE
1612 S LAKESHORE DR
ROCKWALL, TX 75087

NOBLIE LESLIE A
1613 CAPE HATTERAS PL
ROCKWALL, TX 75087

RIOS LUISA N AND MANOLO
1614 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1615 CAPE HATTERAS PL
ROCKWALL, TX 75087

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

SINGER JOHN B JR & GAIL P
1702 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1726 RIDGE RD
ROCKWALL, TX 75087

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

HARMON MICHAEL JOHN
1802 S LAKESHORE ROAD
ROCKWALL, TX 75087

TOLMAN JENNIFER L
1804 S LAKESHORE DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER
1902 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1905 LAKESHORE DR
ROCKWALL, TX 75087

NEVITT THERESA T
201 BECKY LN
ROCKWALL, TX 75087

LYNAS GERALD ETUX
203 BECKY LN
ROCKWALL, TX 75087

PODREBARAC MATTHEW & ABIGAIL LYNN
205 LAKEVIEW DR
ROCKWALL, TX 75087

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

BROYLES LYNN
207 LAKEVIEW DR
ROCKWALL, TX 75087

HAYNES PETER & JANNA
208 LAKEVIEW DRIVE
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE
209 LAKEVIEW DR
ROCKWALL, TX 75087

VOLESKY TAYLOR &
ERIC MAURO
210 LAKEVIEW DR
ROCKWALL, TX 75087

TURNER BILLIE SUE
211 LAKEVIEW DR
ROCKWALL, TX 75087

LYON ROBERT L SR & PATRICIA R
212 LAKEVIEW DR
ROCKWALL, TX 75087

TAYLOR RONALD R & ELIZABETH R
213 LAKEVIEW DR
ROCKWALL, TX 75087

FENTON DONYELLE
214 LAKEVIEW DRIVE
ROCKWALL, TX 75087

STOOKSBERRY CECIL R AND KIM
215 LAKEVIEW DR
ROCKWALL, TX 75087

ODEN ELRA C
216 LAKEVIEW DR
ROCKWALL, TX 75087

MCCRACKEN SUSAN M
217 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
218 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
219 LAKEVIEW DR
ROCKWALL, TX 75087

DEFAZIO RODERICK S & MARGARET R
220 LAKEVIEW DR
ROCKWALL, TX 75087

CARROLL ANGELA C & CHRIS S
222 LAKEVIEW DR
ROCKWALL, TX 75087

HULLUM RANDY LEE
2795 COUNTY ROAD 3210
LONE OAK, TX 75453

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

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

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS LLC
C/O HUDSON HOMES MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL STE
1800
DALLAS, TX 75204

HALL BRANDON & ADRIENNE
P. O. BOX 201
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 15, 2024 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

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

March 14, 2024

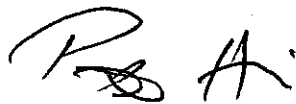
Preston Harris
1722 Ridge Rd
Rockwall, TX 75087

To Whom It May Concern:

I hope this letter finds you all well. Harris Family Lake House and it's majority owner Preston Harris are submitting for a Special Use Permit pertaining to a sport court that has been built on the family property. We regret we are submitting for the application post construction. Unfortunately when doing an internet search for if we needed a permit for a pickleball court, a sport court, or basketball court we failed to find any relevant information stating we needed one. Also, after discussing with the court's builder, we were also advised by them that a permit was not needed. We did take their advice and concluded that a permit was not needed.

We are here to rectify that situation today after being notified in early March that our conclusion was incorrect. Please take into consideration that avoiding the permitting process was never our intent.

Thank you again for your consideration on this matter,

A handwritten signature in black ink, appearing to be 'P. Harris'.

Preston Harris





CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *PRIVATE TENNIS COURT* ON A 2.522-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' AND 'B'* 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 Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for *Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and more fully described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a *Private Tennis Court* in a Single Family 10 (SF-10) District as stipulated by, *Article 04, Permissible Uses*, and *Article 05, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Tennis* court on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to *Exhibits 'A' and 'B'* of this ordinance.
- (2) All exterior lights placed or erected on the *Private Tennis Court (Pickleball Court)* shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The applicant shall have 90-days to obtain a building permit for the *Private Tennis Court (Pickleball Court)*.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a building permit, should the property 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 the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF MAY, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Location Map



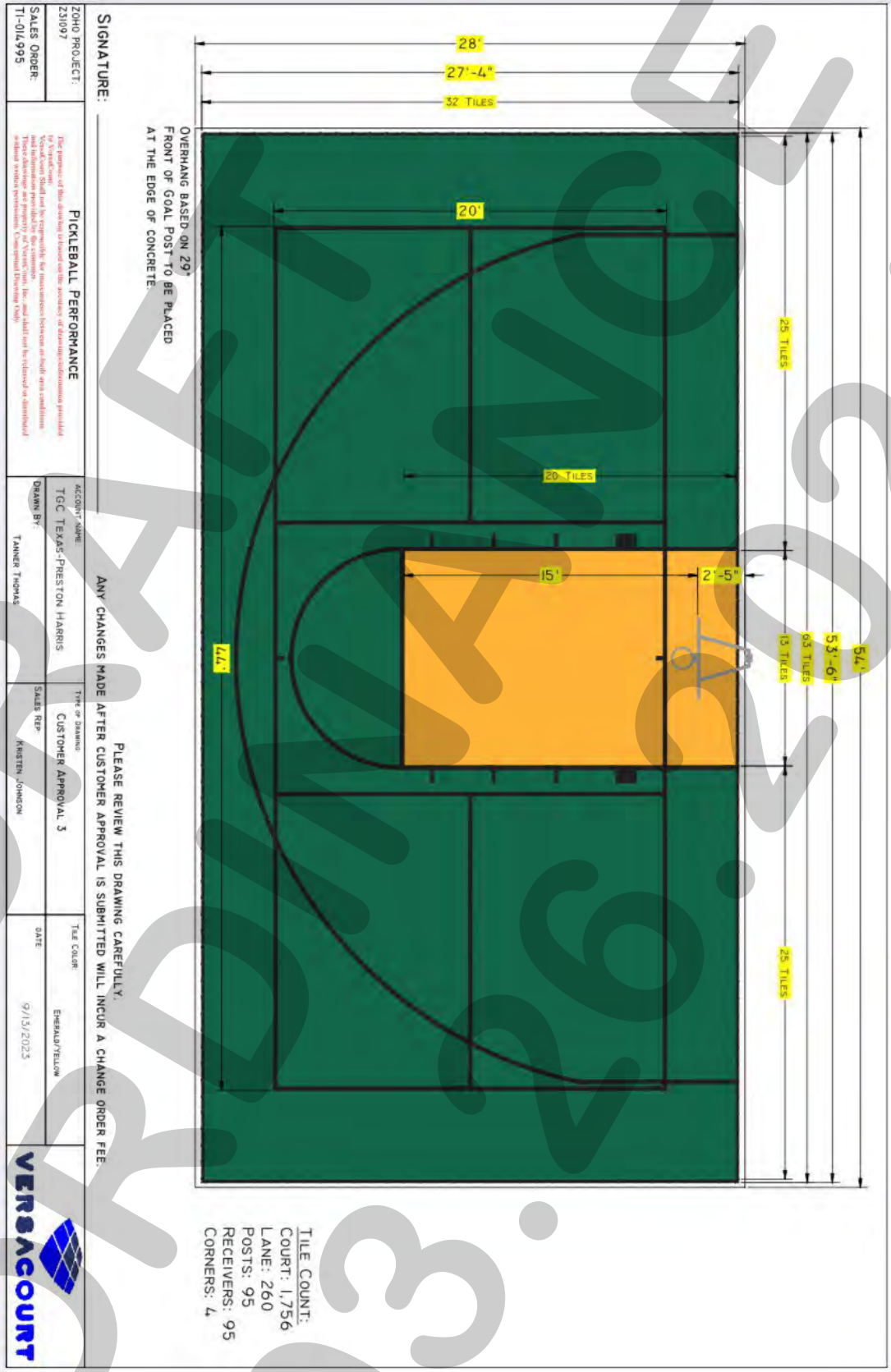
City of Rockwall

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.



Exhibit 'B' Pickleball Court Design



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: Z2024-013
PROJECT NAME: SUP for Residential Infill Evans Road
SITE ADDRESS/LOCATIONS: 340 EVANS RD, ROCKWALL, TX 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single- Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/22/2024	Approved w/ Comments

03/22/2024: Z2024-013; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 340 Evans Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.248-acre tract of land identified as a portion of Lot 1180 and of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (Z2024-013) in the lower right-hand corner of all pages on future submittals.
- M.4 The applicant will be required to replat the subject property prior to the issuance of a Building Permit.
- I.5 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.
- I.6 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”
- I.7 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately 5-feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.
- M.8 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit ‘C’ of Planned Development District 75 (PD-75) “(b)uildings 120-SF or greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors ... Hardi-Board or similar cementaceous materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementaceous material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance.” Please indicate that type of siding being proposed and that it is a cementaceous product. In addition, please provide exterior material percentages -- excluding doors and windows -- for all exterior elevations. This is needed to demonstrate conformance to the requirements of Planned Development District 75 (PD-75).

I.9 In this case, the proposed request appears to meet most of the requirements for Residential Infill in an Established Subdivision, and the zoning requirements for a property in Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District.

M.10 Ordinances. Please review the attached draft ordinance prior to the April 9, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by April 2, 2024.

I.11 Revisions. 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 April 2, 2024; 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 April 9, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.12 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 9, 2024.

I.13 City Council Meeting Dates. The projected City Council meeting dates for this case will be April 15, 2024 (1st Reading) and May 6, 2024 (2nd Reading).

I.14 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Finished floor must be a minimum of 1.5' above the gutter line of Evans Road. Plot plan including grading showing swales and drainage pattern required with the Building Permit.

2. Existing or proposed fence? Do you plan on keeping it if existing?

3. There is no existing or proposed sidewalk along Evans Road. Please remove.

4. You will need to provide a proposed culvert underneath of this driveway to pass drainage within the existing drainage swale. Engineering plans required. Culvert to be reinforced concrete with sloped concrete headwalls and minimum size of 18".

5. Property currently drains northeast.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

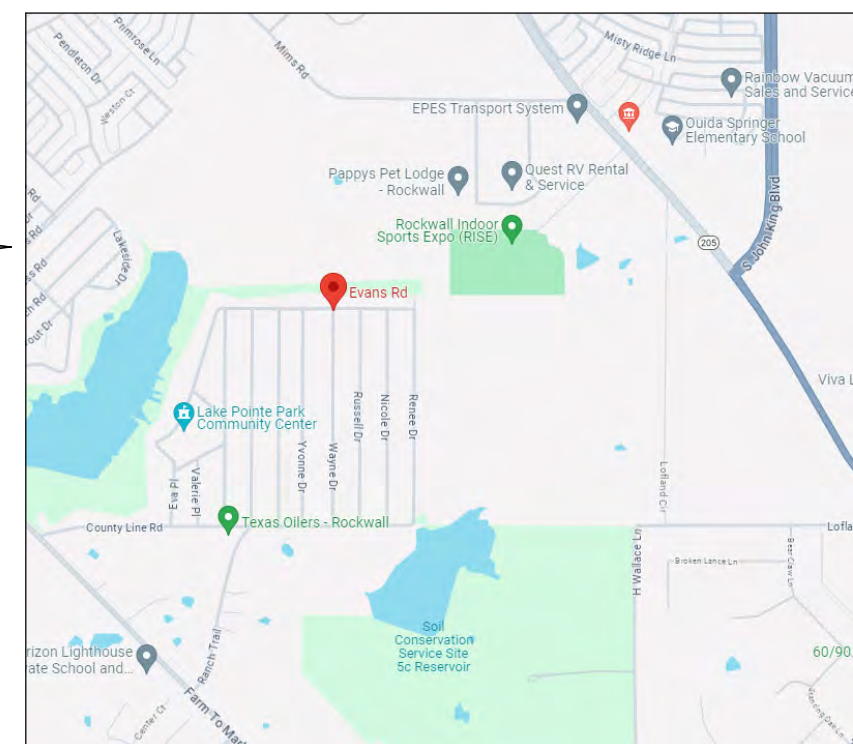
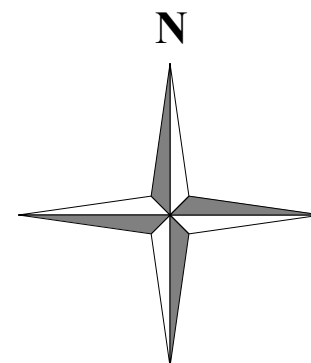
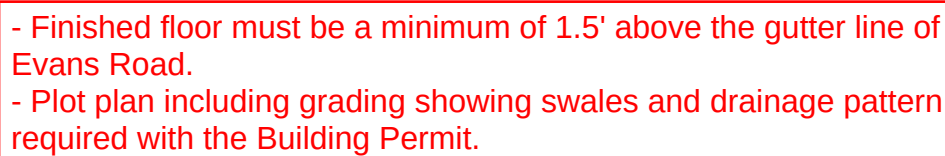
03/18/2024: Assigned address will be 340 EVANS RD. ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

No Comments



VICINITY MAP

**EVANS ROAD
LOT 1179**

Proposed Floor Plan	2,417.5 SG/FT
Total New Construction	2,417.5 SG/FT
Proposed Garage	469.4 SG/FT
Proposed Porch Cover	75 SG/FT
Proposed Patio Cover	344.1 SG/FT
Total New Construction	3.306 SG/FT
Lot	1179
Country	Dallas
City	Rockwall
Lot Area	0.2 ACRES
Max Lot Coverage	35%
Lot Coverage	65%

You will need to provide a proposed culvert underneath of this driveway to pass drainage within the existing drainage swale. Engineering plans required. Culvert to be reinforced concrete with sloped concrete headwalls and minimum size of 18",



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THE PROJECT FOR ACCURACY AND COMPLETENESS. THE BUILDER, HOMEOWNER, SERVICES, HVAC, AND STRUCTURAL, BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO DIFFERENCES, OMISSIONS, OR ERRORS. THE BUYER, OWNER, BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE AS SHOWN ON THESE PLANS, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
EVANS ROAD

Legal Description
LOT 1179

SITE PLAN

Project number:

Date:

02/17/2024

Scale

$$1'' = 10'-0''$$

Drawn by: Projects & Construction Araque



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 0 Evans Road Rockwall TX 75032
SUBDIVISION _____ LOT 1179 BLOCK _____
GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential CURRENT USE _____
PROPOSED ZONING Residential PROPOSED USE _____
ACREAGE 0.2 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

☐ OWNER	<u>Shirley Soto</u>	☒ APPLICANT	<u>Projects & Constructions</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>PAUL ARCE Araque</u>
ADDRESS	<u>453 Lynn @ Dr</u>	ADDRESS	<u>18601 LBJ Fwy</u>
	_____		<u>SUITE 250</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>MESQUITE TX 75150</u>
PHONE	<u>(903) 985-1425</u>	PHONE	<u>(972) 365-6823</u>
E-MAIL	<u>shirleysoto@hotmail.com</u>	E-MAIL	<u>projectsaraque41@gmail.com</u>

NOTARY VERIFICATION [REQUIRED]

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

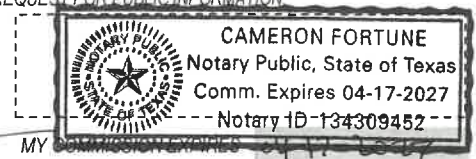
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 219 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2024. BY SIGNING THIS APPLICATION, 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."

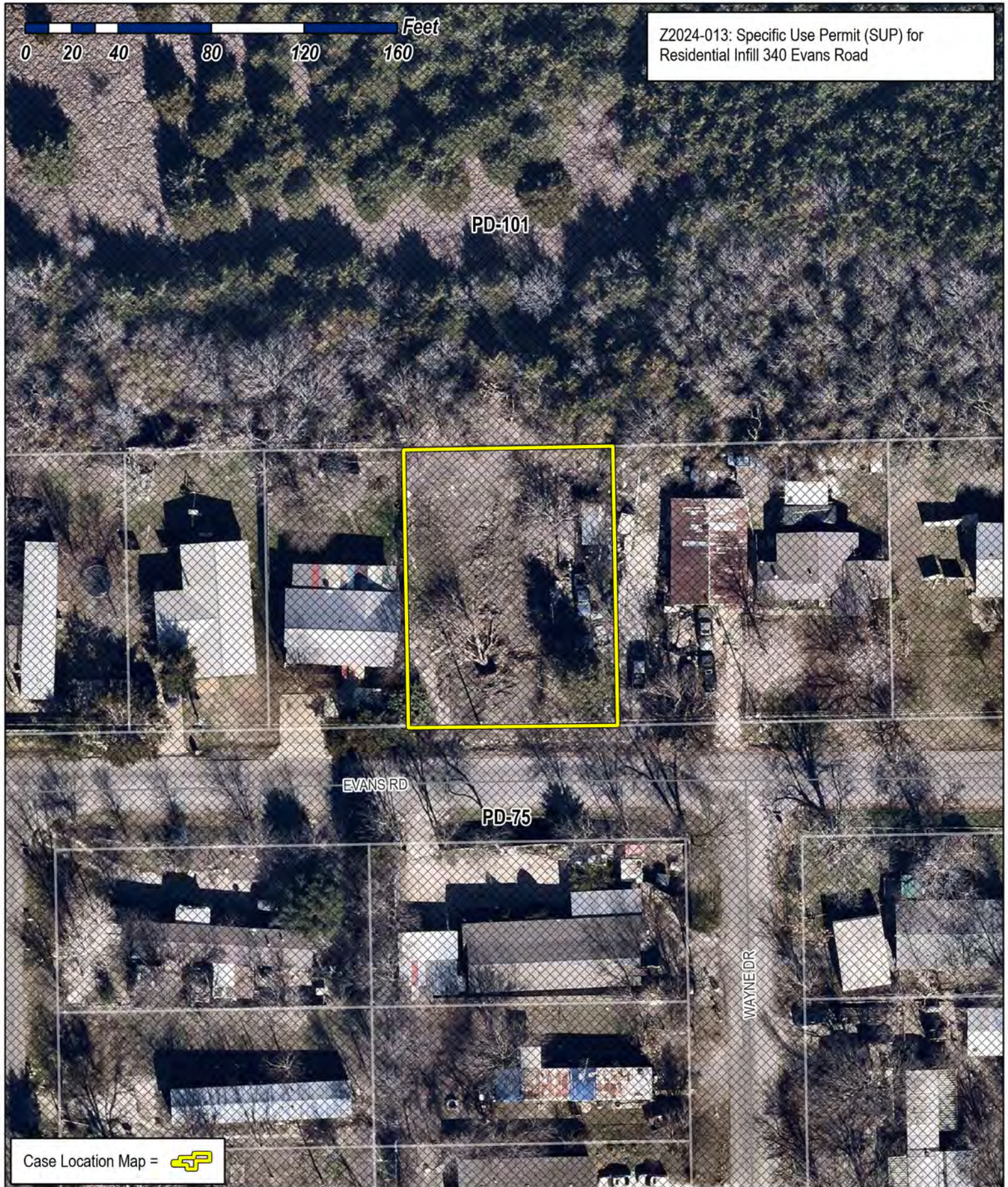
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF March, 2024.

OWNER'S SIGNATURE Shirley Soto

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Camelcar p...





Case Location Map = 



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.

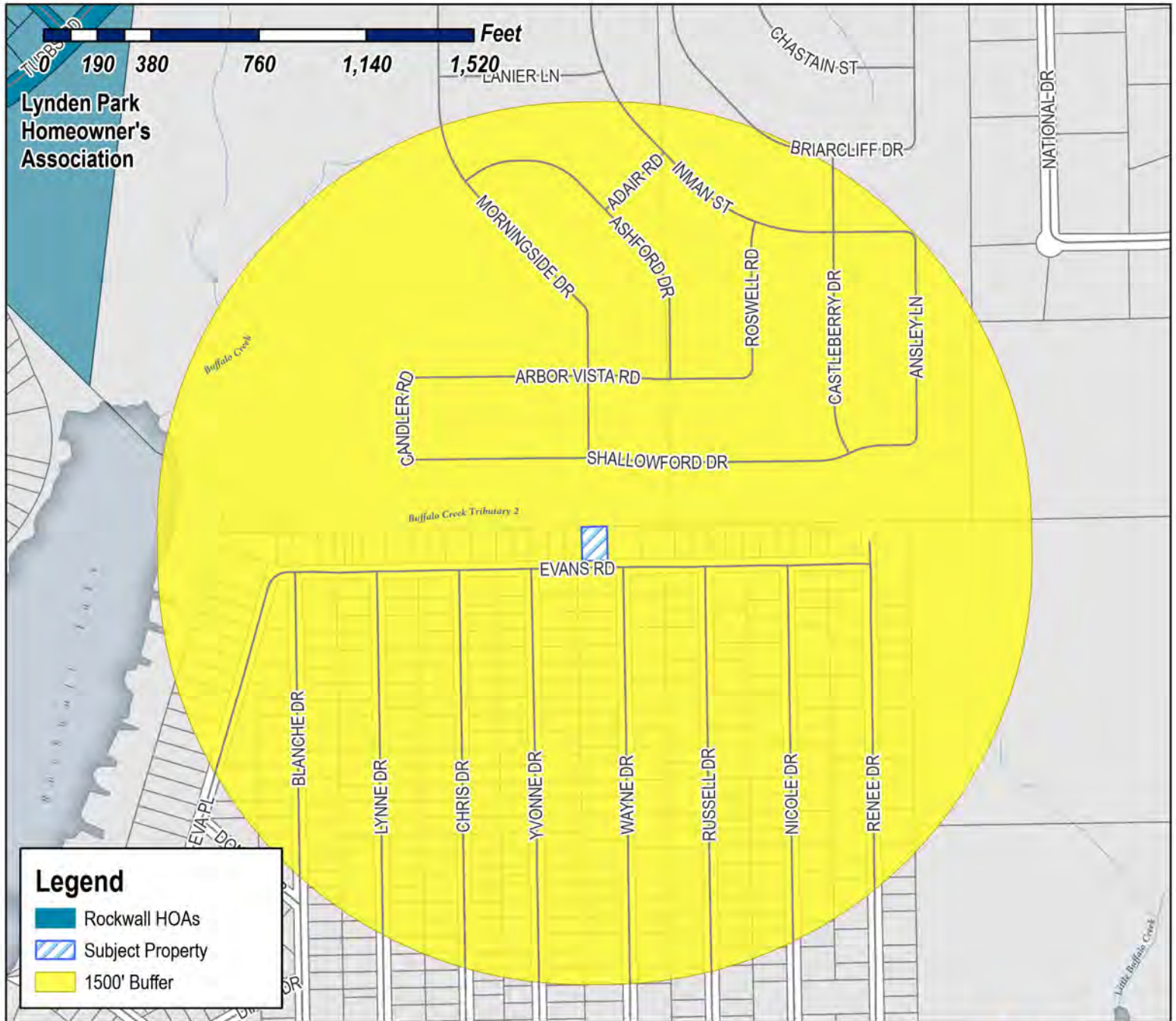




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Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2024-013
Case Name: Specific Use Permit (SUP) for Residential Infill at 340 Evans Road
Case Type: Zoning
Zoning: Planned Development 75 (PD-75)
District:
Case Address: 340 Evans Road

Date Saved: 3/15/2024

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

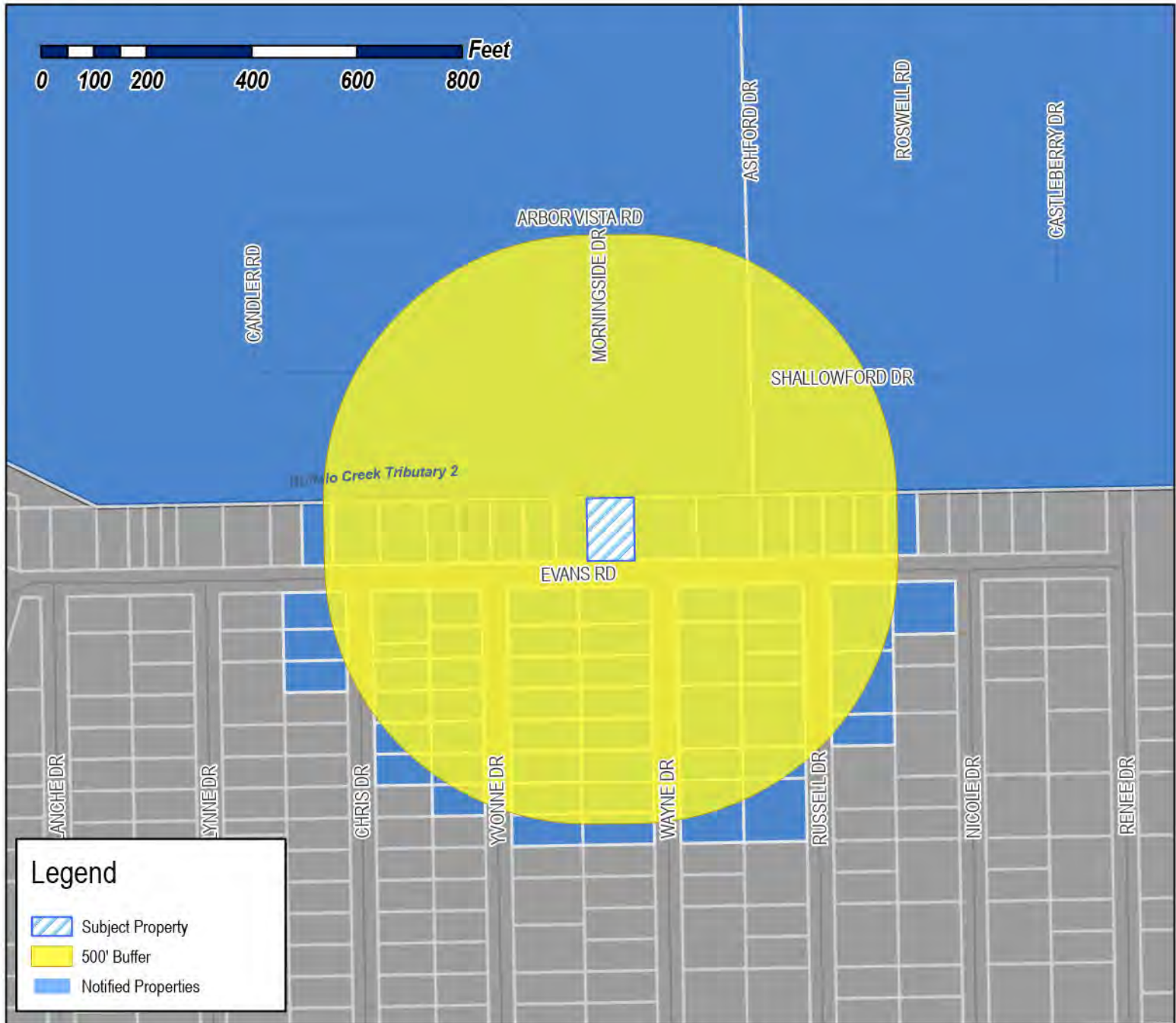




City of Rockwall

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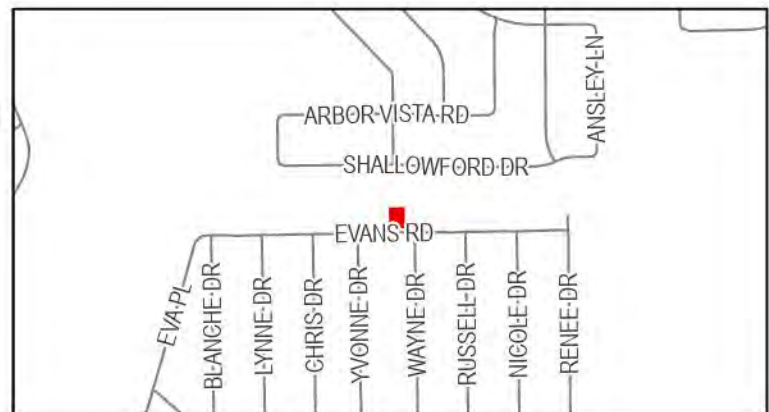
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Case Number: Z2024-013
Case Name: Specific Use Permit (SUP) for Residential Infill at 340 Evans Road
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 340 Evans Road

Date Saved: 3/15/2024

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



SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

UC LUIS JOSE &
GELLY DEL ROSARIO XOOL
186 NICOLE DR
ROCKWALL, TX 75032

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA
234 EVANS RD
ROCKWALL, TX 75032

MEJIA RAMIRO
244 EVANS RD
ROCKWALL, TX 75032

NGO HA THAI AND MIA DINH
2505 WESTBANK TRL
GARLAND, TX 75042

RESIDENT
266 EVANS RD
ROCKWALL, TX 75032

SAULS AND BROS COMPANY LLC
2716 GREENHILL DRIVE
MESQUITE, TX 75150

PEREZ MARCOS AND MARIA ELVA GACHUZO
VELAZQUEZ
290 EVANS
ROCKWALL, TX 75032

RESIDENT
302 EVANS RD
ROCKWALL, TX 75032

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

BALDERAS GREGORY
310 EVANS RD
ROCKWALL, TX 75032

ACOSTA FABIAN AND GLADYS CELENE
QUINONEZ
322 EVANS RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR A AND SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

RAMIRES RAUL
358 EVANS RD
ROCKWALL, TX 75032

LUMPKINS JOHN E & STEPHANIE L
376 EVANS RD
ROCKWALL, TX 75032

GONZALEZ NORMA PATRICIA SOLIS
388 EVANS RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA
400 EVANS RD
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA
400 EVANS RD
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ
406 EVANS
ROCKWALL, TX 75032

RESIDENT
412 EVANS RD
ROCKWALL, TX 75032

RESIDENT
418 EVANS RD
ROCKWALL, TX 75032

BALLEZA REAL ESTATE LLC AND
ANA QUEZADA
4408 AIKEN TRL
SACHSE, TX 75048

YANEZ SANDRA R TORRES
441 LYNNE DRIVE
ROCKWALL, TX 75032

MARTINEZ MARIO CRUZ
461 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIO
461 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
466 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
470 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
470 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
471 YVONNE DR
ROCKWALL, TX 75032

SOTO DOMINGO
471 WAYNE DR
ROCKWALL, TX 75032

MORENO ORALIA SOLIS
474 BASS ROAD
ROCKWALL, TX 75032

MORENO LUIS NOE
474 BASS ROAD
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA
479 CHRIS DR
ROCKWALL, TX 75032

ALONSO ELEASAR &
BENITO GAMEZ
482 WAYNE DR
ROCKWALL, TX 75032

GUEVARA MARIA
482 YVONNE DRIVE
ROCKWALL, TX 75032

VIERA EUSEVIO ZAPATA AND FELICITAS
MARTINEZ-AGUILAR
485 YVONNE DR
ROCKWALL, TX 75032

PAYNE MILDRED IRENE
487 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
488 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
491 YVONNE DR
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

GONZALEZ HIPOLITO CANTU AND
FANIA GARCIA
494 RUSSELL LOT 1252
ROCKWALL, TX 75032

ARROYO REYES
499 RUSSELL DR
ROCKWALL, TX 75032

PARRISH KENNETH LEE JR AND
JUDITH GAIL WOOD
499 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ CARMELITA NOEMI
500 YVONNE DR
ROCKWALL, TX 75032

VELASQUEZ LORENA
501 CHRIS DRIVE
ROCKWALL, TX 75033

MARTINEZ PEDRO & MARIA CELIA
506 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN
509 YVONNE DR
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA
5112 WOLVERTON CT
GARLAND, TX 75043

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA
513 RUSSELL DR
ROCKWALL, TX 75032

LEON VANESSA RANGEL
514 YVONNE DR
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA
GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

MARTINEZ DAVID
516 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
518 RUSSELL DR
ROCKWALL, TX 75032

JIMENEZ LEONARDO
5201 KELSO LN
GARLAND, TX 75043

RESIDENT
521 YVONNE DR
ROCKWALL, TX 75032

GANUS HUGH
524 SESAME DR
MESQUITE, TX 75149

VASQUEZ JAVIER AND LILIANA
524 YVONNE DR
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ
525 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
528 CHRIS DR
ROCKWALL, TX 75032

DIAZ MANUEL & ROSARIO
528 WAYNE DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
531 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
534 YVONNE DR
ROCKWALL, TX 75032

RETANA JUAN &
YENY RUBIO
535 CHRIS DR
ROCKWALL, TX 75032

STRICKLAND TARA
536 WAYNE DR
ROCKWALL, TX 75032

OBRIEN ELLEN K
537 RUSSELL DR
ROCKWALL, TX 75032

RODRIGUEZ ROMAN
540 CHRIS DR
ROCKWALL, TX 75032

DELGADO JUAN E & MARIA L
541 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
544 YVONNE DR
ROCKWALL, TX 75032

ANDREWS TRESIA AND KENNETH
547 WAYNE DR
ROCKWALL, TX 75032

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

ARRIAGA GREGORIA
548 WAYNE ST
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS
552 RUSSELL DR
ROCKWALL, TX 75032

HUERTA JOSE AND MARIA
848 SMITH ACRES DR
ROYSE CITY, TX 75189

SAFRA PROPERTIES INC
PO BOX 69
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-013: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 15, 2024 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

Case No. Z2024-013: SUP for Residential Infill

Please place a check mark on the appropriate line below:

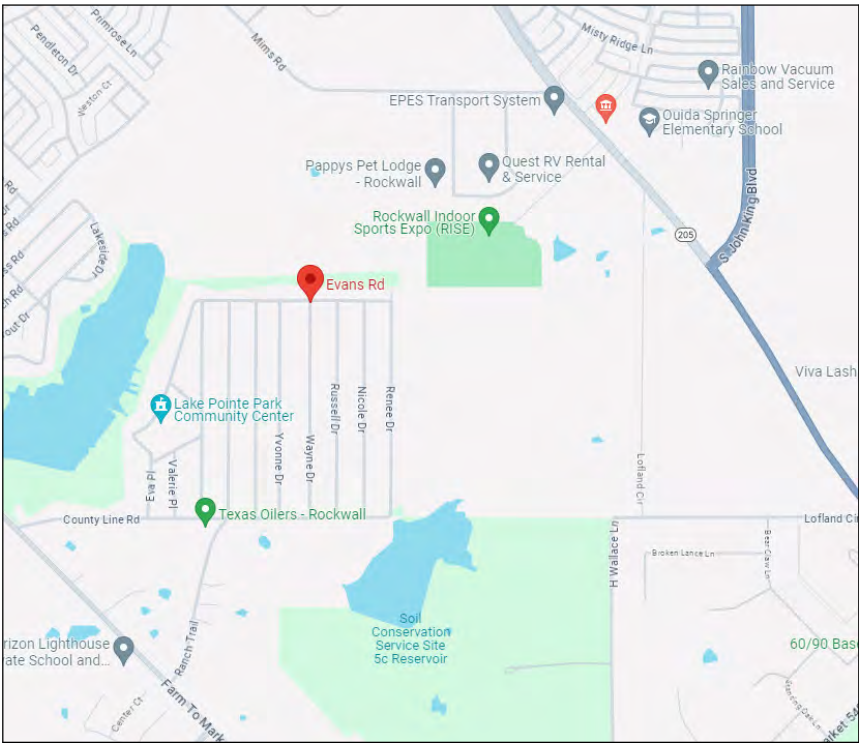
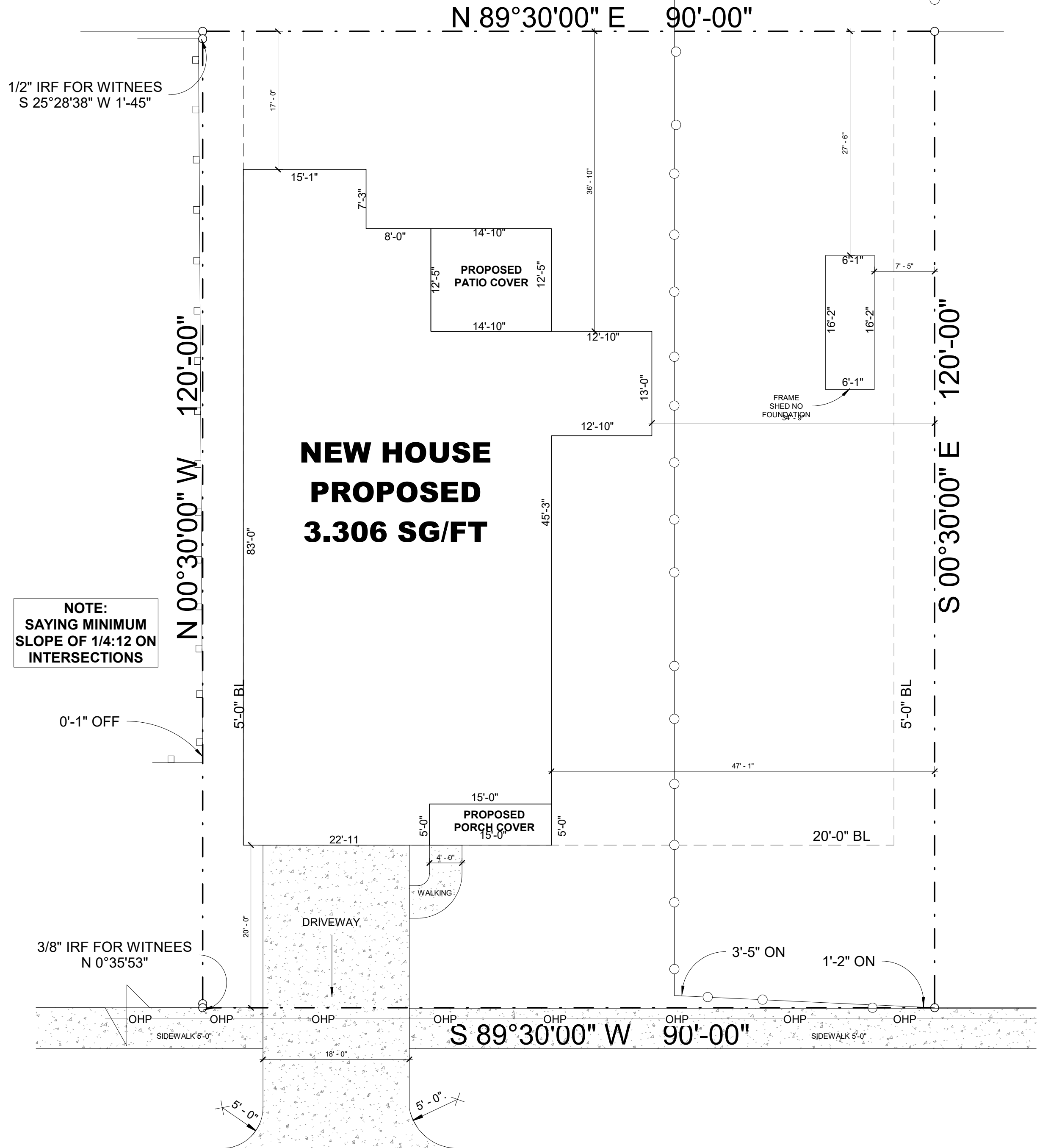
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



VICINITY MAP

EVANS ROAD
LOT 1179

Proposed Floor Plan	2,417.5 SG/FT
Total New Construction	2,417.5 SG/FT
Proposed Garage	469.4 SG/FT
Proposed Porch Cover	75 SG/FT
Proposed Patio Cover	344.1 SG/FT
Total New Construction	3,306 SG/FT
Lot	1179
Country	Dallas
City	Rockwall
Lot Area	0.2 ACRES
Max Lot Coverage	35%
Lot Coverage	65%

1 Site Plan
1" = 10'-0"

EVANS ROAD
50' R.O.W.



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

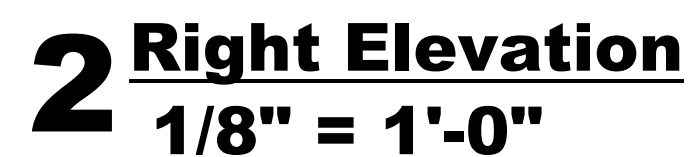
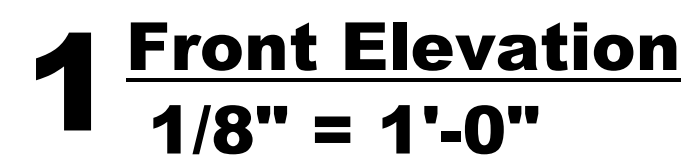
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
EVANS ROAD

Legal Description
LOT 1179

SITE PLAN

Project number:
Date: 02/17/2024 Scale 1" = 10'-0"
Drawn by: Projects & Construction Araque

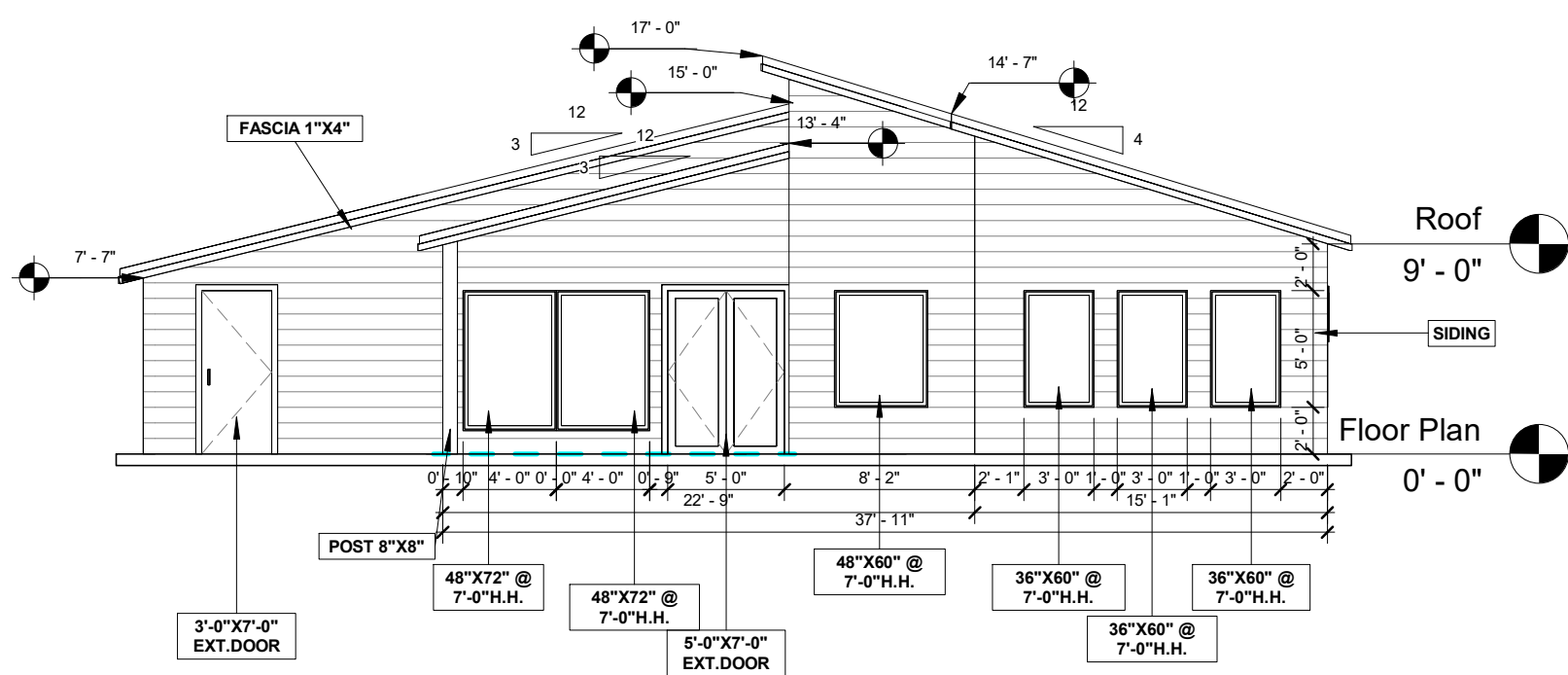


Project Name & Address
EVANS ROAD

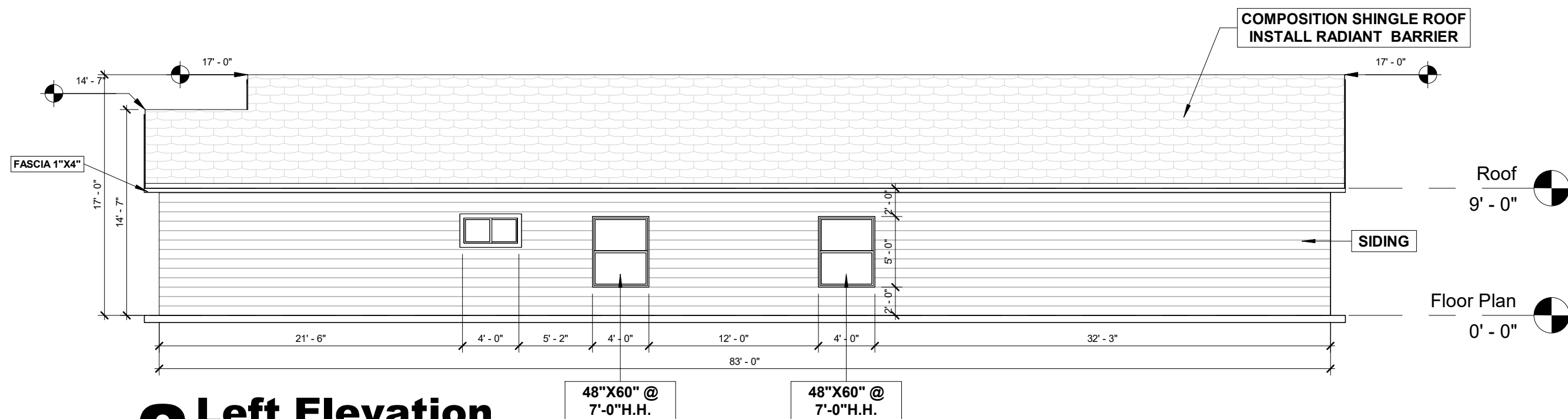
Legal Description
LOT 1179

Project number:	
Date: 02/17/2024	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

10



1 **Rear Elevation**
1/8" = 1'-0"



2 **Left Elevation**
1/8" = 1'-0"

STATE OF TEXAS
XAVIER CHAPA
42335
Professional Engineer
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156
03/13/2024



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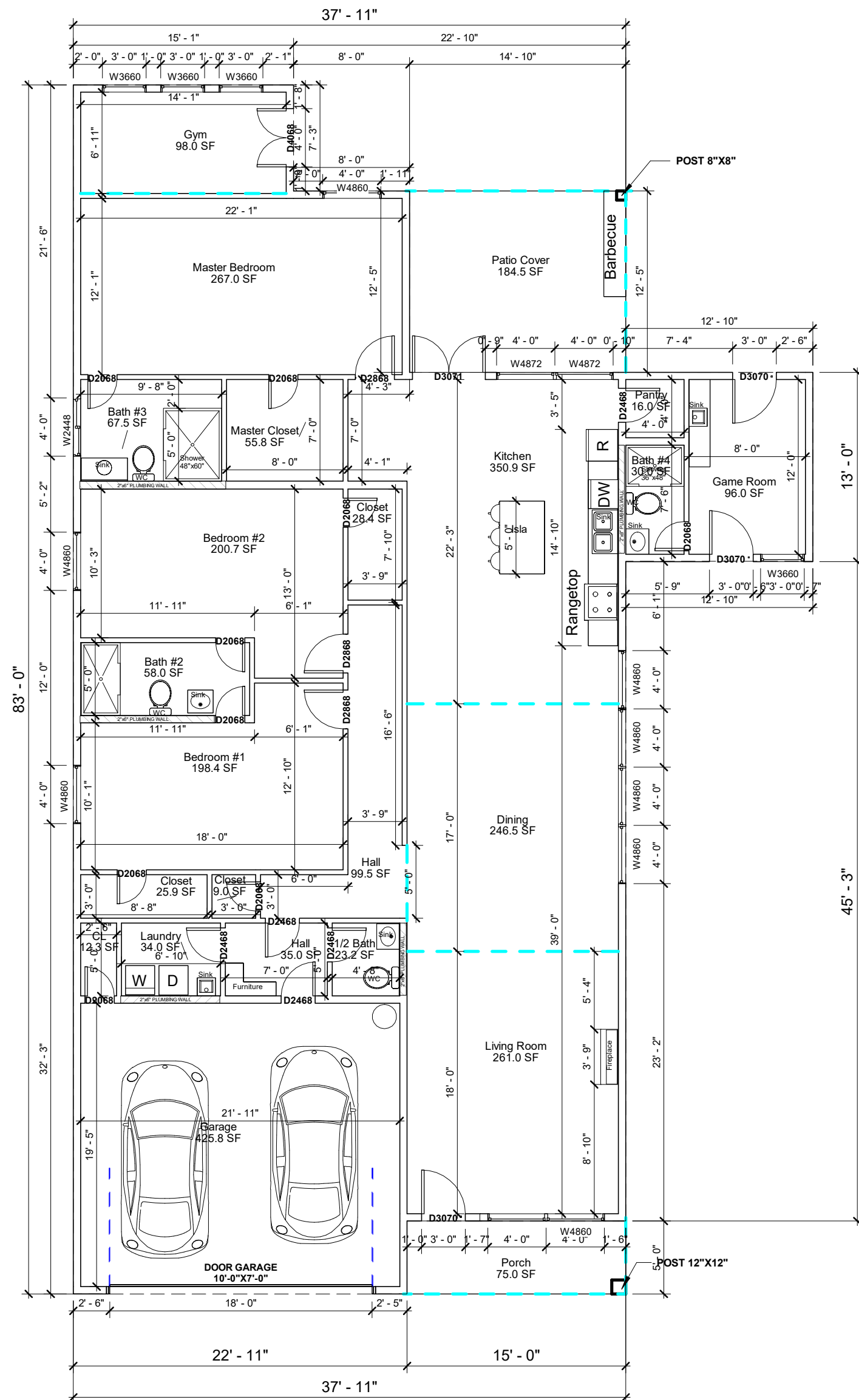
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Project Name & Address
EVANS ROAD
Legal Description
LOT 1179

ELEVATIONS

Project number:
Date: 02/17/2024 Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque

10.1



1 Floor Plan
1/8" = 1'-0"

Door Schedule				
Phase Created	Mark	Type	Width	Height
New Construction	D2068	24" x 80"	2' - 0"	6' - 8"
New Construction	D2468	28" x 80"	2' - 4"	6' - 8"
New Construction	D2868	32" x 80"	2' - 8"	6' - 8"
New Construction	D3070	36" x 84"	3' - 0"	7' - 0"
New Construction	D3071	60" x 84"	5' - 0"	7' - 0"
New Construction	D4068	48" x 80"	4' - 0"	6' - 8"
New Construction	DOOR GARAGE 10'-0"X7'-0"	108" x 84"	18' - 0"	7' - 0"
Grand total: 23				

Window Schedule				
Phase Created	Mark	Type	Height	Width
New Construction	W2448	0915 x 1220mm	2' - 0"	4' - 0"
New Construction	W3660	36"x60"	5' - 0"	3' - 0"
New Construction	W4860	48"x60"	5' - 0"	4' - 0"
New Construction	W4860	48"x60"	5' - 0"	4' - 0"
New Construction	W4868	48"x60"	5' - 0"	4' - 0"
New Construction	W4872	48"x72	6' - 0"	4' - 0"
Grand total: 16				



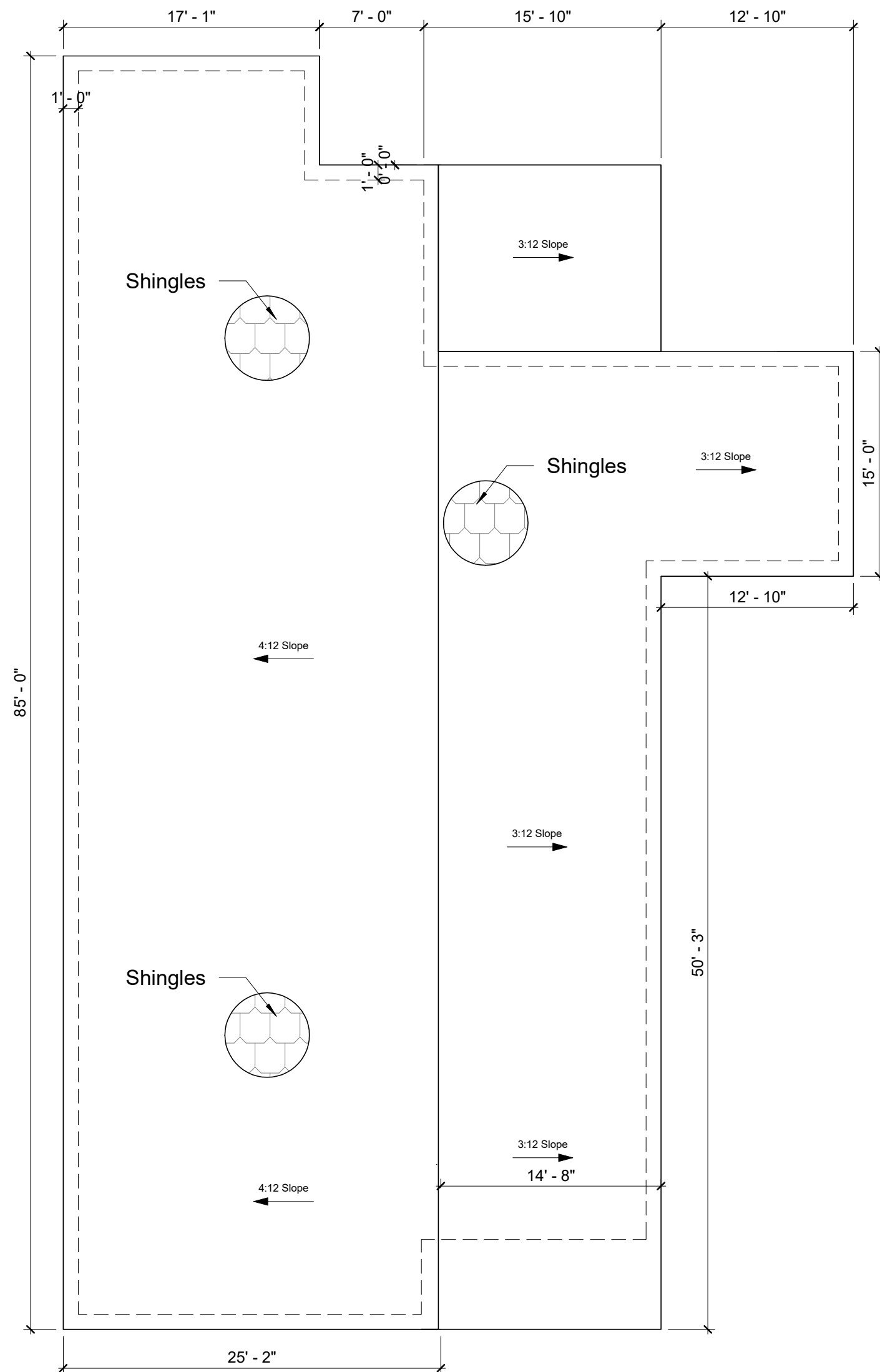
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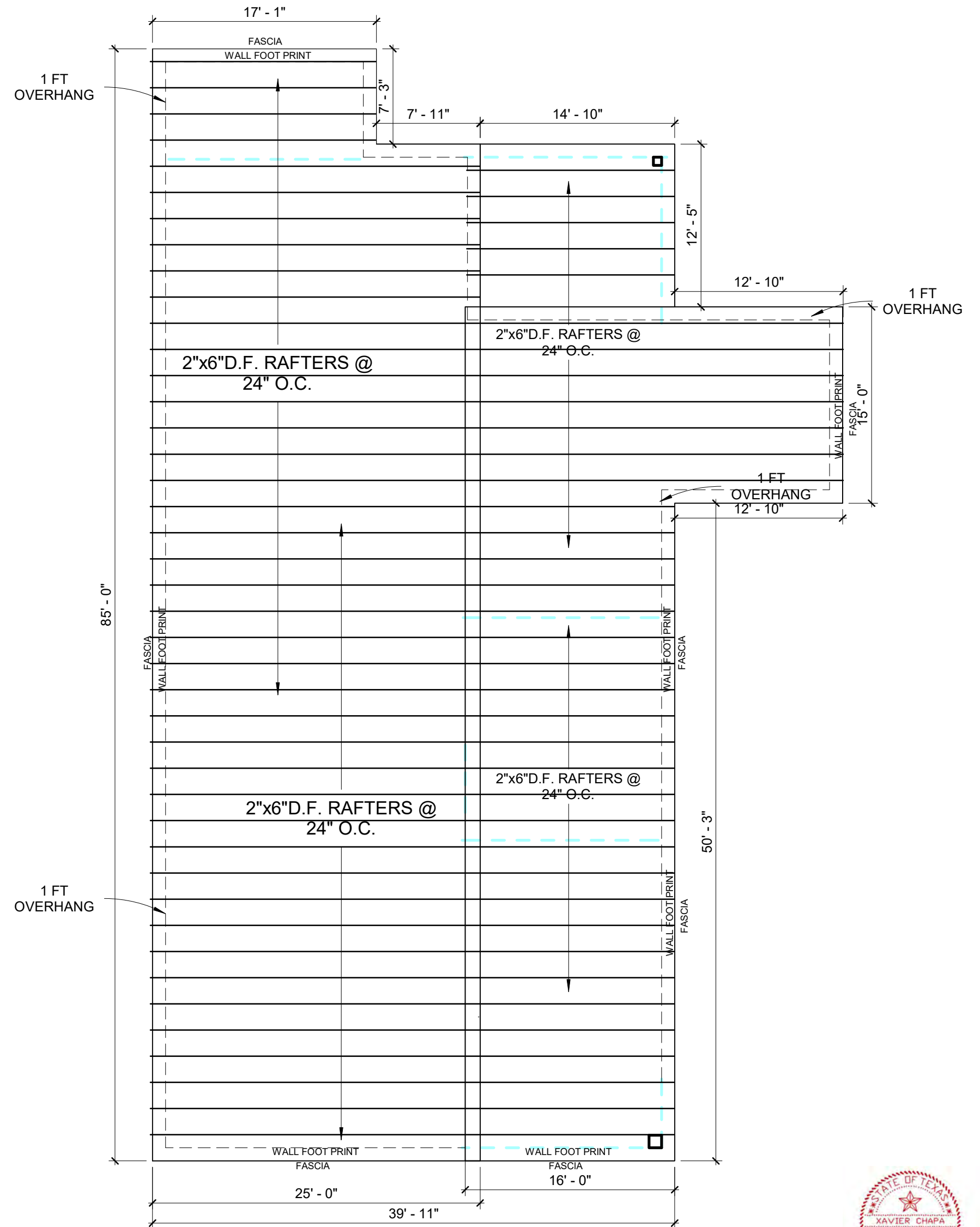
Project Name & Address
 EVANS ROAD
Legal Description
 LOT 1179

FLOOR PLAN

Project number:
 Date: 02/17/2024 Scale 1/8" = 1'-0"
 Drawn by: Projects & Construction Araque



1 Roof
1/8" = 1'-0"



2 Rafter Roof
1/8" = 1'-0"



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Project Name & Address
EVANS ROAD

Legal Description
LOT 1179

ROOF		
Project number:		
Date:	02/17/2024	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque		

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF LOT 1180 AND ALL OF LOT 1179 OF THE LAKE ROCKWALL ESTATES PHASE 2 ADDITION, 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 by Paul Arce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 75 (PD-75) [Ordinance No. 16-01] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th OF MAY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

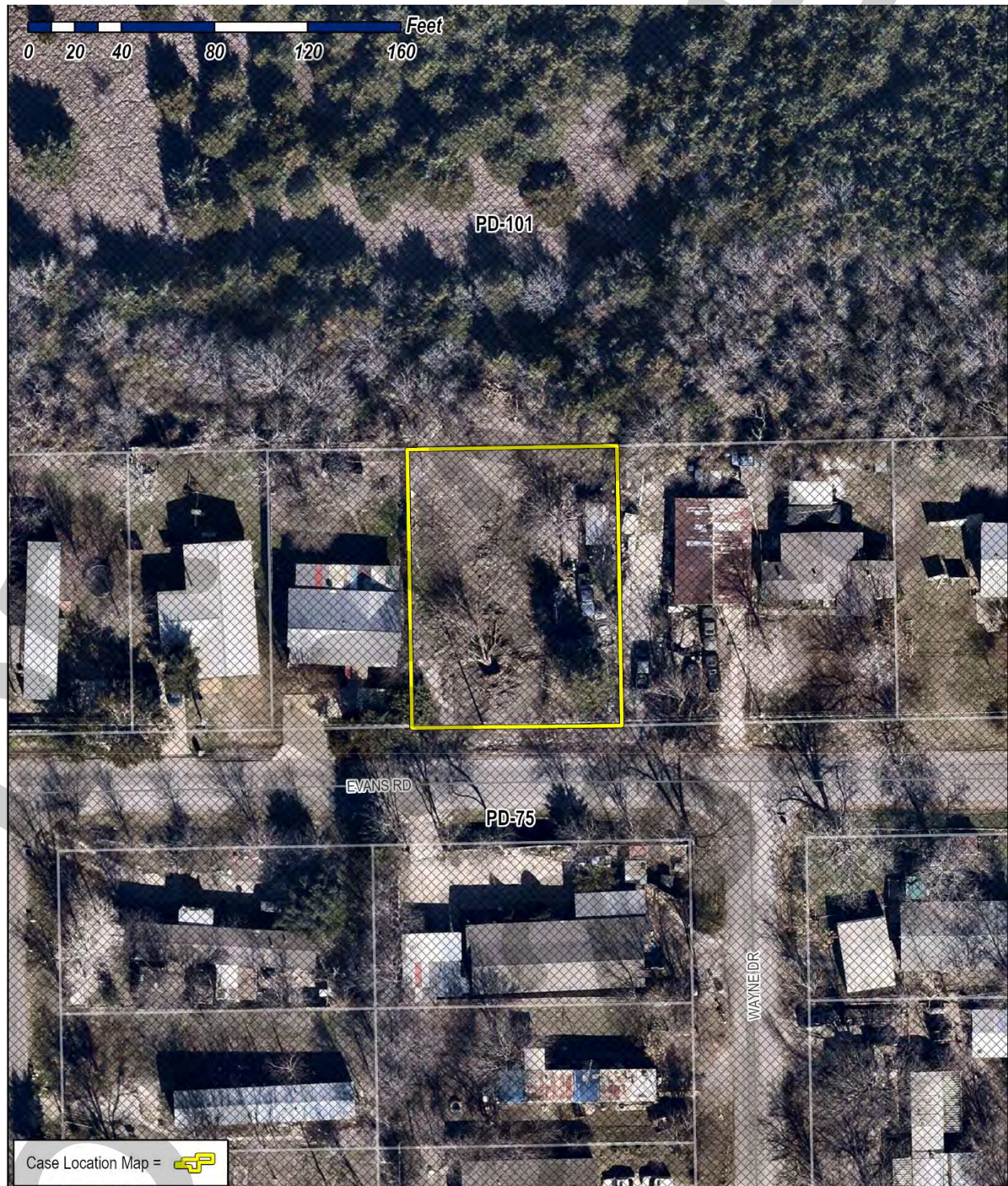
1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A':
Location Map and Residential Plot Plan

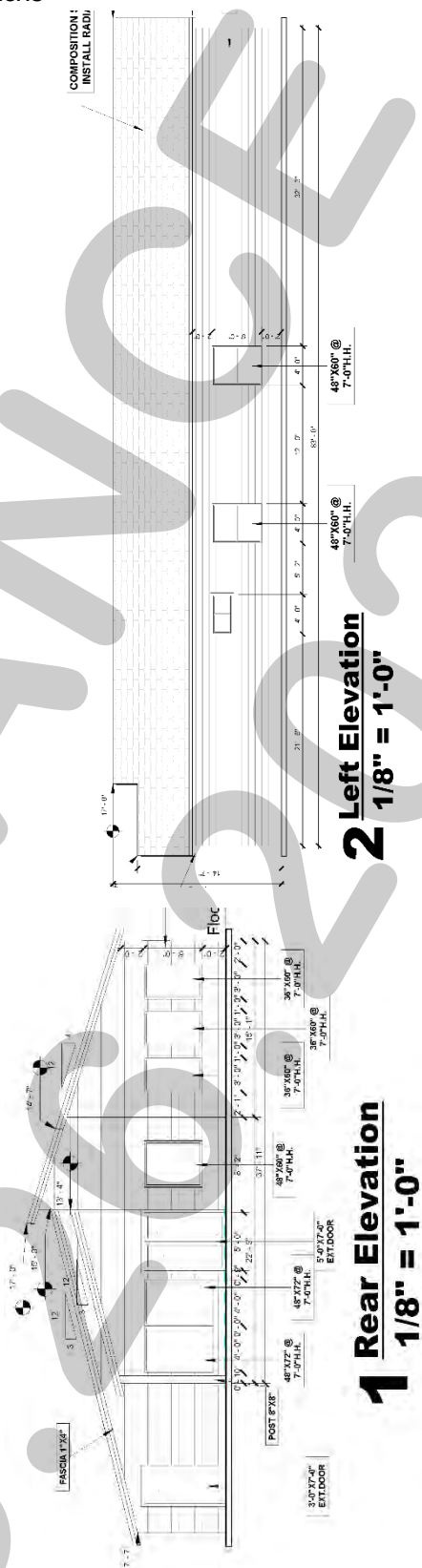
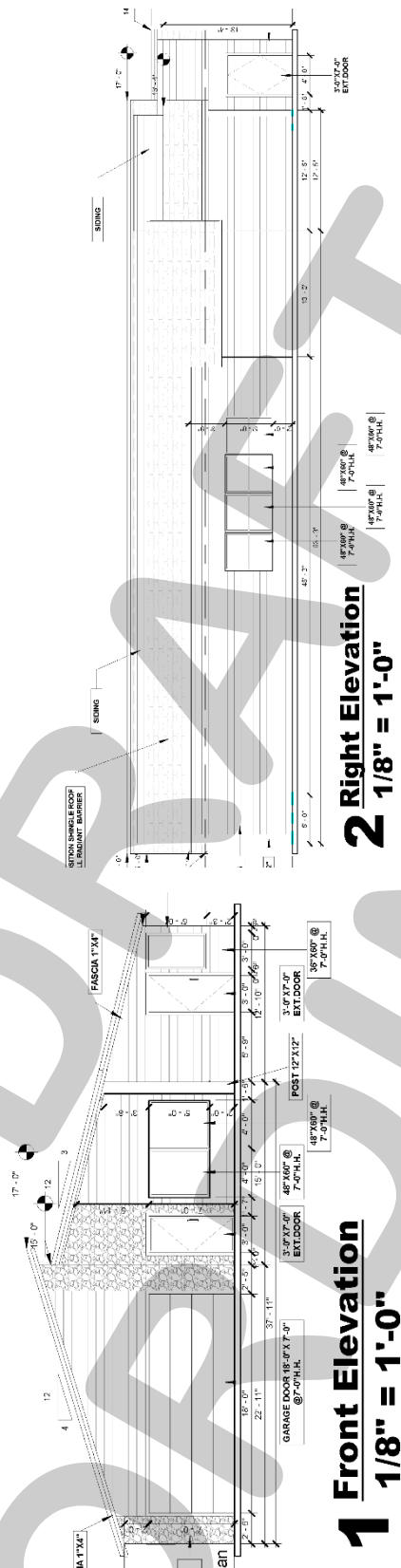
Address: 340 Evans Road

Legal Description: Portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates Phase 2 Addition



City of Rockwall, Texas

Exhibit 'B':
Building Elevations



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: Z2024-014
PROJECT NAME: Zoning Change from AG to SF-1
SITE ADDRESS/LOCATIONS: 628 CORNELIUS RD, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/22/2024	Approved w/ Comments
03/22/2024: Z2024-014; Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for 628 Cornelius Road Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SF-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.			
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com .			
M.3 For reference, include the case number (Z2024-014) in the lower right-hand corner of all pages on future submittals.			
I.4 Comprehensive Plan. According to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The requested Single-Family 1 (SF-1) District zoning designation is in compliance with this designation, and conforms to the Future Land Use Map.			
I.5 Comprehensive Plan. The following District Strategies for the Northeast Residential District are applicable to this zoning request: 1. Estate and Rural Residential. The maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549. 2. Suburban Residential. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district.			
I.6 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.			
M.7 Ordinances. Please review the attached draft ordinance prior to the April 9, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by April 2, 2024.			

I.8 Revisions. 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 April 2, 2024; 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 April 9, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 9, 2024.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be April 15, 2024 (1st Reading) and May 6, 2024 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Must dedicate ROW to be 42.5' from centerline of the road.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	03/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

No Comments



Z2024-014: Zoning Change from AG to SF-1

Must dedicate ROW
to be 42.5' from
centerline of the road

Case Location Map = 



City of Rockwall

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

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 628 CORNELIUS ROAD

SUBDIVISION 10.02 ACRES W. DALTON A-72

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING A G

CURRENT USE

RESIDENTIAL/AGRICULTURE

PROPOSED ZONING

PROPOSED USE

ACREAGE 10.02

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER BARBARA LEE

☒ APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 628 CORNELIUS RD

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214-641-9876

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA LEE [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF MARCH, 2024 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 15 DAY OF MARCH, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

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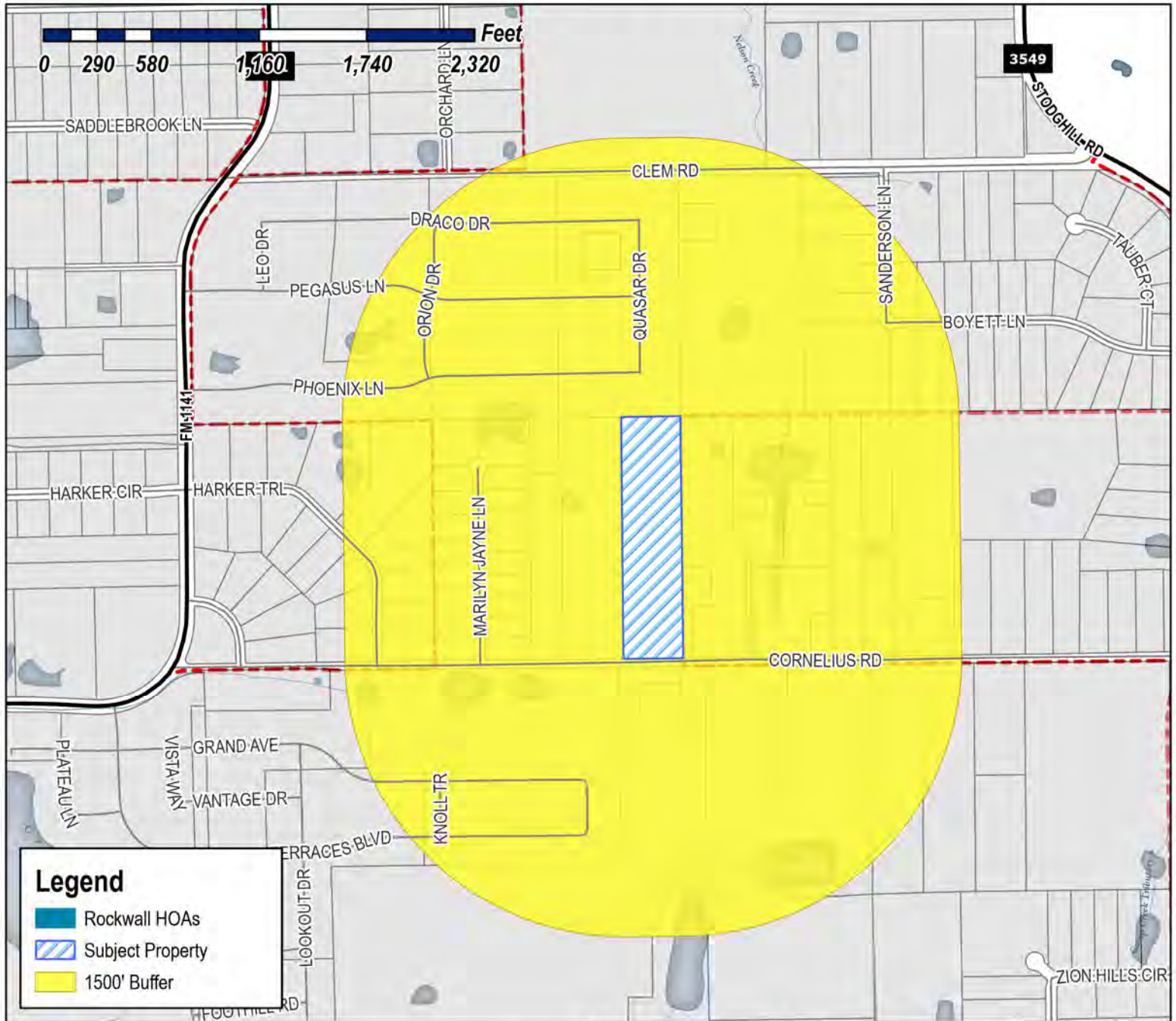




City of Rockwall

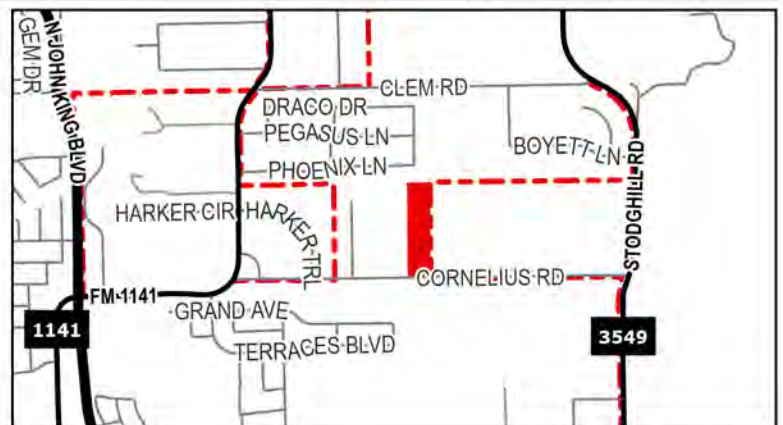
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Case Number: Z2024-014
Case Name: Zoning Change from AG to SF-1 for
Case Type: 628 Cornelius Road
Zoning
Zoning: Agricultural (AG)
Case Address: 628 Cornelius Road

Date Saved: 3/15/2024
For Questions on this Case Call (972) 771-7745

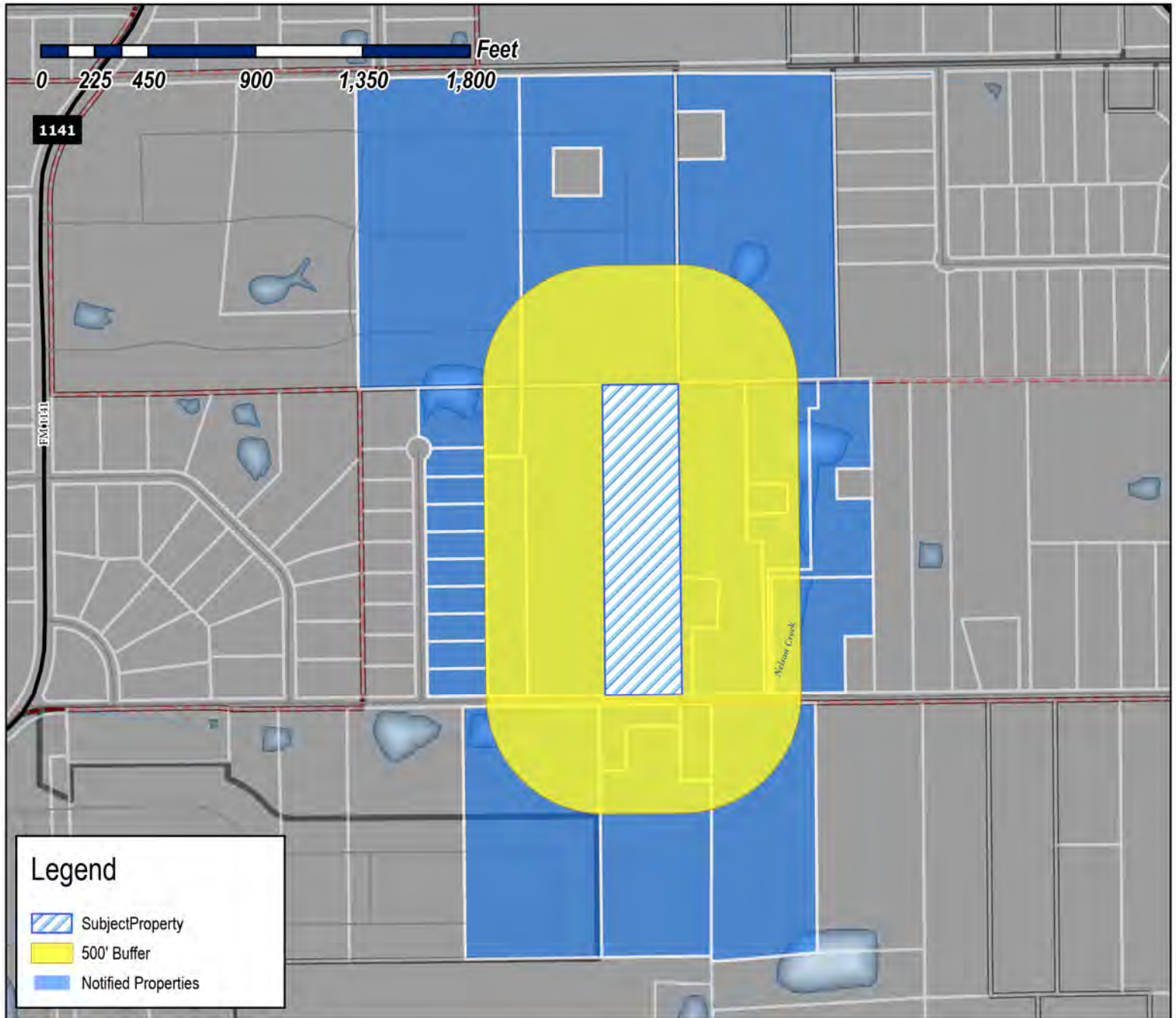




City of Rockwall

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

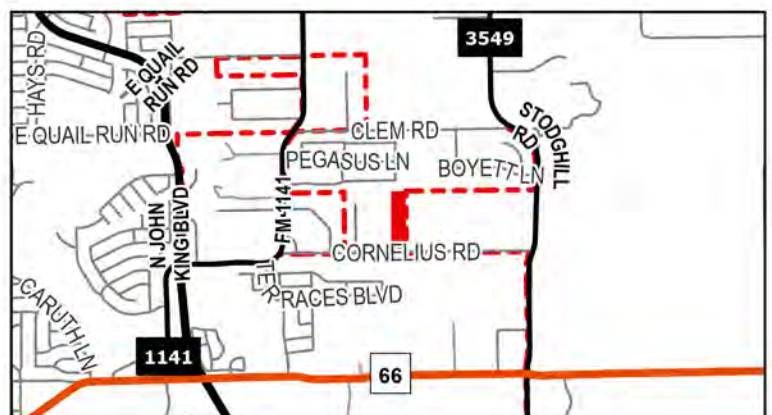
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Case Number: Z2024-014
Case Name: Zoning Change from AG to SF-1 for
628 Cornelius Road
Case Type: Zoning
Zoning: Agricultural (AG)
Case Address: 628 Cornelius Road

Date Saved: 3/15/2024

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



THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

EMRA JOHN AND SHERYL AND
PAUL AND KATIE EMRA
1210 MARILYN JAYNE LANE
ROCKWALL, TX 75087

CONFIDENTIAL
1212 MAYILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

COUCH MITCHELL E AND PATRICIA M
1216 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

COMBS TERRY G & RONNA T
2008 E COLLINS BLVD
RICHARDSON, TX 75081

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

RESIDENT
427 CLEM RD
ROCKWALL, TX 75087

RESIDENT
505 CLEM RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M AND JENNIFER L
668 CORNELIUS ROAD
ROCKWALL, TX 75087

PERKINS RALPH TRENT & AMY CAIN
701 CORNELIUS RD
ROCKWALL, TX 75087

JONES DANIEL AND ALINA
722 CORNELIUS RD
ROCKWALL, TX 75087

LITTERELL KENNIE LLOYD
798 CORNELIUS RD
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-014: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-014: Zoning Change from AG to SF-1

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 20150000008096 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 1 (SF-1) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Private Horse Corral or Stable	(10)	(6)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna; as an Accessory	(2)	(1)	S
Antenna; for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A

<u>LEGEND:</u> Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT		
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 1 (SF-1) DISTRICT
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment		(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses		(11)		P
Private Streets		(12)		S
Railroad Yard or Shop		(14)		S
Satellite Dish		(16)		A
Solar Energy Collector Panels and Systems		(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall		(21)		S
Utility Installation Other than Listed		(22)		S
Utility/Transmission Lines		(23)		S
Wireless Communication Tower		(24)		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 ¹	2.7	4.4	5.2	6.2	8.7	12.4	0.1 ¹¹
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) ²	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) ³	25	25	25	6	8	6	6	6	0 10 ⁴	0 ⁵ 6 ⁶	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES ⁷		2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁹	2 ¹⁰	2 ⁸

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE ARTICLE 06, PARKING AND LOADING.
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

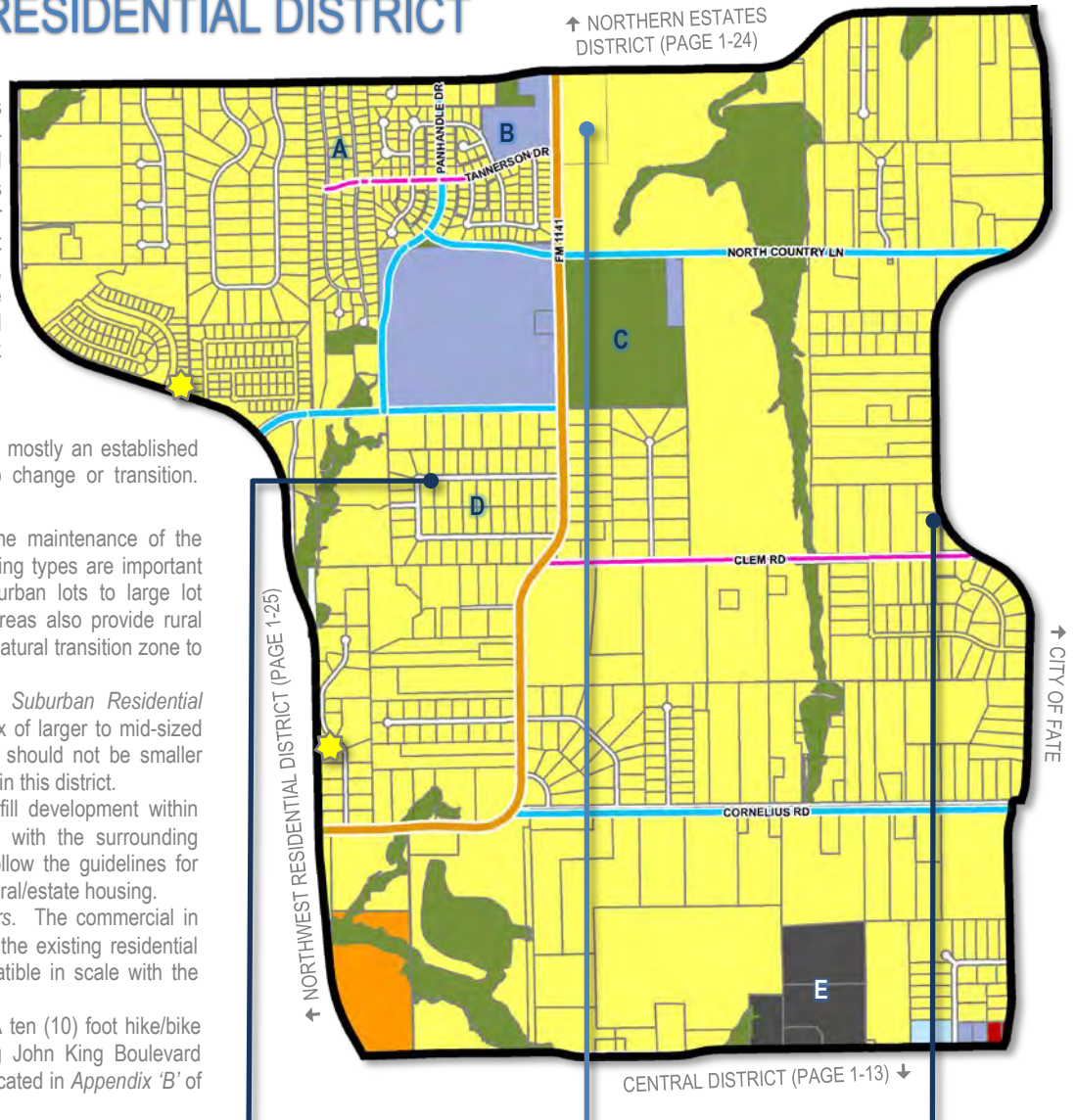
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

- John King Boulevard Trail Plan
- Rest Stop/Trailblazer Pylon



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

BUILD OUT 1,964

5,794

3.13%

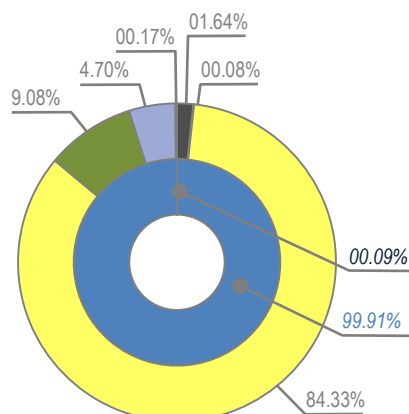
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES
COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 10.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 Barbara Lee for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 10.00-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2024.

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 20150000008096 of the Official Public Records of Rockwall County, Texas;

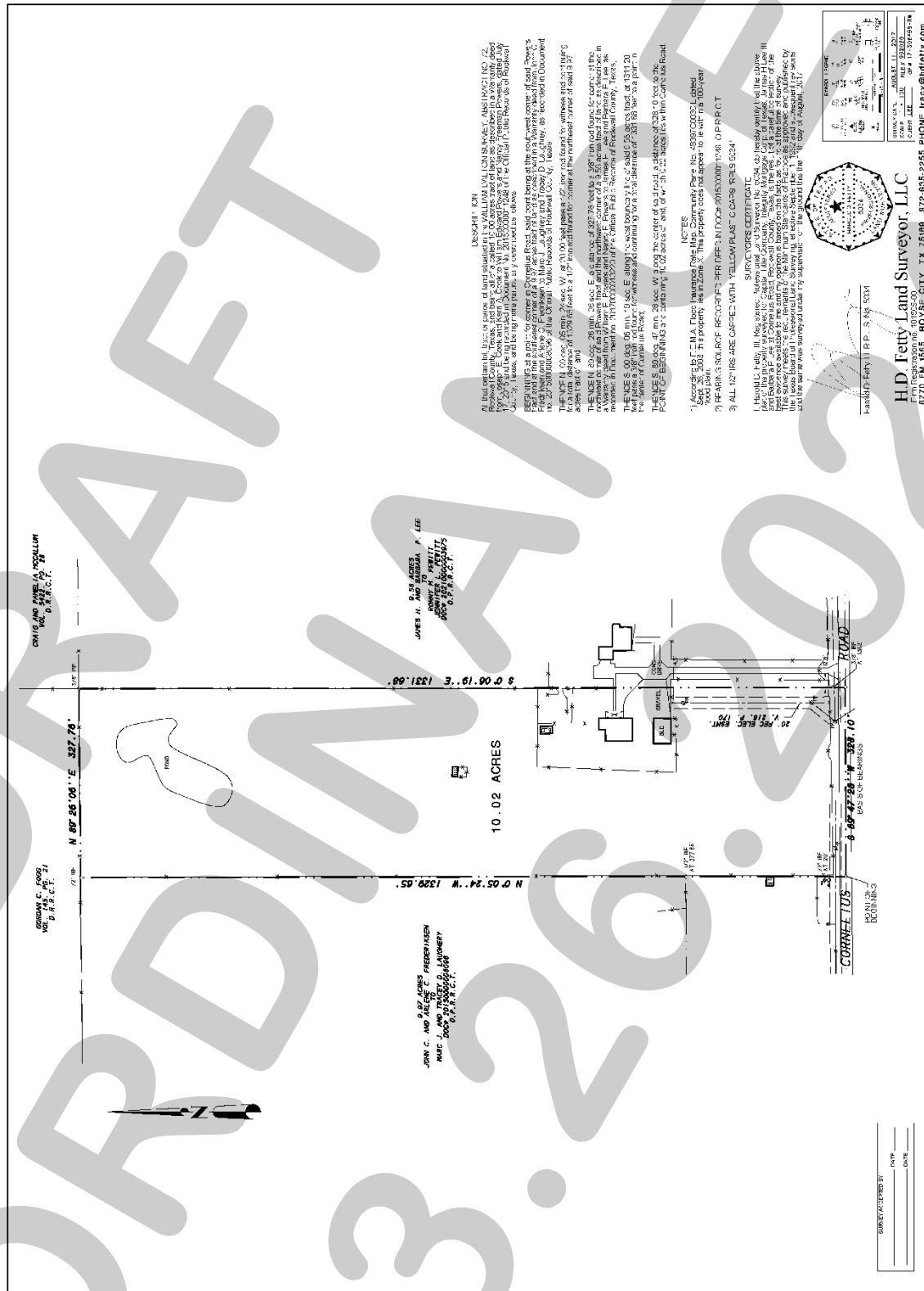
THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

Z2024-014: Zoning Change from AG to SF-1 Page | 4
Ordinance No. 24-XX;



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: Z2024-015
PROJECT NAME: Zoning Change from AG to SFE-1.5
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SF-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/22/2024	Approved w/ Comments

03/22/2024: Z2024-015; Zoning Change from AG & SFE-1.5 for 291, 333 & 555 Cornelius Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SF-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 291, 333 & 555 Cornelius Road.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.
- M.3 For reference, include the case number (Z2024-015) in the lower right-hand corner of all pages on future submittals.
- I.4 Comprehensive Plan. According to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The requested Single-Family Estate 1.5 (SFE-1.5) District zoning designation is in compliance with this designation, and conforms to the Future Land Use Map.
- I.5 Comprehensive Plan. The following District Strategies for the Northeast Residential District are applicable to this zoning request:
- (1) Estate and Rural Residential. The maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.

- (2) Infill Development. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing

The proposed request appears to be in conformance with these District Strategies.

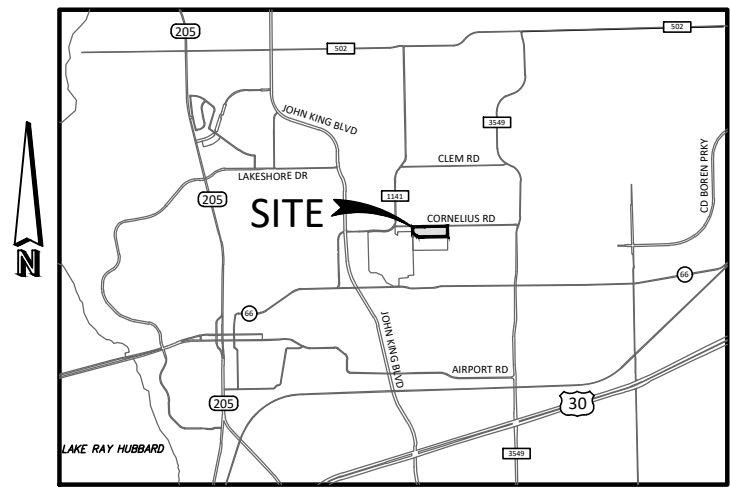
- M.6 Ordinances. Please review the attached draft ordinance prior to the April 9, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by April 2, 2024.
- I.7 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 2, 2024; 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 April 9, 2024 Planning and Zoning Commission Public Hearing Meeting.
- I.8 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024, and the

Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 9, 2024.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be April 15, 2024 (1st Reading) and May 6, 2024 (2nd Reading).

I.10 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Craig Foshee	03/21/2024	Approved
03/21/2024: 1. Must install 12" water line in easement 2. Must install a 12" water across lots 3-8 3. Address all comments on the plat.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved
No Comments			

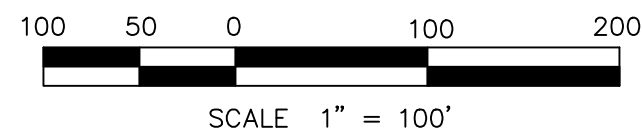
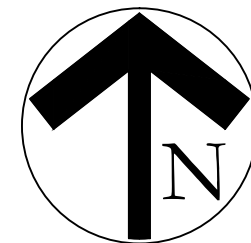


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

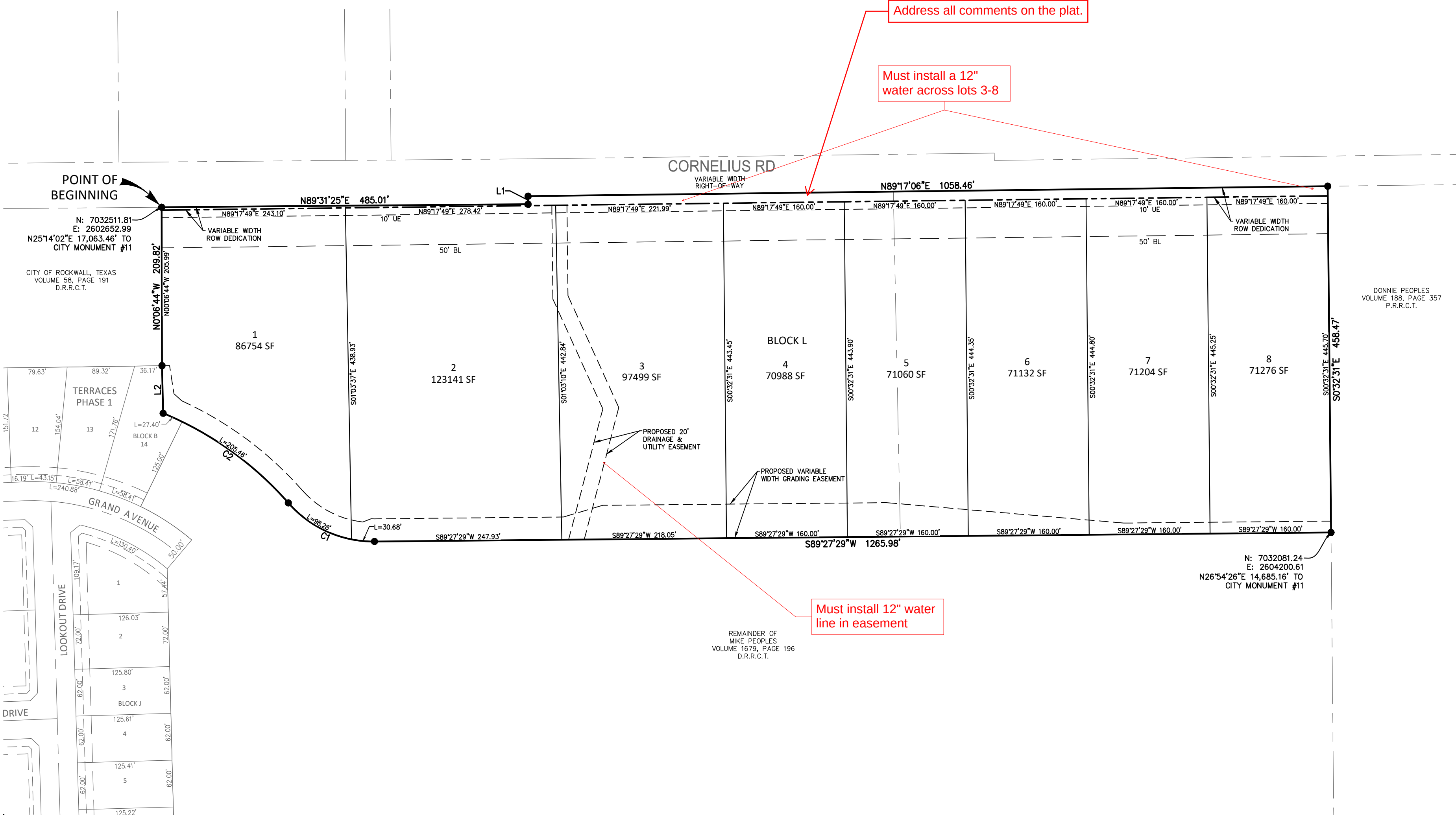
March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



Address all comments on the plat.

Must install a 12" water across lots 3-8

Must install 12" water line in easement



GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- 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.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
- ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 333 Cornelius Road

SUBDIVISION M.B. Jones Survey, Abstract No. 122

LOT

BLOCK

GENERAL LOCATION Approximately 1250 ft east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-93

CURRENT USE

PROPOSED ZONING SFE-1.5

PROPOSED USE Single Family

ACREAGE 15.561

LOTS [CURRENT] 4

LOTS [PROPOSED] 8

- ☐ **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

Mike Peoples

CONTACT PERSON Mike Peoples

ADDRESS PO Box 41

☒ APPLICANT

Michael Joyce Properties

CONTACT PERSON Ryan Joyce

ADDRESS 767 Justin Road

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

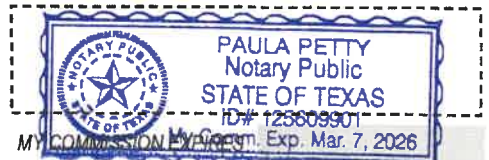
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 433.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF March, 2024. BY SIGNING THIS APPLICATION, 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."

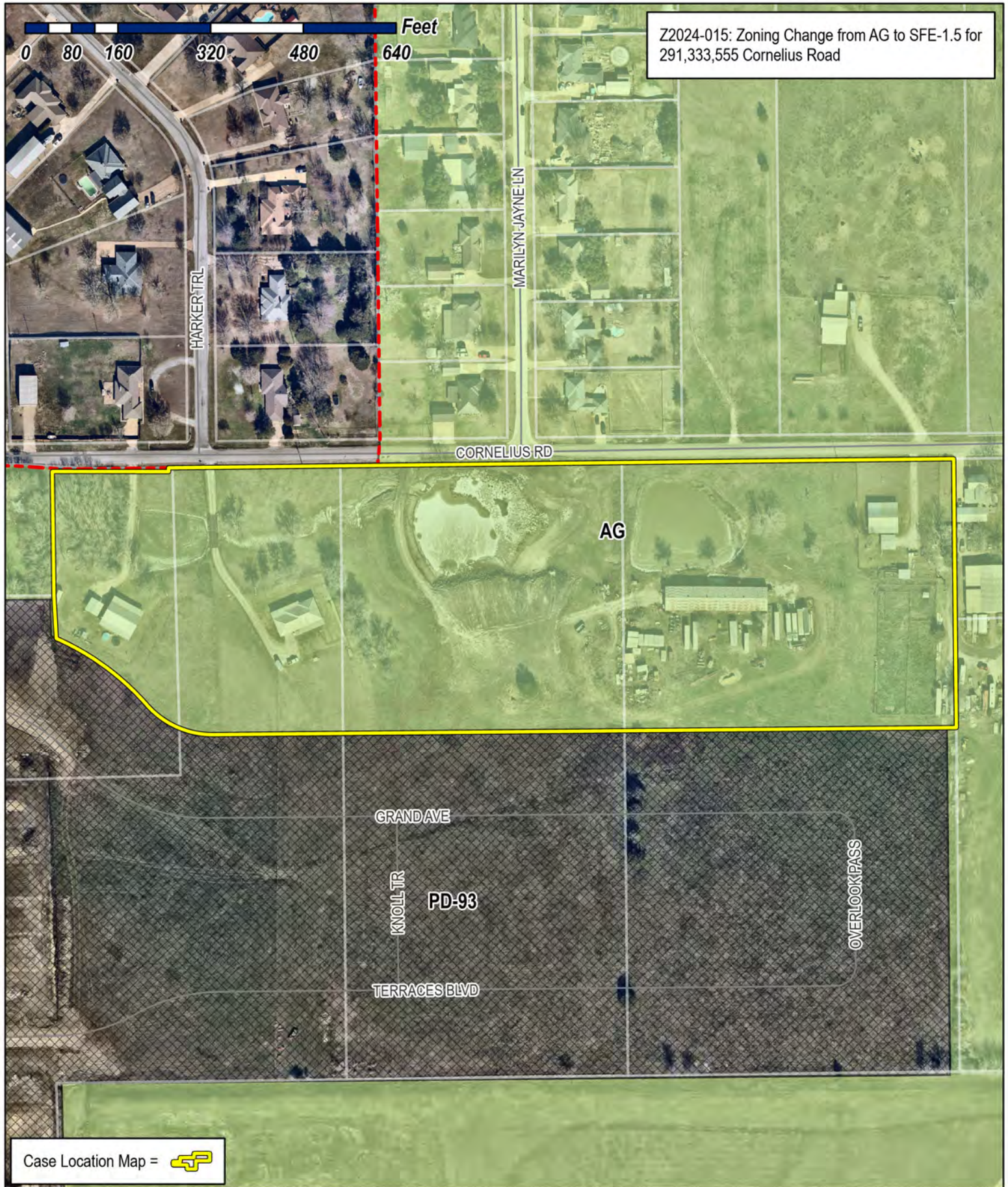
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 8th DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Paula Petty





Case Location Map = 



City of Rockwall

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

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

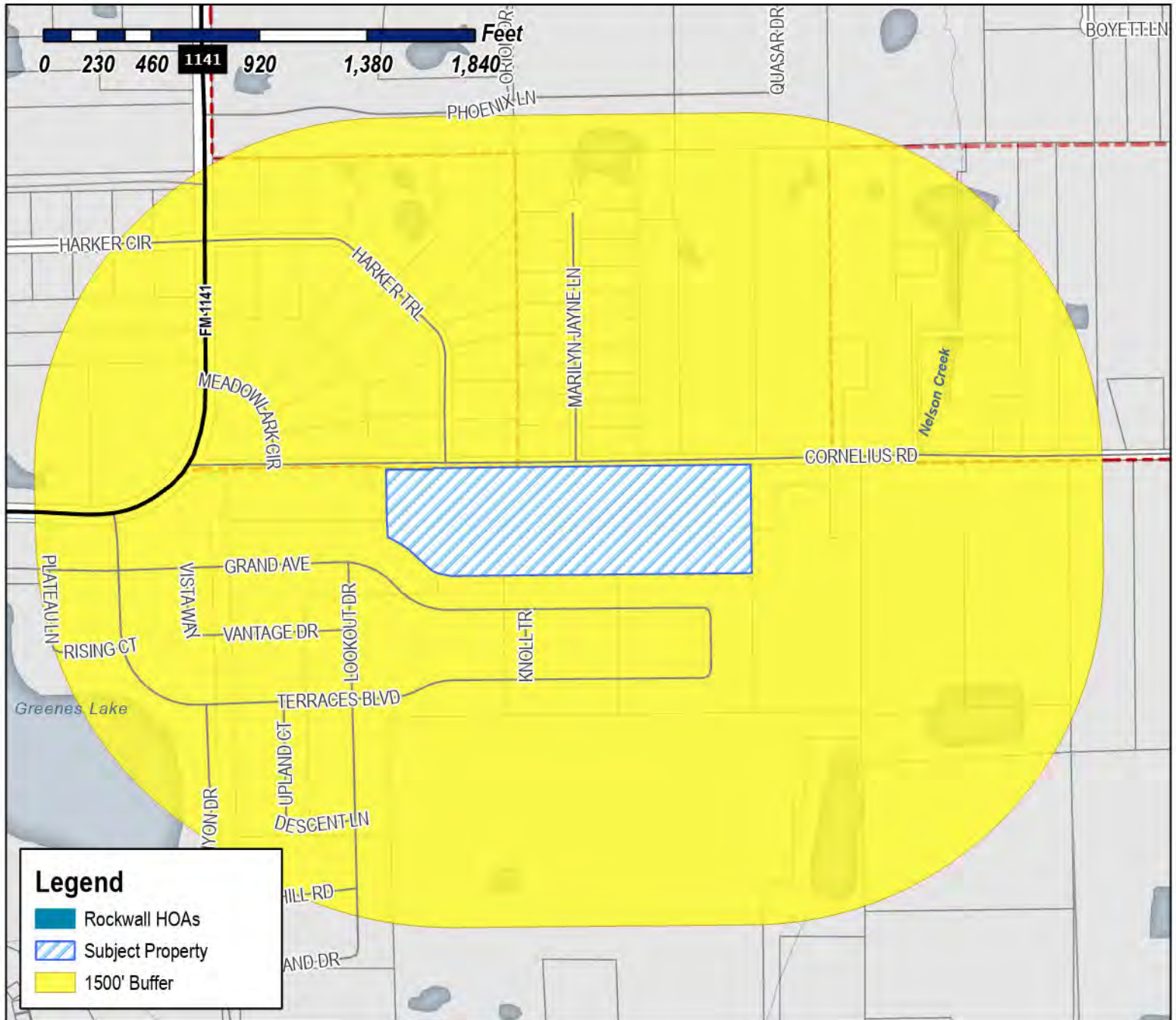




City of Rockwall

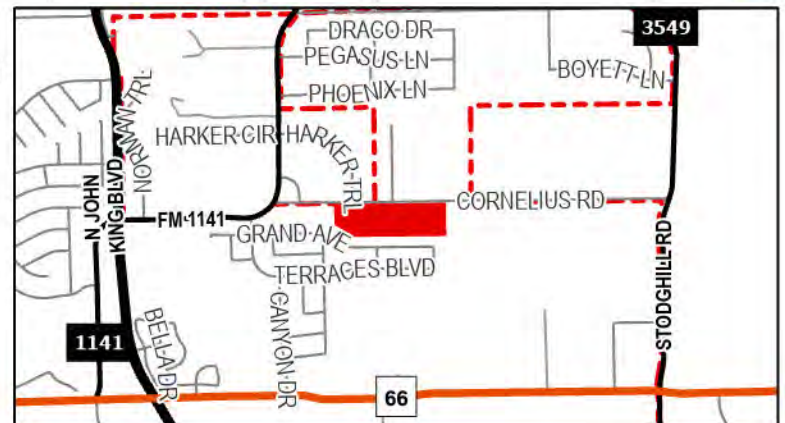
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385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5
Case Type: for 291, 333, 555 Cornelius Road Zoning
Zoning: Agricultural (AG) District
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024
For Questions on this Case Call (972) 771-7745

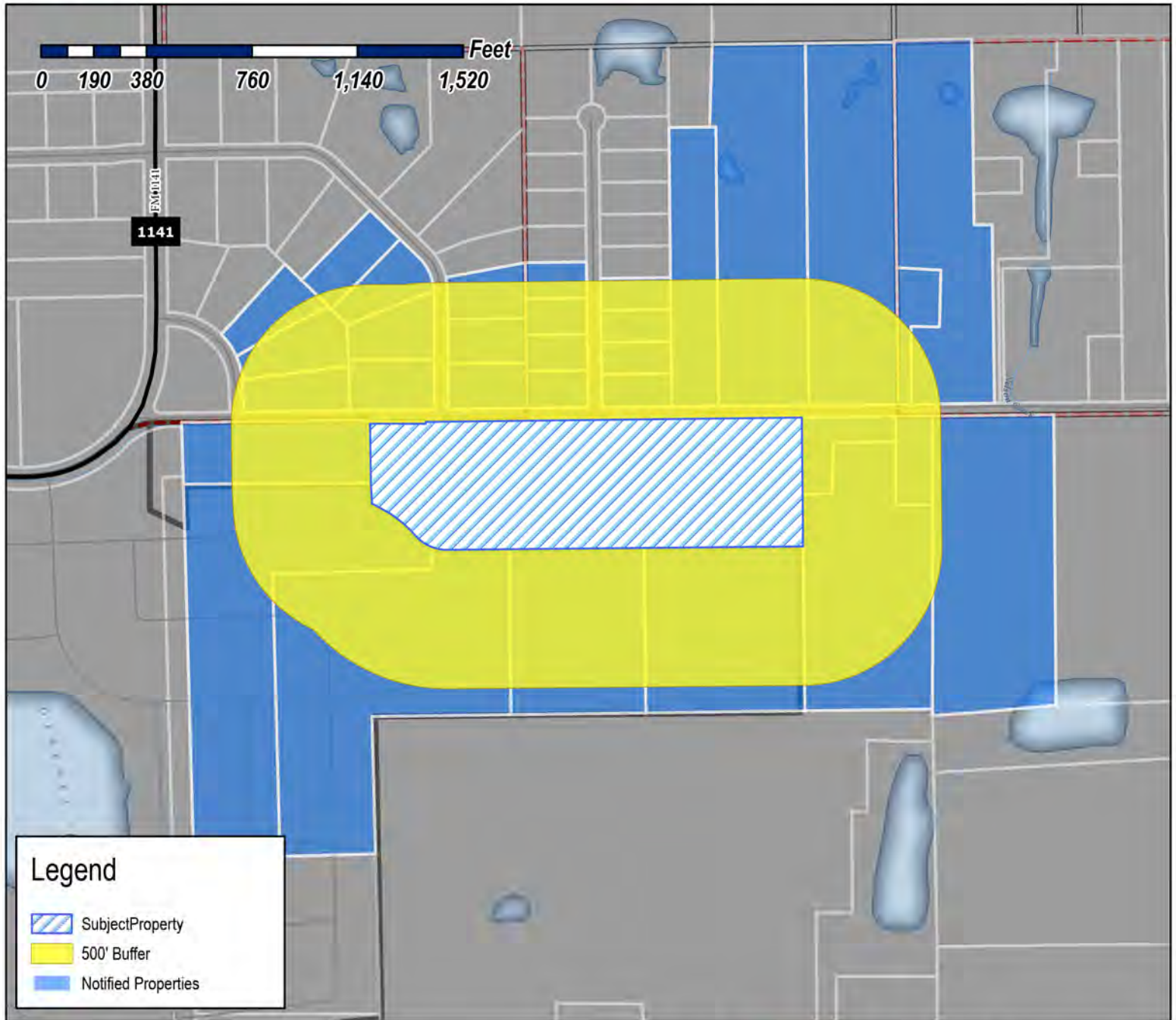




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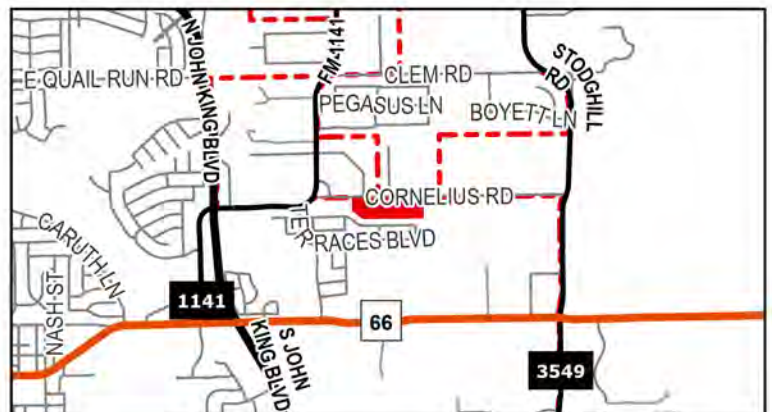
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5 for 291, 333, 555 Cornelius Road
Case Type: Zoning
Zoning: Agricultural
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024

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



THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

LAWRENCE JAMES CHRISTOPHER
151 HARKER TRAIL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

KING NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SOSTA ARLENE
171 HARKER TRL
ROCKWALL, TX 75087

FORTNER NATHAN
218 HARKER TRAIL
ROCKWALL, TX 75087

RESIDENT
219 CORNELIUS RD
ROCKWALL, TX 75087

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

WOOLARD JAMES R
252 HARKER TRL
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

RESIDENT
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

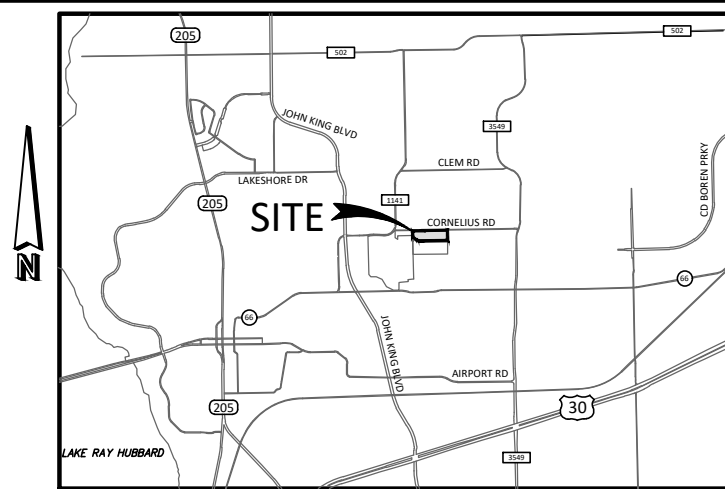
RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M AND JENNIFER L
668 CORNELIUS ROAD
ROCKWALL, TX 75087

PERKINS RALPH TRENT & AMY CAIN
701 CORNELIUS RD
ROCKWALL, TX 75087

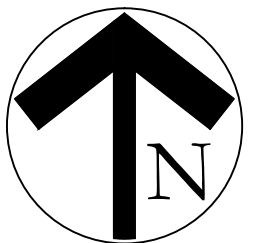
RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087



LEGEND

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement
D.R.R.C.T.=	Deed Records of Rockwall County, Texas
P.R.R.C.T.=	Plat Records of Rockwall County, Texas



FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024

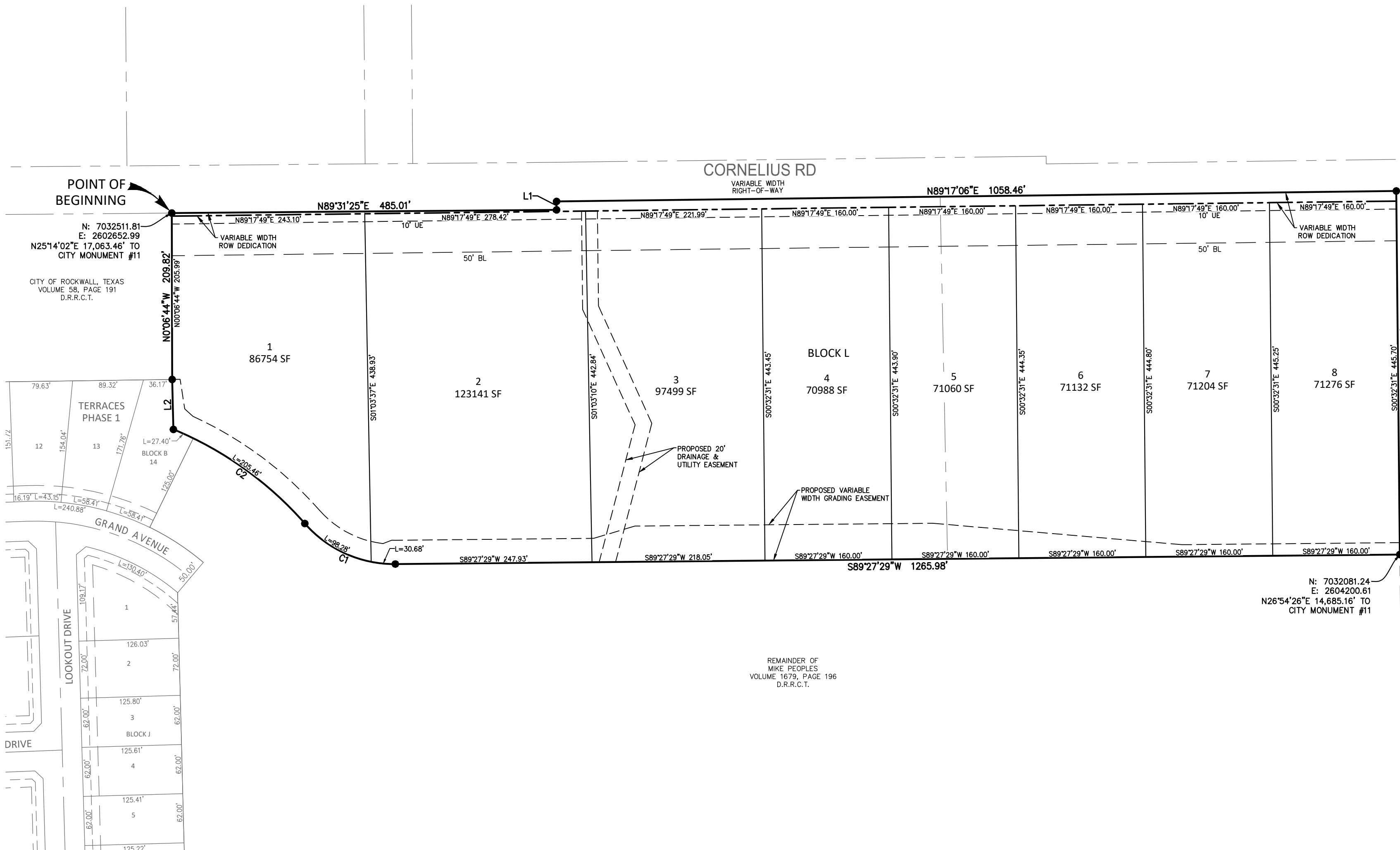
EXIST. ZONING: PD-93

LAND USE: SF-1.5

SHEET 1 OF 2



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



GENERAL NOTES:

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

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non–tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above–mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Commercial Horse Corral or Stable	(9)	(5)	S
Private Horse Corral or Stable	(10)	(6)	P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
Wholesale Nursery (<i>i.e. without Retail Sale On-Site</i>)	(13)		S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of {Sand, Gravel, Oil and/or Other Materials}	(12)	(5)	S

LEGEND:		PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT		
	Land Use <u>NOT</u> Permitted			
P	Land Use Permitted <i>By-Right</i>			
P	Land Use Permitted with Conditions			
S	Land Use Permitted Specific Use Permit (SUP)			
X	Land Use Prohibited by Overlay District			
A	Land Use Permitted as an Accessory Use			
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE (Reference Article 13, Definitions)	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES		2.02(K)	2.03(K)	
Antenna, as an Accessory		(2)	(1)	S
Antenna, for an Amateur Radio		(4)	(3)	A
Antenna Dish		(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment		(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses		(11)		P
Private Streets		(12)		S
Railroad Yard or Shop		(14)		S
Satellite Dish		(16)		A
Solar Energy Collector Panels and Systems		(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall		(21)		S
Utility Installation Other than Listed		(22)		S
Utility/Transmission Lines		(23)		S
Wireless Communication Tower		(24)		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 ¹	2.7	4.4	5.2	6.2	8.7	12.4	0.1 ¹¹
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) ²	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) ³	25	25	25	6	8	6	6	6	0 10 ⁴	0 ⁵ 6 ⁶	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES ⁷		2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁹	2 ¹⁰	2 ⁸

ADDITIONAL REQUIREMENTS:

- ¹: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- ²: FRONTAGE ON A PUBLIC STREET
- ³: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- ⁴: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- ⁵: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- ⁶: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- ⁷: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- ⁸: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE [ARTICLE 06. PARKING AND LOADING](#).
- ⁹: A TWO (2) CAR GARAGE IS REQUIRED.
- ¹⁰: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- ¹¹: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

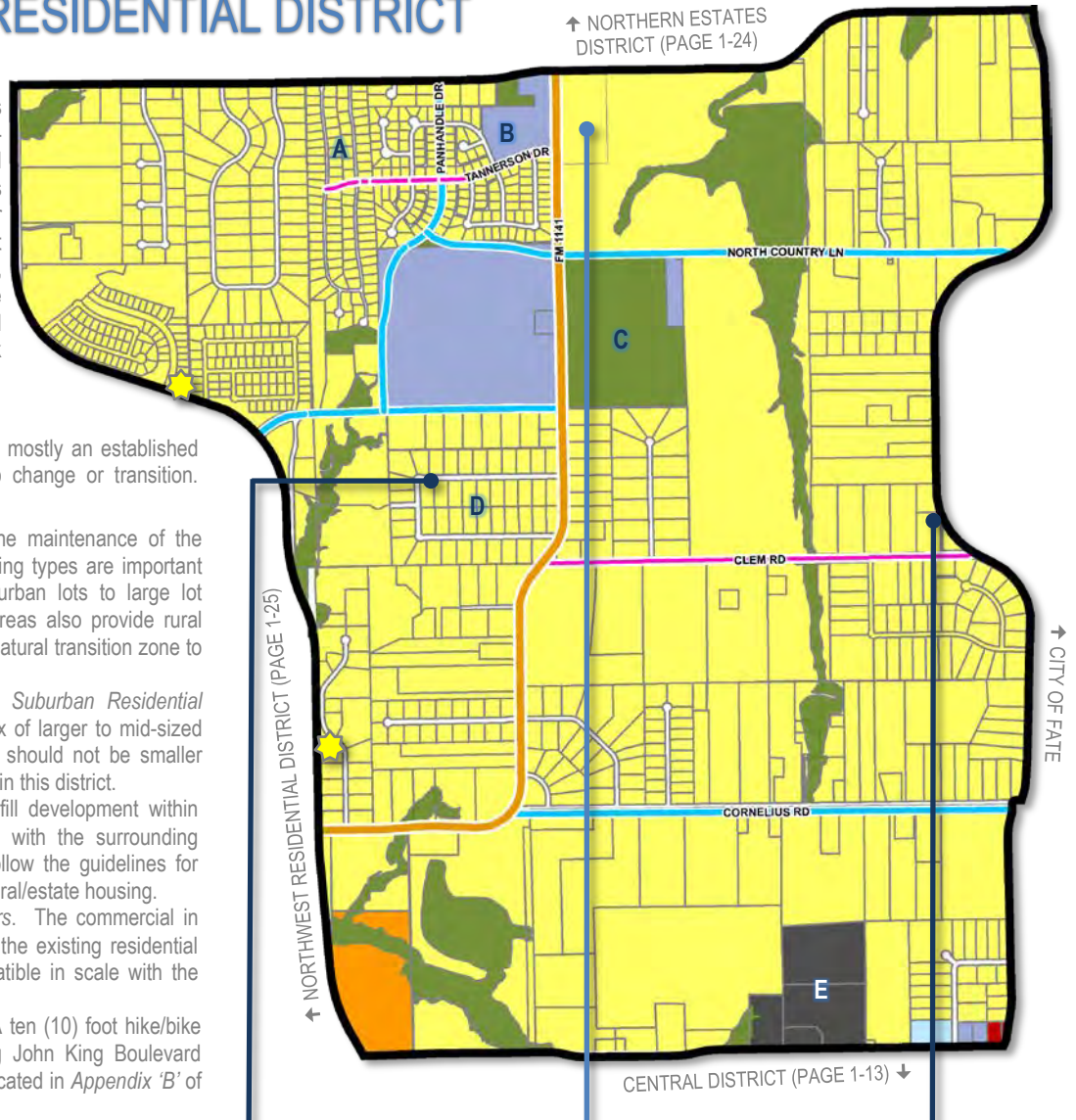
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

- John King Boulevard Trail Plan
- Rest Stop/Trailblazer Pylon



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

BUILD OUT 1,964

5,794

% OF ROCKWALL 3.13%

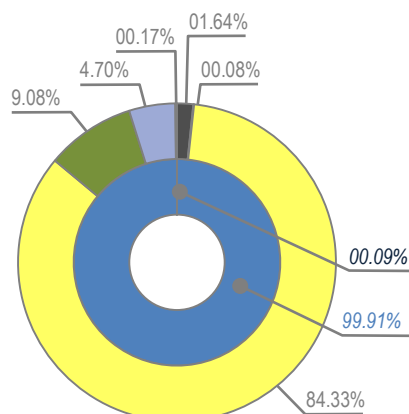
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	
M4U	
M4D	
COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR A 15.561-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-01 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-01 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning

change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF MAY, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C. T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C. T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01-feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64-feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1,058.46-feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C. T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47-feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1,265.98-feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00-feet, and a long chord bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02-feet;

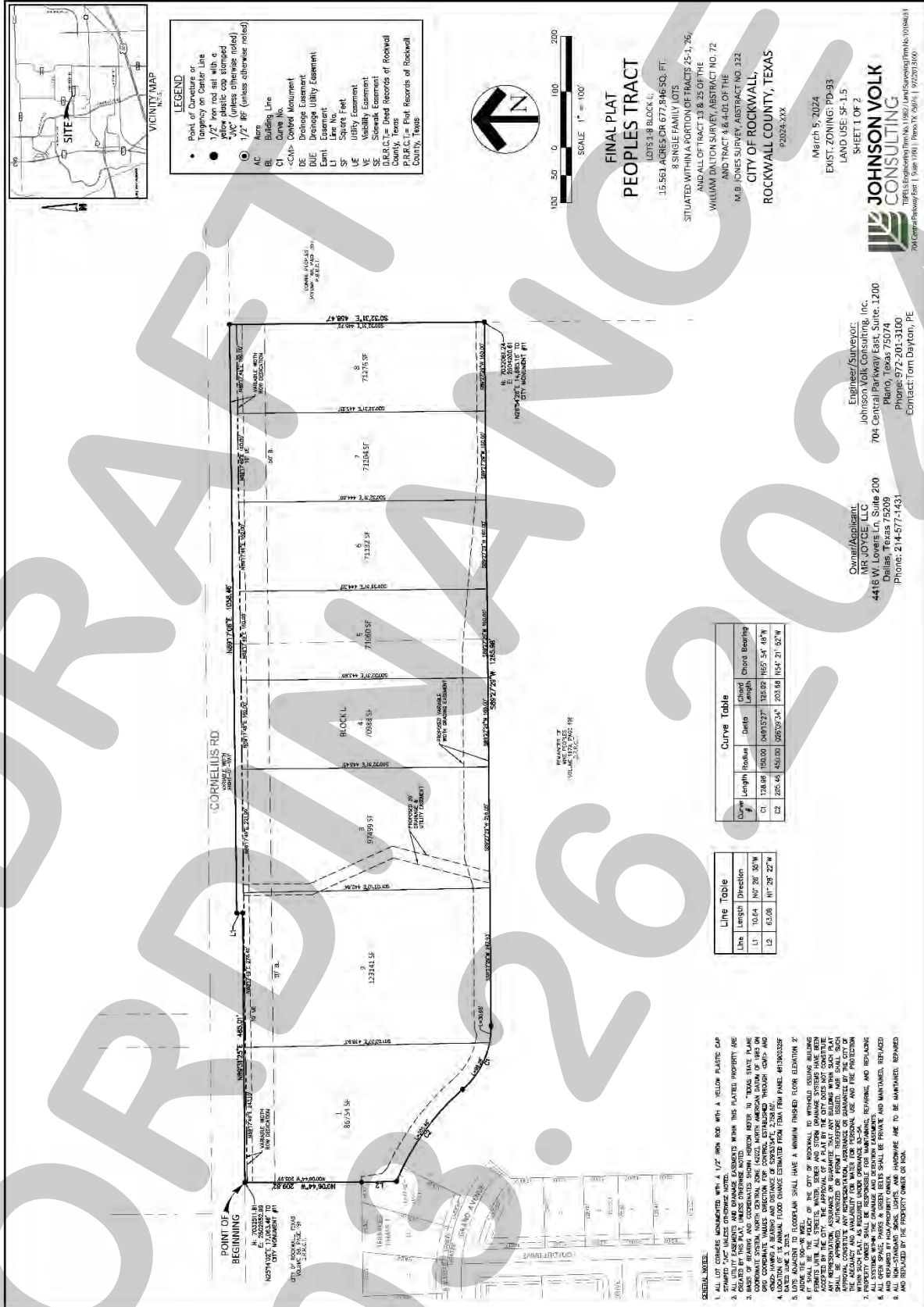
THENCE, with said curve to the right an arc distance of 128.96-feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00-feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52 seconds West, 203.68-feet;

THENCE, with said curve to the left an arc distance of 205.46-feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in *Document Number 2024000000459 Plat Records* Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06-feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82-feet to the **POINT OF BEGINNING** and containing 677,846 square feet or 15.561-acres of land.

Exhibit 'B'
Survey



Z2024-015: Zoning Change (AG & SFE-1.5)
Ordinance No. 24-XX;

[illegible]

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: P2024-009
PROJECT NAME: Lots 1-8, Block L, Peoples Tract
SITE ADDRESS/LOCATIONS: 333 CORNELIUS RD, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Final Plat for Lots 1-8, Block A, People Tract Addition being a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	03/22/2024	Approved w/ Comments

03/22/2024: P2024-009: Final Plat for Lots 1-8, Block A, Peoples Tract 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 Lots 1-8, Block A, People Tract Addition being a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 291, 333 & 555 Cornelius Road.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.
- I.3 Please note that the approval of this Final Plat will be contingent on the approval of the zoning change proposed by Case No. Z2024-015, and that this Final Plat CANNOT be filed with Rockwall County until the City Council approves the second reading of the zoning change.
- M.4 For reference, include the case number (P2024-009) in the lower right-hand corner of all pages on future submittals [Section 38-7(1)(A)(1)(a)(1) of CH. 38 of the Municipal Code of Ordinances].
- M.5 Please change the title block as follows [Section 38-7(4)(D)(1)(a)(2) of CH. 38 of the Municipal Code of Ordinances]:

FINAL PLAT
LOTS 1-8, BLOCK A
PEOPLES TRACT ADDITION
BEING
8 LOTS
15.561-ACRES OR 677,846 SF
SITUATED IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- M.6 The ownership information on the subdivision plat currently shows Mr. JOYCE, LLC as the ownership of the property. Please correct the ownership information to reflect the current ownership of the subject property per the Rockwall Central Appraisal District [Section 38-7(1)(A)(1)(a)(2) of CH. 38 of the Municipal Code of Ordinances].
- M.7 Please add the developer information to the subdivision plat [Section 38-7(1)(A)(1)(a)(3) of CH. 38 of the Municipal Code of Ordinances].
- M.8 Please indicate the City Limits/Limits of the ETJ on the vicinity map [Section 38-7(1)(A)(1)(a)(14) of CH. 38 of the Municipal Code of Ordinances].

M.9 Please changed "Proposed 20' Drainage & Utility Easement" to "20' Drainage & Utility Easement Dedicated per this Subdivision Plat" [Section 38-7(1)(A)(1)(a)(13) of CH. 38 of the Municipal Code of Ordinances].

M.10 Please label the centerline and width of Cornelius Road [Section 38-7(1)(A)(1)(a)(17) of CH. 38 of the Municipal Code of Ordinances].

M.11 Please label the width of the proposed right-of-way dedication (i.e. remove variable width and show the with at the eastern and western limits of the dedication) [Section 38-7(1)(A)(1)(a)(71) of CH. 38 of the Municipal Code of Ordinances].

M.12 Please remove the existing zoning information as this property is not zoned Planned Development District 93, and the zoning case changing the zoning designation to Single-Family Estate 1.5 (SFE-1.5) District has not been approved.

M.13 Please check the ownership information on the adjacent properties. Specifically, the property to the south of the subject property. The City has received development applications for Phase 2 of the Terraces showing ownership information contrary to what is depicted on this final plat [Section 38-7(1)(A)(1)(a)(19) of CH. 38 of the Municipal Code of Ordinances].

M.14 Please correct the callouts at the end of paragraphs #7 & #8 to have spaces after the numbers [Section 38-7(1)(A)(1)(a)(23) of CH. 38 of the Municipal Code of Ordinances].

M.15 Please add the following General Notes to the subdivision plat:

(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 and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.

[Section 38-7(1)(A)(1)(b)(1) of CH. 38 of the Municipal Code of Ordinances]

(2) 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.

[Section 38-7(1)(A)(1)(b)(4) of CH. 38 of the Municipal Code of Ordinances]

M.16 Please correct the following General Notes to match the wording required by the City of Rockwall:

(1) Public Improvement Statement. It shall be the policy of the city 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 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 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.

[Section 38-7(1)(A)(1)(b)(2) of CH. 38 of the Municipal Code of Ordinances]

(2) 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.

[Section 38-7(1)(A)(1)(b)(3) of CH. 38 of the Municipal Code of Ordinances]

(3) 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).

[Section 38-7(1)(A)(1)(b)(5) of CH. 38 of the Municipal Code of Ordinances]

M.17 Please change the Owner's Certificate of Dedication statement to choose 'I' and remove '(we)'. Please also change 'owner(s)' to 'owner' and remove '(our)' [Section 38-7(1)(A)(1)(c) of CH. 38 of the Municipal Code of Ordinances].

I.18 Revisions. 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 April 2, 2024.

I.19 Parks Board. Please note that this case will go before the Parks Board for the assessment of Pro-Rata Equipment Fees and Cash-In-Lieu of Land Fees on April 2, 2024.

I.20 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024, and the Planning and Zoning Commission Meeting for this case will be held on April 9, 2024.

I.21 City Council Meeting Date. The projected City Council meeting date for this case will be April 15, 2024.

I.22 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

I.23 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Terraces Phase II is discharging their drainage to this existing pond via. this 20' drainage easement. Clarify where you are now sending their water - does this go to an existing drainage ditch? May need to provide a drainage easement along the frontage of these properties to convey by-pass drainage.

2. Call out ROW from center line of Cornelius. Cornelius is proposed as an ultimate 85' ROW. 42.5' must be the ROW from center line south.

3. When you submit for engineering, you will need to provide a 12" water main across the front of these properties to match the water master plan.

4. Exact alignment may change during the engineering plan review of Terraces phase 2.

5. Must install 12" water line in easement

6. This grading easement is a temporary grading easement for the Terraces Ph II subdivision.

7. When you submit for engineering, you will need to account for off-site drainage by-pass flowing onto these properties from the east and south.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Addresses will be:

Lot 1: 291 CORNELIUS RD. ROCKWALL, TX 75087

Lot 2: 333 CORNELIUS RD. ROCKWALL, TX 75087

Lot 3: 375 CORNELIUS RD. ROCKWALL, TX 75087

Lot 4: 401 CORNELIUS RD. ROCKWALL, TX 75087

Lot 5: 451 CORNELIUS RD. ROCKWALL, TX 75087

Lot 6: 487 CORNELIUS RD. ROCKWALL, TX 75087

Lot 7: 525 CORNELIUS RD. ROCKWALL, TX 75087

Lot 8: 555 CORNELIUS RD. ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

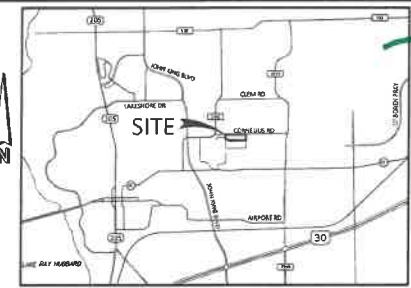
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

03/18/2024: P2024-009 (Final Plat)

Park District 8

Cash In Lieu of Land: \$690.67x 5 lots = \$3,453.35

Pro Rata Equipment Fee: $\$648.20 \times 5 = \$3,241.00$
Total per lot x lots: $\$1,338.87 \times 5 \text{ lots} = \$6,694.35$



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - SE Sidewalk Easement
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas



100 50 0 100 200
SCALE 1" = 100'

**FINAL PLAT
PEOPLES TRACT**

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024.XXX

March 5, 2024

EXIST. ZONING: PD-93

LAND USE: SF-1.5

SHEET 1 OF 2



**JOHNSON VOLK
CONSULTING**

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

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

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Line Table			Curve Table					
Line	Length	Direction	Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
L1	10.64	N 0° 28' 35" W	C1	128.96	150.00	049° 15' 27"	125.02	N 65° 54' 48" W
L2	63.06	N 1° 28' 22" W	C2	205.46	450.00	026° 09' 34"	203.68	N 54° 21' 52" W

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GROUND SURVEY, VERTICAL CURVE DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- 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.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
- ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

PLEASE CORRECT THE STANDARD WORDING FOR NOTES 2, 6 & 7 AND ADD THE ADDITION. NOTE IN (M.5)

ADD OWNER'S INFORMATION (M.6)

CORRECT THE TITLE BLOCK WORDING (M.5)

REMOVE (M.12)

ADD CASE # (M.4)

LEGAL DESCRIPTION:

- 1 BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:
- 2 BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;
- 3 THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;
- 4 THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;
- 5 THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;
- 6 THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;
- 7 THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 85 degrees 54 minutes 43 seconds West, 125.02 feet;
- 8 THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 150.00 feet, and a long chord bearing and distance of North 54 degrees 27 minutes 52 seconds West, 203.68 feet;
- 9 THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;
- 10 THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;
- 11 THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK I;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024

EXIST. ZONING: PD-93

LAND USE: SF-1.5

SHEET 2 OF 2

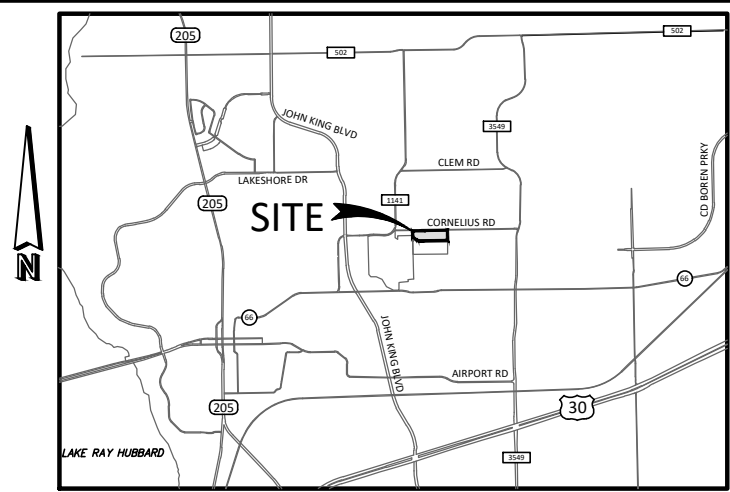
Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



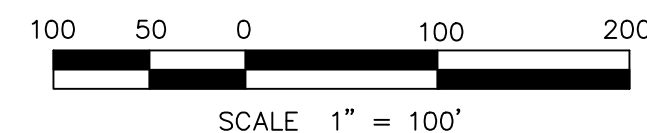
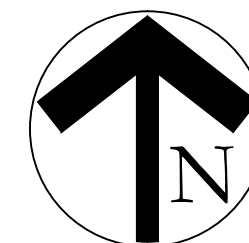
**JOHNSON VOLK
CONSULTING**

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



VICINITY MAP
N.T.S.

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W/E Walk Easement
- Deed Records of Rockwall
xas
Plat Records of Rockwall
xas



FINAL PLAT PEOPLES TRACT

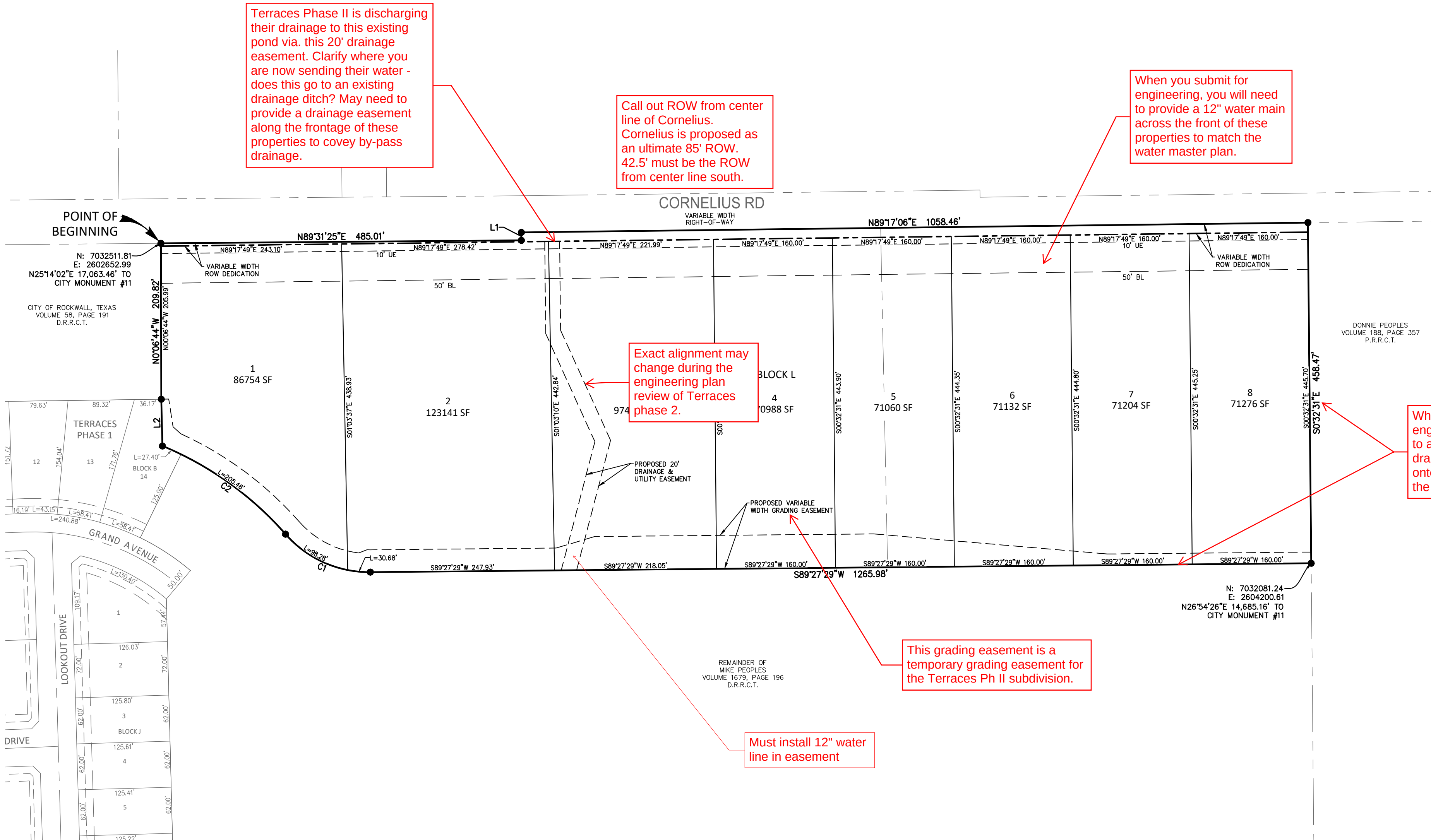
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**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
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GENERAL NOTES:

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Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	333 Cornelius Road		
SUBDIVISION	M.B. Jones Survey, Abstract No. 122	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 ft east of the intersection John King & FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-93	CURRENT USE	
PROPOSED ZONING	SFE-1.5	PROPOSED USE	
ACREAGE	15.561	LOTS [CURRENT]	4
		LOTS [PROPOSED]	8

☒ **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	Mike Peoples	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	PO Box 41	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

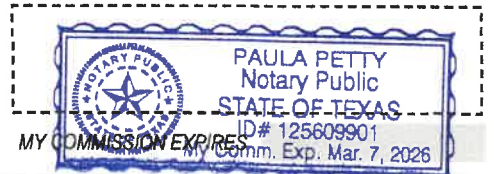
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 611.22 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 8th DAY OF March, 2024. BY SIGNING THIS APPLICATION, 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."

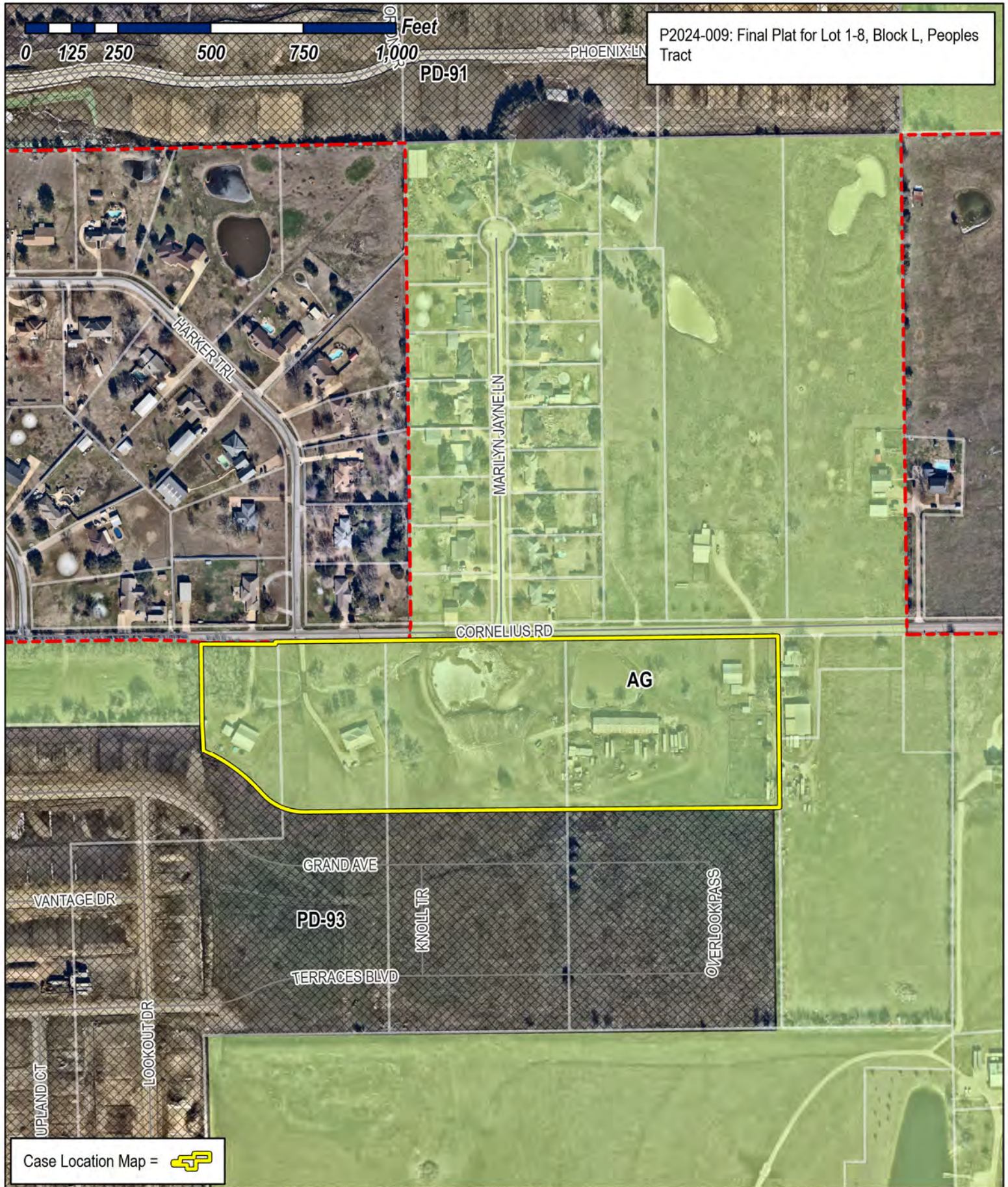
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 8th DAY OF March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature of Mike Peoples]
[Signature of Paula Petty]





Case Location Map = 



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.



FIELD NOTE DESCRIPTION

15.561 ACRES

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

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THENCE, North 89degrees 31minutes 25seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00degrees 28minutes 35seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89degrees 17minutes 06seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00degrees 32minutes 31seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

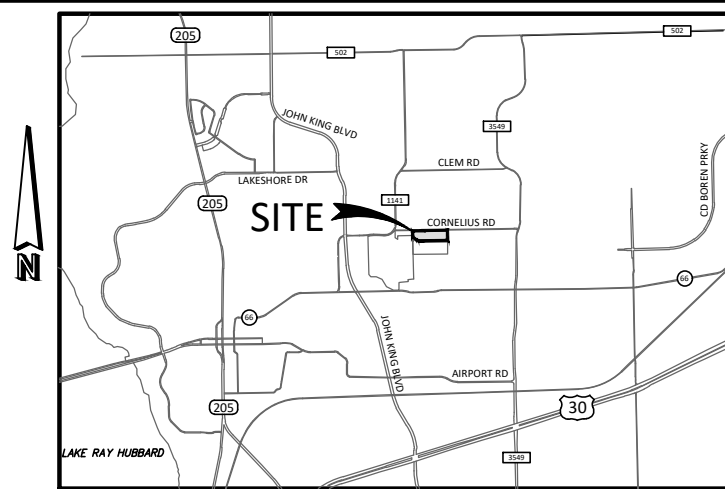
THENCE, South 89degrees 27minutes 29seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

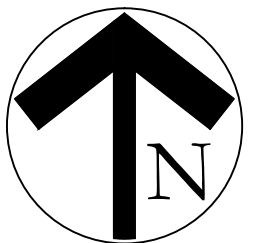
THENCE, North 01degrees 28minutes 22seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00degrees 06minutes 44seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the **POINT OF BEGINNING** and containing 677,846 square feet or 15.561 acres of land.



LEGEND

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall
County, Texas
P.R.R.C.T.= Plat Records of Rockwall
County, Texas



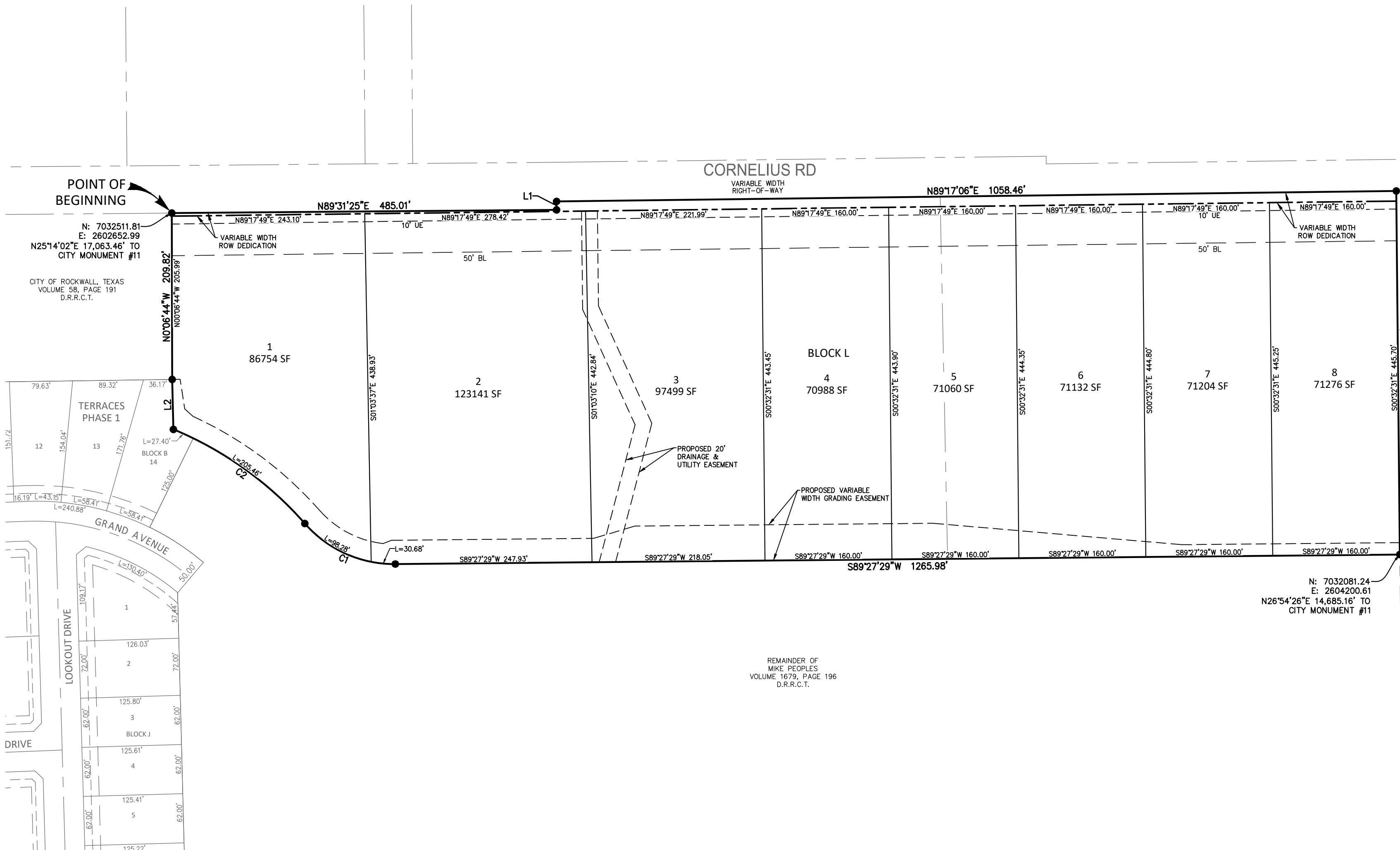
FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



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



GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C032F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. APPROVAL OF A PLAN BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
9. ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non–tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above–mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: P2024-011
PROJECT NAME: Final Plat for Terraces, Phase 2
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: 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 Phase 2 of the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2024-011) in the lower right-hand corner of all pages on future submittals.
- M.4 Please label the side yard setback on the lots adjacent to Overlook Pass. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):
- M.5 Please update the general notes section to reflect what is show in Section 38-7 (1)(A)(1)(b) of the City of Rockwall Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.6 Please remove the preliminary language within the surveyor's signature block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.7 Please update the City signature block found in Section 38-7 (4)(D)(3) of the City of Rockwall Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- I.8 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.9 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: March 26, 2024

I.10 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Please revise this drainage easement to match the civil engineering plans.
2. Temporary grading easement.
3. Make sure this lot is included with the Civil Engineering plan submittal.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Please submit new CAD (.dwg) file of lot lines and road centerlines for Phase 2 so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

03/18/2024: P2024-011 (Final Plat)

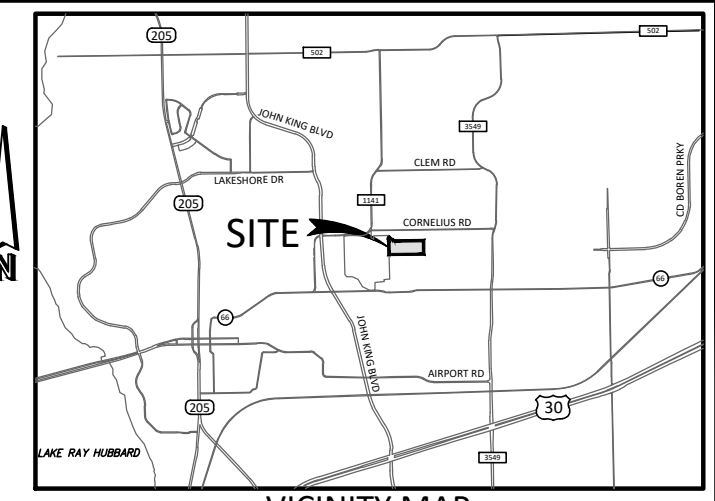
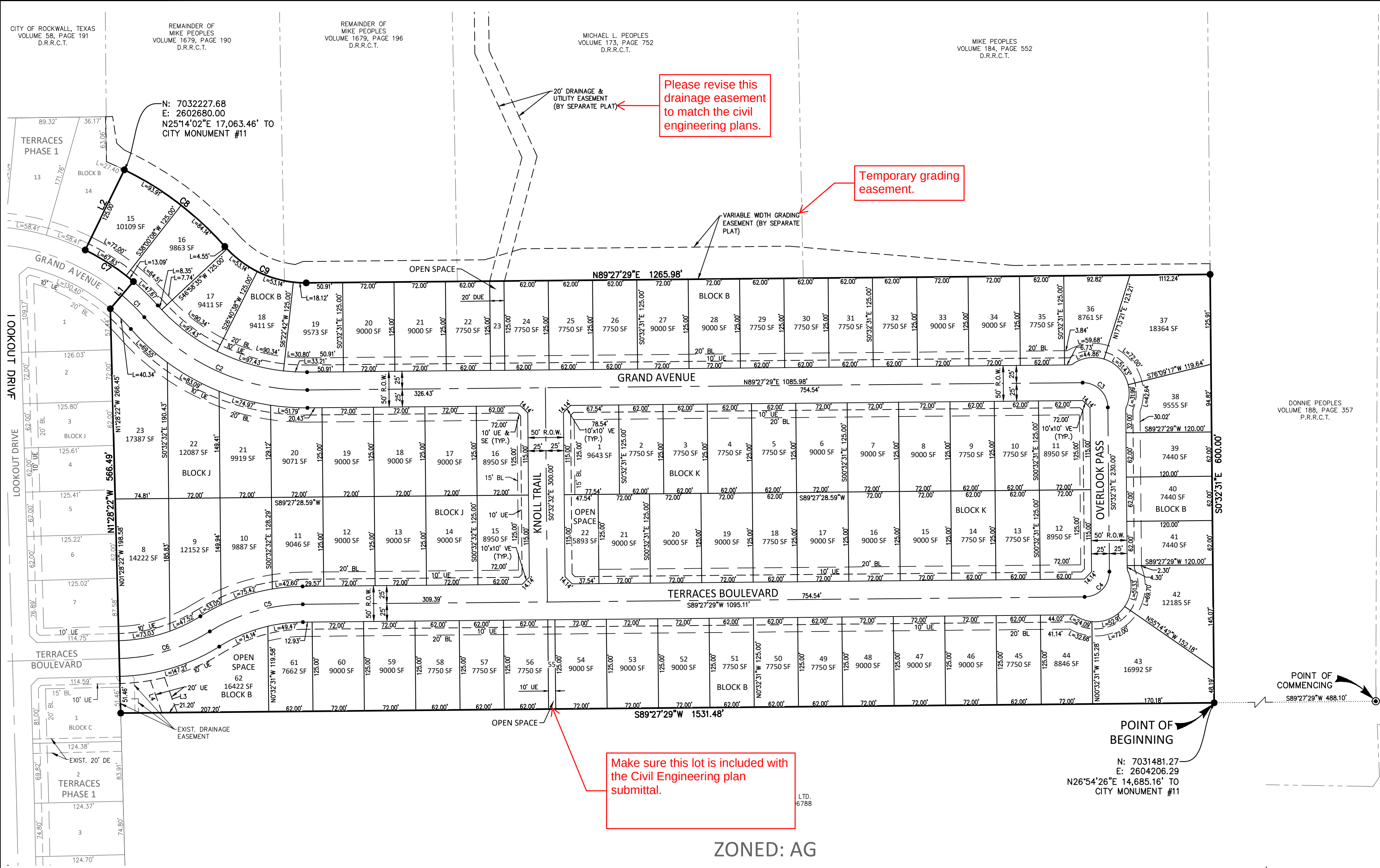
Park District 8

Cash In Lieu of Land: \$690.67 x 82 lots = \$56,634.94

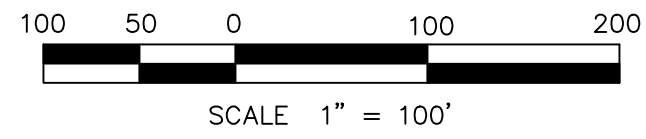
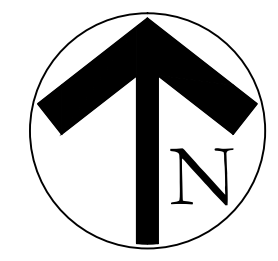
Pro Rata Equipment Fee: \$648.20 x 82 lots = \$53,152.40

Total per lot x lots: \$1,338.87 x 82 lots = \$109,787.34

The fees will not be collected, but verify use to design and build the donated park land that was approved in Phase I



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - SE Sidewalk Easement
 - D.R.R.C.T.= Deed Records of Rockwall County, Texas
 - P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT TERRACES PHASE 2

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K
21.648 ACRES OR 942,975 SQ. FT.
82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2022-049

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 1 OF 2



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
 - LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - 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.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
 - ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
L4	47.98	N19° 53' 05"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

ZONED: AG

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522 and Volume 1679, Page 190 and Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being and being more particularly described as follows:

COMMENINCING at a 1/2 inch iron rod found for the common southeast corner of that tract of land described in Deed to Donnie Peoples, as recorded in Volume 188, Page 357, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008–00396788, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 27 minutes 29 seconds West, with the common south line of said Donnie Peoples tract and north line of said Cain Family Partnership Ltd. tract, a distance of 488.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the POINT OF BEGINNING of the tract of land herein described, said point being the common southwest corner of said Donnie Peoples tract and southeast corner of said Mike Peoples tract recorded in Volume 184, Page 522;

THENCE South 89 degrees 27 minutes 29 seconds West, with the north line of said Cain Family Partnership Ltd. tract, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the common northwest corner of said Cain Family Partnership Ltd. tract and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE North 01 degrees 28 minutes 22 seconds West, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 40 degrees 18 minutes 38 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of North 56 degrees 49 minutes 20 seconds West, 80.71 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ”JVC” set for a corner;

THENCE North 26 degrees 02 minutes 41 seconds East, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ”JVC” set for a corner at the beginning of a non–tangent curve to the right having a central angle of 22 degrees 40 minutes 14 seconds, a radius of 450.00 feet and a chord bearing and distance of South 52 degrees 37 minutes 12 seconds East, 176.89 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 128.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the common east line of said Mike Peoples tract recorded in Volume 184, Page 522 and west line of said Donnie Peoples tract;

THENCE South 00 degrees 32 minutes 31 seconds East, with said common line, a distance of 600.00 feet to the POINT OF BEGINNING and containing 21.648 acres of land more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES – PHASE 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACES – PHASE 2 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of TM TERRACES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
TERRACES
PHASE 2

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K

21.648 ACRES OR 942,975 SQ. FT.

82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS

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

AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72

AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049

March 5, 2024

EXIST. ZONING: PD-93

LAND USE: SF

SHEET 2 OF 2



Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **P2024-011**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **2031 Terraces Blvd, Rockwall, TX 75087**

SUBDIVISION **ABS A0122, MB Jones, Tract 4-01**

LOT

BLOCK

GENERAL LOCATION **Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-93**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **21.648**

LOTS [CURRENT] **82**

LOTS [PROPOSED]

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

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

☐ OWNER **TM Terraces, LLC**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **Bret Pedigo**

CONTACT PERSON **Ryan Joyce**

ADDRESS **4416 W. Lovers Lane, Suite 200**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Dallas, TX 76209**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE

PHONE **512-965-6280**

E-MAIL

E-MAIL **ryan@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

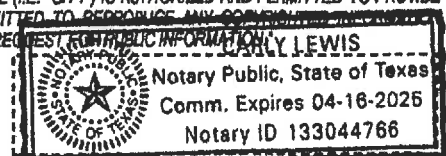
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **BRET L. PEDIGO** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ **732.96** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **15th** DAY OF **MARCH** **2024** 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 CORRESPONDENCE SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

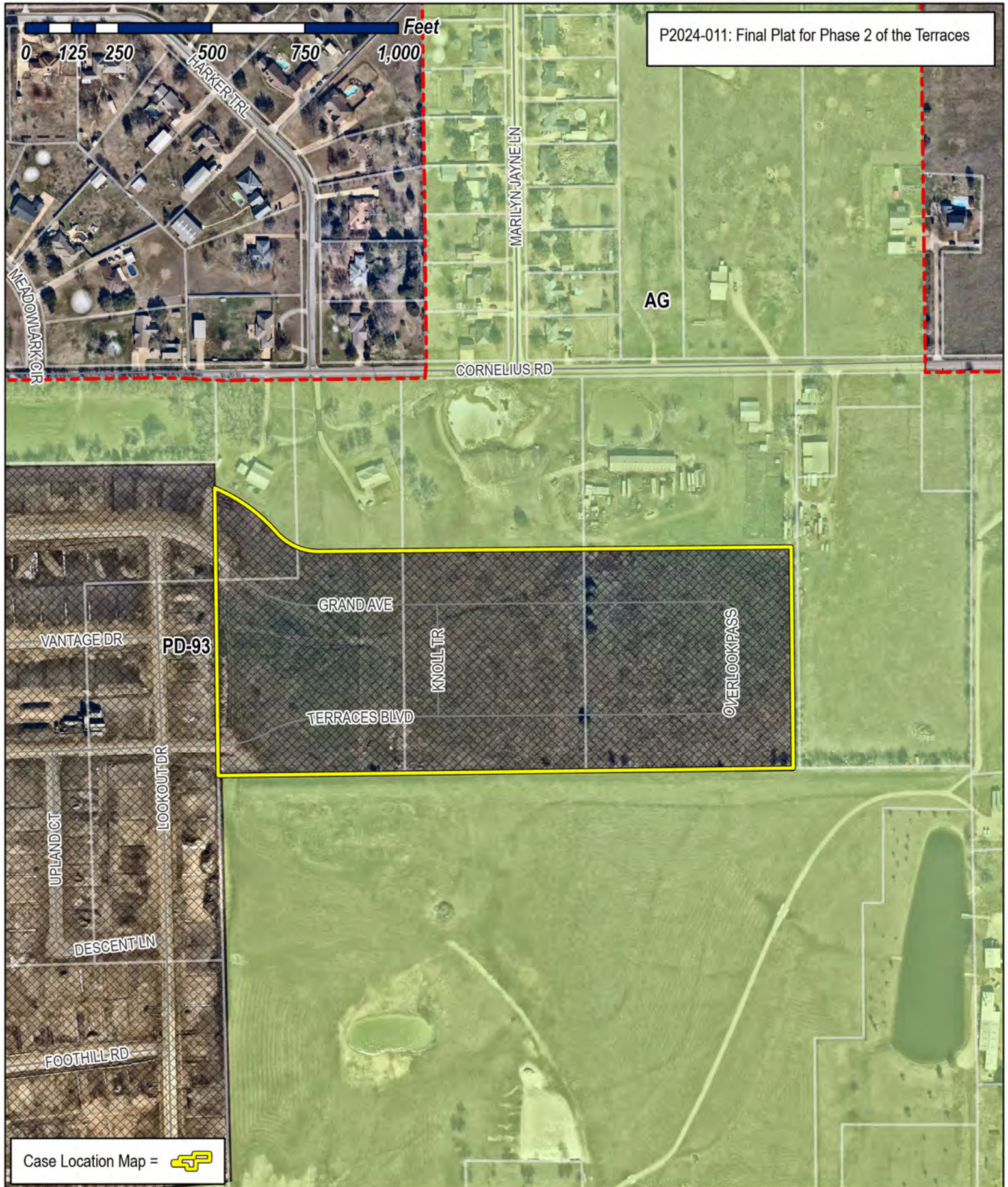
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **15th** DAY OF **MARCH** **2024**

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES **4-16-25**



P2024-011: Final Plat for Phase 2 of the Terraces

Case Location Map = 

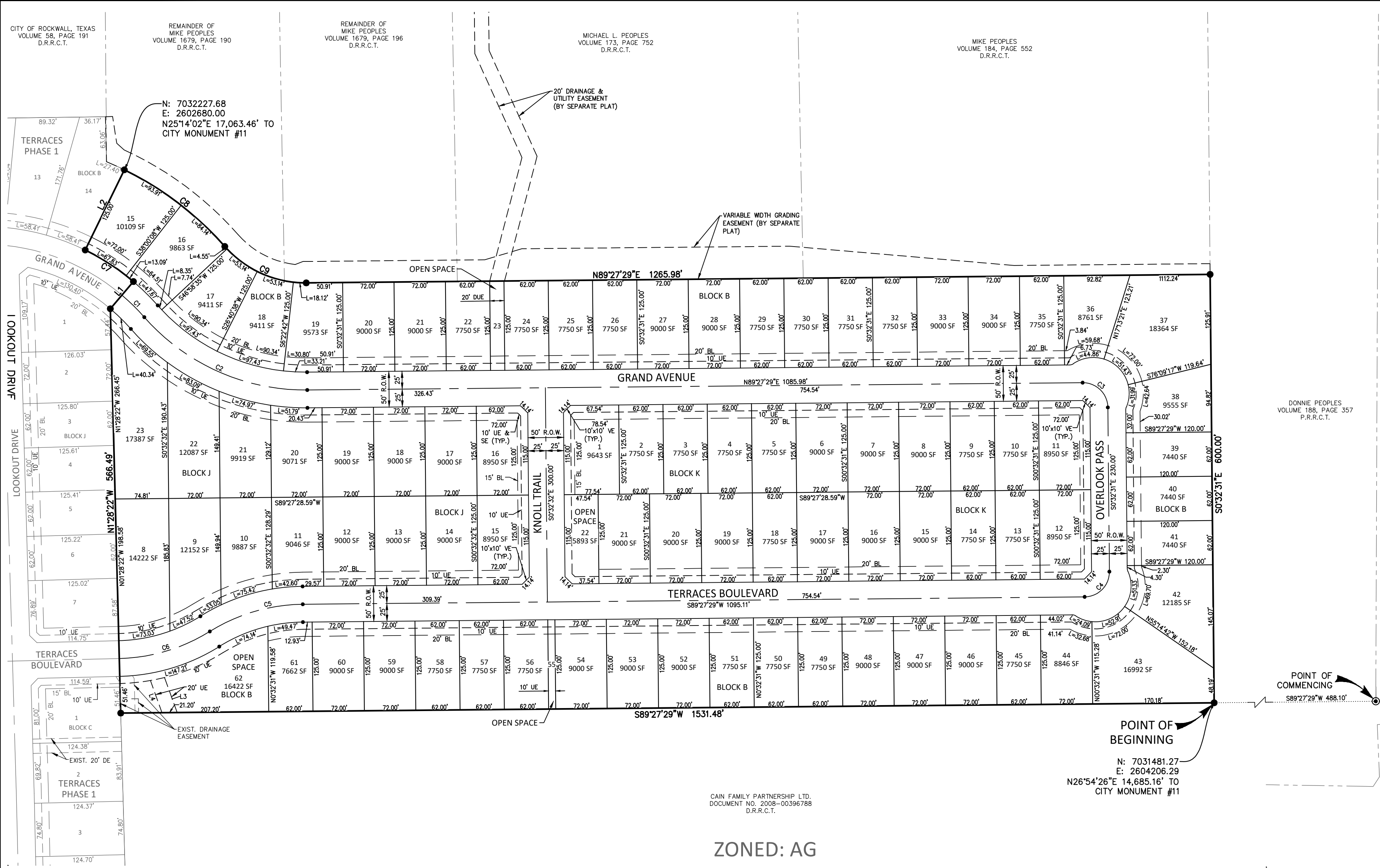


City of Rockwall

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.





GENERAL NOTES:

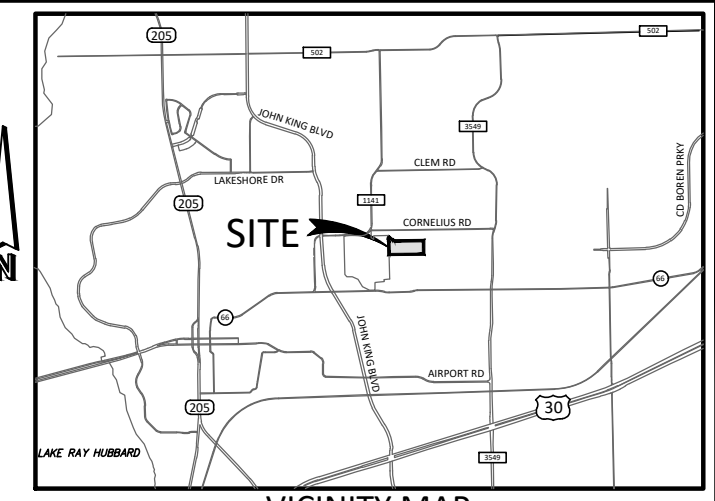
1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS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

Line Table		
Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
L4	47.98	N19° 53' 05"W

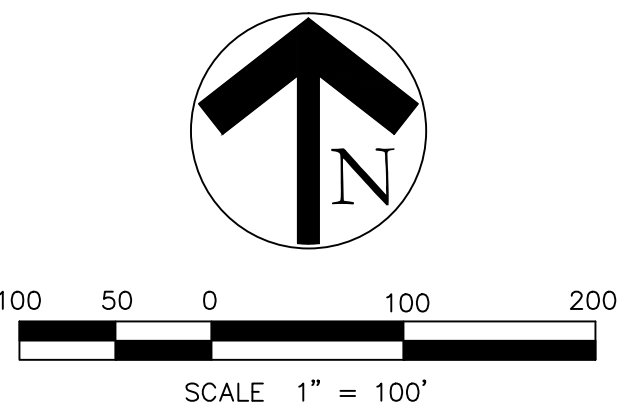
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



**FINAL PLAT
TERRACES
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K
21.648 ACRES OR 942,975 SQ. FT.
82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2022-049

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 1 OF 2

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522 and Volume 1679, Page 190 and Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being and being more particularly described as follows:

COMMENINCING at a 1/2 inch iron rod found for the common southeast corner of that tract of land described in Deed to Donnie Peoples, as recorded in Volume 188, Page 357, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008–00396788, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 27 minutes 29 seconds West, with the common south line of said Donnie Peoples tract and north line of said Cain Family Partnership Ltd. tract, a distance of 488.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the POINT OF BEGINNING of the tract of land herein described, said point being the common southwest corner of said Donnie Peoples tract and southeast corner of said Mike Peoples tract recorded in Volume 184, Page 522;

THENCE South 89 degrees 27 minutes 29 seconds West, with the north line of said Cain Family Partnership Ltd. tract, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the common northwest corner of said Cain Family Partnership Ltd. tract and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE North 01 degrees 28 minutes 22 seconds West, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 40 degrees 18 minutes 38 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of North 56 degrees 49 minutes 20 seconds West, 80.71 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ”JVC” set for a corner;

THENCE North 26 degrees 02 minutes 41 seconds East, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ”JVC” set for a corner at the beginning of a non–tangent curve to the right having a central angle of 22 degrees 40 minutes 14 seconds, a radius of 450.00 feet and a chord bearing and distance of South 52 degrees 37 minutes 12 seconds East, 176.89 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 128.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the common east line of said Mike Peoples tract recorded in Volume 184, Page 522 and west line of said Donnie Peoples tract;

THENCE South 00 degrees 32 minutes 31 seconds East, with said common line, a distance of 600.00 feet to the POINT OF BEGINNING and containing 21.648 acres of land more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES – PHASE 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACES – PHASE 2 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of TM TERRACES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
TERRACES
PHASE 2

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K

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M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049

March 5, 2024

EXIST. ZONING: PD-93

LAND USE: SF

SHEET 2 OF 2



Owner/Applicant:
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4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-006
PROJECT NAME: Site Plan for 855 Whitmore Drive
SITE ADDRESS/LOCATIONS: 855 WHITMORE DR, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an Office/Warehouse Building on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for an Office/Warehouse Building on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2024-006) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 The subject property will be required to be replatted after the engineering process to establish any new or adjusted easements. In this case, the property may need to be replat as the proposed building is greater than 30-feet in height, which requires a 30-foot turning radius. It appears the current radius appears to be plat at 20.5-feet.
- 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)

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 provide a floor plan for the proposed building. This is being requested as Office is parked at 1/300 SF. Given this, the building could only be used as Light Fabrication. (Subsection 05.03, of Article 06, UDC)

- (2) Is there any existing or proposed fencing? If so, please indicate the height and material. (Subsection 08.02. F, of Article 08, UDC)
- (3) Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (4) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and provide the subsequent screening. (Subsection 01.05. C, of Article 05, UDC)
- (5) Please address the following issues with the dumpster enclosure: [1] indicate the material the dumpster is made with. It must be faced in the same material as the primary building. [2] The dumpster gate must have a self-latching mechanism. [3] The dumpster enclosure must not face the street. [4] The dumpster must also meet the Light Industrial (LI) District building setbacks. In this case, the proposed dumpster enclosure does not meet the side yard setback. (Subsection 01.05. B, of Article 05, UDC)
- (6) Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above. As shown on the plans, this would be an Exception. (Subsection 01.06, of Article 05, UDC)

M.7 Landscape Plan.

- (1) ADD REFERENCE ABOUT CONCRETE
- (2) Please indicate the detention area and the subsequent landscaping. There must be one (1) canopy tree per 750 SF of detention and one (1) accent tree per 1,500 SF of detention. (Subsection 05.02. D, of Article 08, UDC)

M.8 Treescape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
- (2) Provide a table showing the trees being removed. The table should match what is shown in Table 2 within Article 09 of the Unified Development Code.

M.9 Building Elevations

- (1) If the roof is to be metal, then it must be standing seam not R-Panel. (Subsection 05.01 A. 2, of Article 05, UDC)

M.10 Based on the materials submitted staff has identified the following exceptions for this project:

- (1) Off-Street Loading Dock. Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above. (Subsection 01.06, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

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 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. General notes are not reviewed by Engineering at time of site plan and aren't considered approved.
2. How do you plan on connecting to Whitmore Drive? Off-site easement required from adjacent property owners.
3. Show/label oil/water separator at the dumpster enclosure.
4. You will need to complete the 24' drive aisle and connect to the adjacent property owner's drive aisle. Or install a 44'x15' hammerhead/turnaround area striped and signed as "No Parking". Please show one of these two options on this Site Plan.
5. Show existing drainage easement on adjacent property.
6. Plat shows an existing 20' drainage easement along the back of the property. Please label this 20' drainage easement.
7. FYI Existing drainage from west property flows through a drainage swale. Drainage must be redirected with fully developed flows at the time of Engineering review.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Based on Whitmore Dr. Municipal Industrial Park, Lot 8 Block A record drawings, detention will not be required for this site; however, you will need to ensure all site drainage drains to the existing 20' drainage easement at the back of the property and then ultimately to the existing detention pond located on Lot 11 to the east.
- Property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- No vertical walls allowed in drainage easements.
- No public water or sanitary sewer allowed in drainage easements.
- Dumpster areas/pads must drain to an oil/water separator.
- Ex. detention system volume and outfall will need to be verified for capacity and elevation.
- Required to show existing and proposed water and sewer on site plan.

Water and Wastewater Items:

- An 8" water main is available on the north side of the Whitmore Drive ROW.
- An 8" sewer main is available on the south side of the Whitmore Drive ROW. You will need to dry bore under Whitmore Drive to have access to this 8" sewer main.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Sidewalk required along public roadways.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

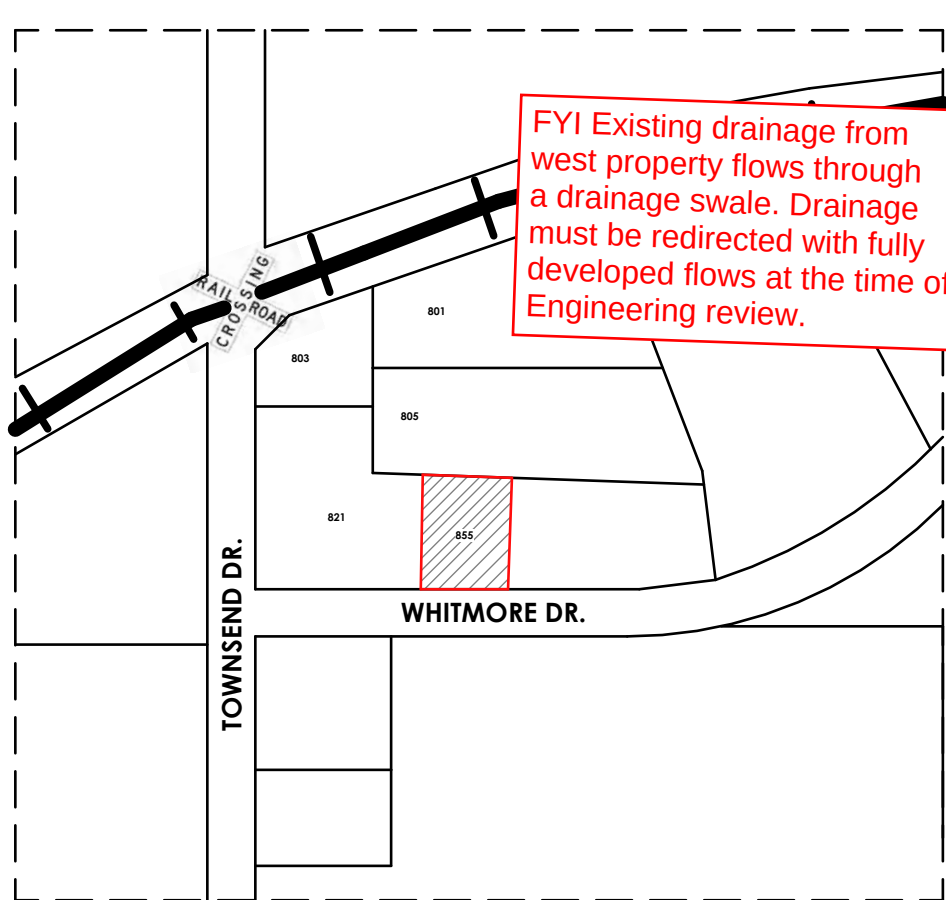
Landscaping:

- 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	03/21/2024	Approved w/ Comments
03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved w/ Comments
03/18/2024: Approved automatic fire sprinkler systems shall be installed in all new buildings with a fire flow calculation area of 5,000 square feet or greater. The fire area is the aggregate floor area enclosed and bounded by the exterior walls of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/20/2024	Approved w/ Comments
02/20/2024: Can you please explain Bald Cypress and (Detention Pond) This landscape is very limited, please check you parking calculations of all parking spaces within 80' of a tree.			

GENERAL PROJECT NOTES

- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS & OR SPECS.
- DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERNING FLASHING & WATER PROOFING ON THIS PROJECT
- THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- WEATHERSTRIP ATTIC ACCESS DOOR(S).
- CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS. PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS.
- PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND
- U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
- CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
- CHIMNEY CAP TO BE BUILT WITH NON COMBUSTABLE MATERIALS.
- LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
- APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
- PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
- TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
- CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
- ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT. AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
- COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
- PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
- SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
- PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
- SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
- ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND/ OR STONE VENEER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPANCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
- COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
- HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 OR AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6X6X10 WWF REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.

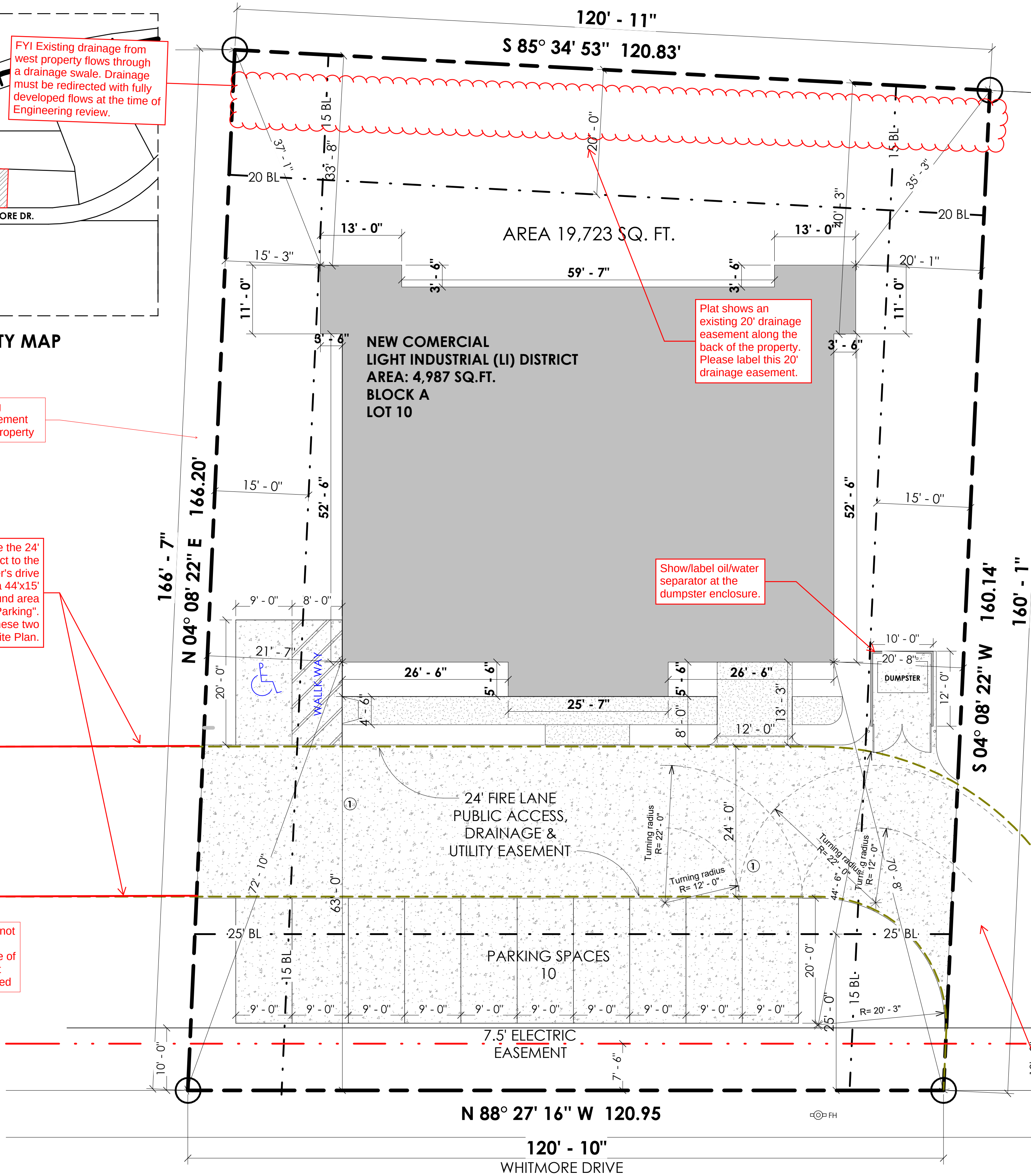


VICINITY MAP

Show existing drainage easement on adjacent property

You will need to complete the 24' drive aisle and connect to the adjacent property owner's drive aisle. Or install a 44x15' hammerhead/turnaround area striped and signed as "No Parking". Please show one of these two options on this Site Plan.

General notes are not reviewed by Engineering at time of site plan and aren't considered approved



Plat shows an existing 20' drainage easement along the back of the property. Please label this 20' drainage easement.

Show/label oil/water separator at the dumpster enclosure.

How do you plan on connecting to Whitmore Drive? Off-site easement required from adjacent property owners.

SITE PLAN

NOTE:
THERE IS NO EXTERNAL STORAGE
THERE ARE NO LOADING AREAS

PARKING REQUIREMENT SCHEDULE

INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee ¹⁸³
Heavy Manufacturing	1/500 SF or 0.75/Employee ¹⁸³
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee ¹
Welding Repair	1/500 SF or 1/2 Employees ¹

USE OF STRUCTURE

CONSTRUCTION TYPE: LI
LIGHT INDUSTRIAL
NO. STORIES: ONE
HEIGHT: 60' 0"
SETBACKS
FRONT: 25' 0"
SIDE: 15' 0"
REAR: 20' 0"
MAX. LOT COVERAGE: 60%

PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,098 SQ.FT.
PARKING	2,140 SQ.FT.
WALKING AREA	385 SQ.FT.
TOTAL COVERED AREA	10,610 SQ.FT.
COVERAGE PERCENT	53%

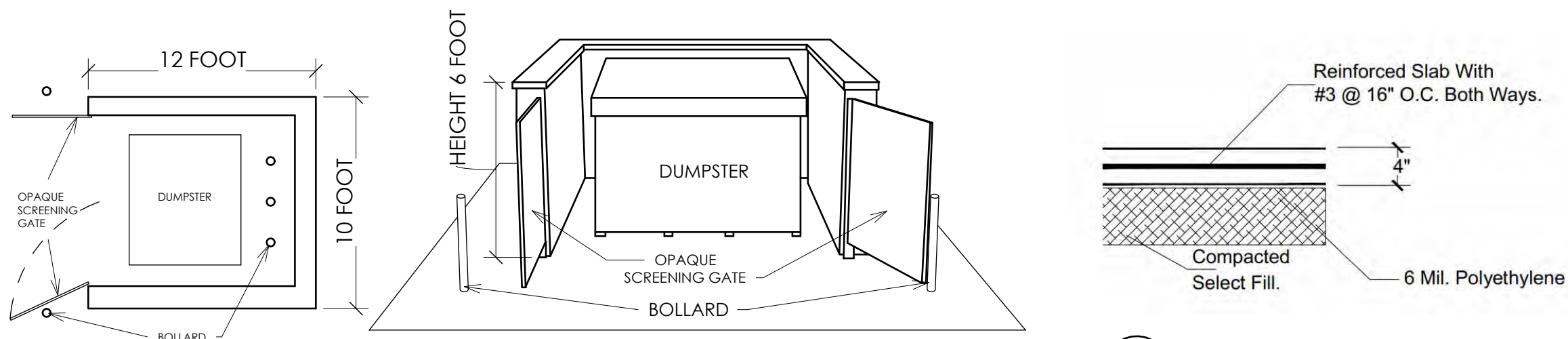
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 - The site will need to be platted.
 - All utilities must be underground.
 - Additional comments may be provided at the time of Engineering review.

- Drainage Items:**
- Based on Whitmore Dr. Municipal Industrial Park, Lot 8 Block A record drawings, detention will not be required for this site; however, you will need to ensure all site drainage drains to the existing 20' drainage easement at the back of the property and then ultimately to the existing detention pond located on Lot 11 to the east.
 - Property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
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 - No public water or sanitary sewer allowed in drainage easements.
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 - Ex. detention system volume and outfall will need to be verified for capacity and elevation.
 - Required to show existing and proposed water and sewer on site plan.

- Water and Wastewater Items:**
- An 8" water main is available on the north side of the Whitmore Drive ROW.
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 - Public sewer to be 8" minimum.
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 - Pavement cut for utility connections must be full panel replacement.
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 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
 - Water to be 10' separated from storm and sewer lines.
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- Roadway Paving Items:**
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 - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
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- 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".



DUMPSTER ENCLOSURE DETAIL

1 DRIVEWAY DETAIL UNSCALED

DIRECTION:	
DATE	COMMENTS
EXPIRATION DATE:	
PAPER SIZE 36X24	
PLAN:	
SITE PLAN	
DATE: 04/11/2022	A1
DRAW BY: F.G.M.	
SHEET 02 OF 10	



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 855 Wiltmore Dr

SUBDIVISION

LOT

10

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

New Commercial Light Industry

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

Salvador Salcedo

☒ APPLICANT

Fred Garcia

CONTACT PERSON

CONTACT PERSON

Miguel Garza

ADDRESS

855 Wiltmore Dr

ADDRESS

3309 Elm St. Suite #0-45

CITY, STATE & ZIP

Rockwall Tx 75087

CITY, STATE & ZIP

Dallas, Texas 75226

PHONE

214-552-2008

PHONE

469-583-7174

E-MAIL

salvasalce@novaairac.com

E-MAIL

Gamma-Miguelgarza@hotmail.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2024

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



Theresa L. Moss
Notary ID #130926177
My Commission Expires
December 8, 2024

MY COMMISSION EXPIRES 12-08-2024

0 25 50 100 150 200 Feet

SP2024-006: Site Plan for 855 Whitmore Drive



Case Location Map = 



City of Rockwall

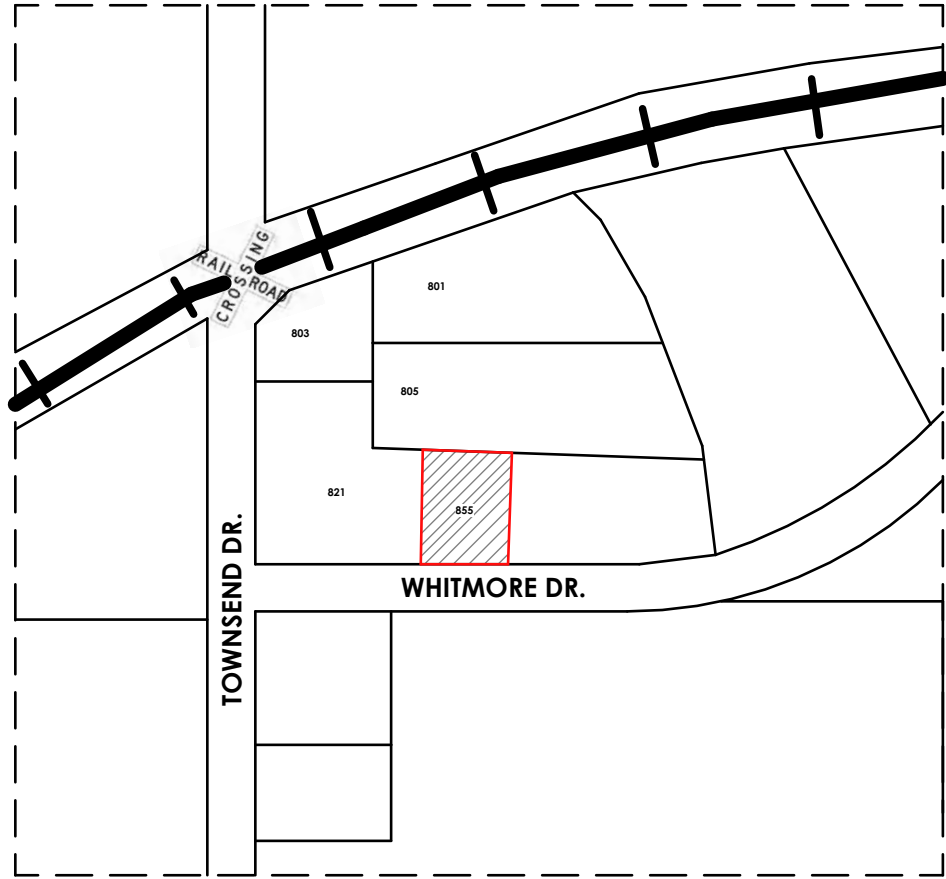
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

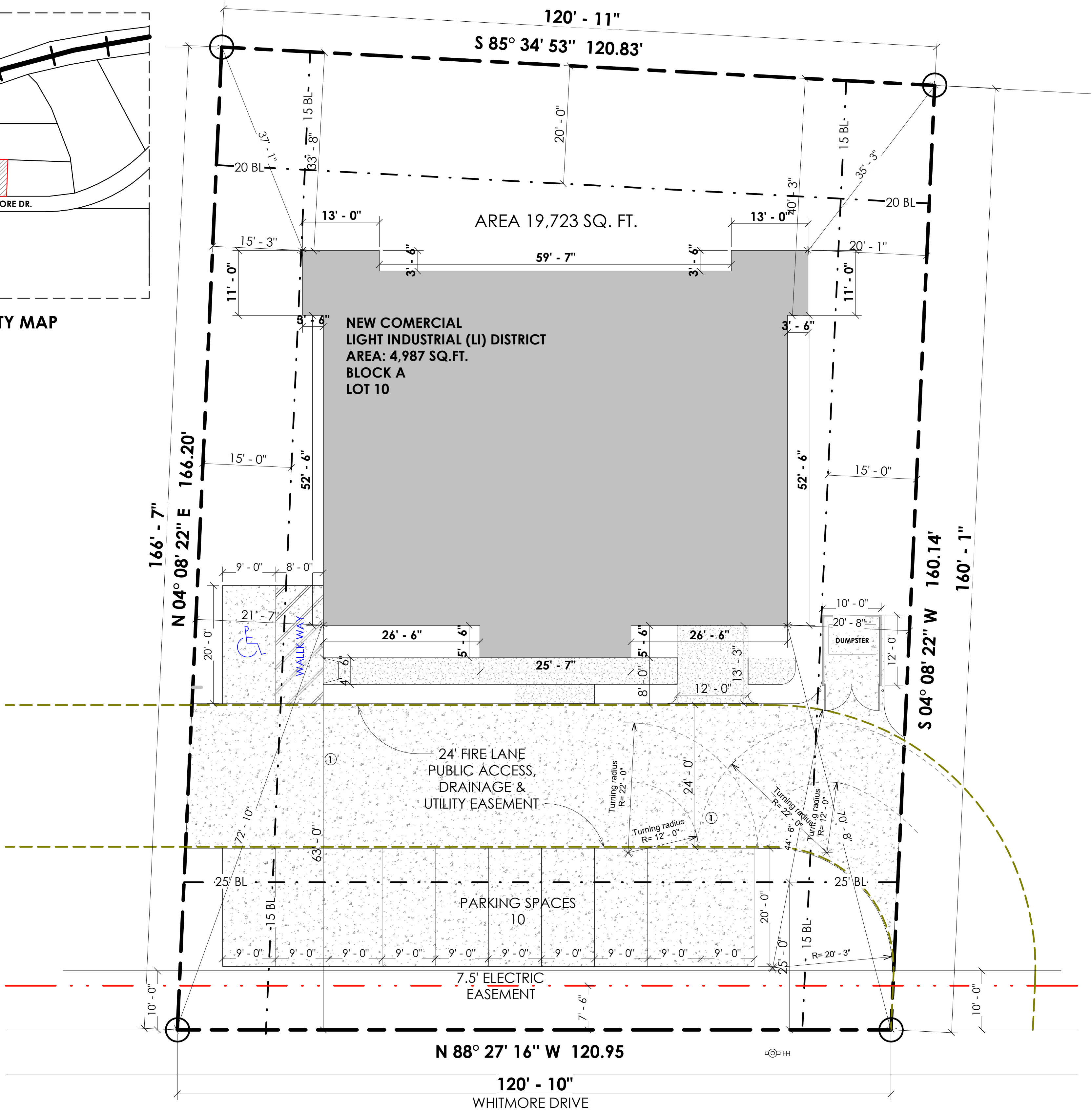


GENERAL PROJECT NOTES

- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
- DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERNING FLASHING & WATER PROOFING ON THIS PROJECT
- THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY, CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- WEATHERSTRIP ATTIC ACCESS DOOR(S).
- CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS
- PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND
- U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
- CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
- CHIMNEY CAP TO BE BUILT WITH NON COMBUSTABLE MATERIALS.
- LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
- APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
- PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
- TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
- CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
- ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT. AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
- COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
- PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
- SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
- PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
- SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
- ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND/ OR STONE VENEER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPENCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
- COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
- HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 OR AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6x6x10 WWF REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.



VICINITY MAP



SITE PLAN

NOTE: THERE IS NO EXTERNAL STORAGE THERE ARE NO LOADING AREAS

PARKING REQUIREMENT SCHEDULE

INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee ¹⁸³
Heavy Manufacturing	1/500 SF or 0.75/Employee ¹⁸³
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee ¹
Welding Repair	1/500 SF or 1/2 Employees ¹

USE OF STRUCTURE

CONSTRUCTION TYPE: LI

LIGHT INDUSTRIAL

NO. STORIES: ONE

HEIGHT: 60' 0"

SETBACKS

FRONT: 25' 0"

SIDE: 15' 0"

REAR: 20' 0"

MAX. LOT COVERAGE: 60%

PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,098 SQ.FT.
PARKING	2,140 SQ.FT.
WALKING AREA	385 SQ.FT.
TOTAL COVERED AREA	10,610 SQ.FT.
COVERAGE PERCENT	53%

PROJECT: NEW COMERCIAL

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

gamma GROUP

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

THESE DOCUMENTS ARE INSTRUMENTS OF THE DESIGNER'S SERVICE FOR USE SOLELY ON THE SPECIFIC PROJECT INDICATED HEREIN. ANY UNAUTHORIZED COPYING OR USE, INCLUDING WITHOUT LIMITATIONS, COPYING FOR USE ON ANY PROJECT OTHER THAN THE ONE INDICATED HEREIN IS STRICTLY PROHIBITED. THE DESIGNER IS THE AUTHOR AND OWNER OF THESE DOCUMENTS. THE DESIGN CONCEPTS, IDEAS AND EXPRESSIONS THERE OF SHOWN IN THE DOCUMENTS. THE DESIGNER RETAINS ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS IN THEM, INCLUDING COPYRIGHTS. ANY VIOLATION OF THE DESIGNER'S RIGHTS, INCLUDING, WITHOUT LIMITATIONS, THOSE OF CONFIDENTIALITY AND OF THE COPYRIGHT LAWS IS SUBJECT TO LEGAL ACTION.

ENGINEERING GENERAL NOTES

GAMMA GROUP, WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOT ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATION, LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING, AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. THE DESIGNER IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER, OR FORM IF ANY PROBLEMS MAY ARISE.

NOTE: GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

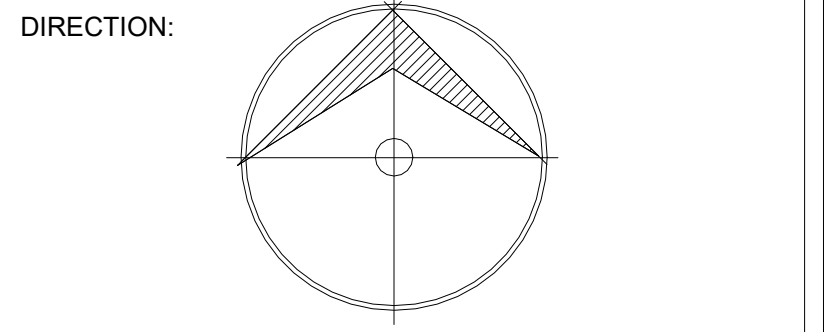
THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF PURCHASER OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:

- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION.
- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL FIELD CONDITIONS.

CONTRACTOR NOTES

THIS PLAN INCLUDING ALL DESIGN CONCEPTS, DRAWINGS, AND DETAILS CONTAINED HEREIN SHALL REMAIN THE SOLE PROPERTY OF GAMMA GROUP AND CAN NOT BE DUPLICATED IN PART OR IN WHOLE WITHOUT THE PRIOR WRITTEN PERMISSION OF GAMMA GROUP. WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING OF MATERIALS THE BUILDER AND/OR SUBCONTRACTORS SHALL VERIFY ALL NOTES AND MEASUREMENTS ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER AND DESIGNER.

LEGEND		
CM	CONTROLLING MONUMENT	CONCRETE
○	5/8" IRON ROD FOUND	BUILDING
⊠	"X" FOUND IN CONCRETE	PORCH, DECK, ETC.
○	POINT FOR CORNER	OVERHEAD TELEPHONE
⊠	FIBER OPTIC PEDESTAL	OHP OVERHEAD ELECTRIC
○	POWER POLE	ELECTRIC EASEMENT
---	FIRE LANE	METAL FENCE
⊠	WATER METER	WOOD FENCE
⊠	TELE. MANHOLE	SANITARY SEWER MANHOLE
⊠	TELE. VAULT	STORM DRAIN MANHOLE
⊠	VACUUM	HANDICAP PARKING
⊠	LIGHT POLE	ELECTRIC BOX
⊠	UNDERGROUND ELECTRIC	CLEANOUT
⊠	PROPOSAL FIRE HYDRANT	TELEPHONE PEDESTAL
⊠	GAS METER	CABLE PEDESTAL
⊠	WATER VALVE	ASPHALT PAVING/ GRAVEL

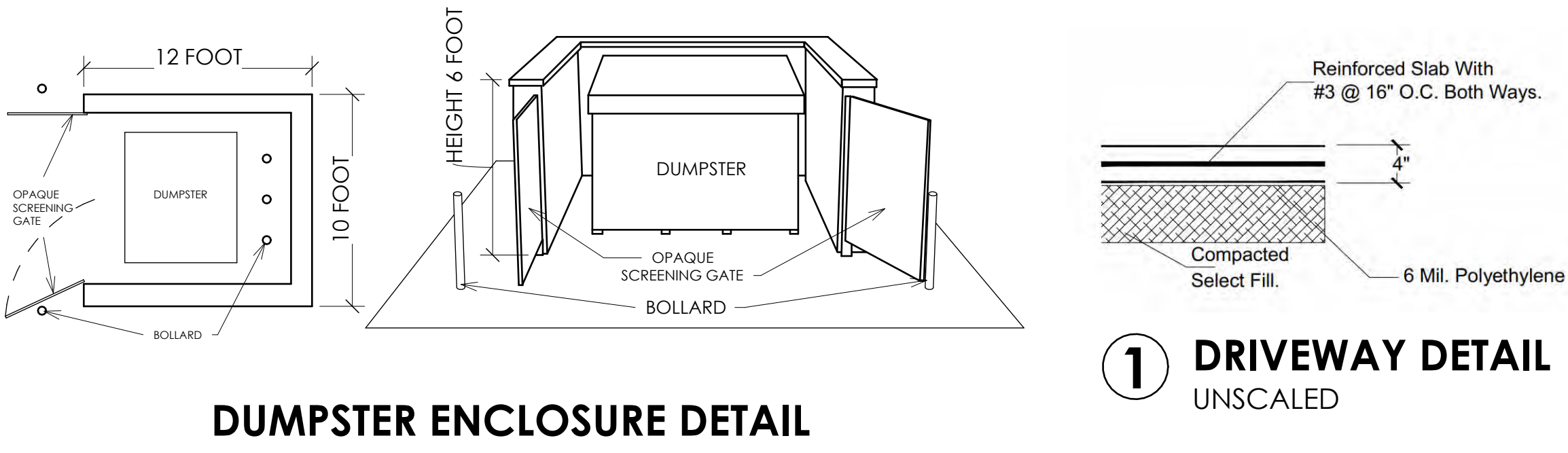


REV. NO.	DATE	COMMENTS

EXPIRATION DATE:	PAPER SIZE 36X24
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PLAN:	SITE PLAN
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DATE: 04/11/2022	A1
DRAW BY: F.G.M	SHEET 02 OF 10



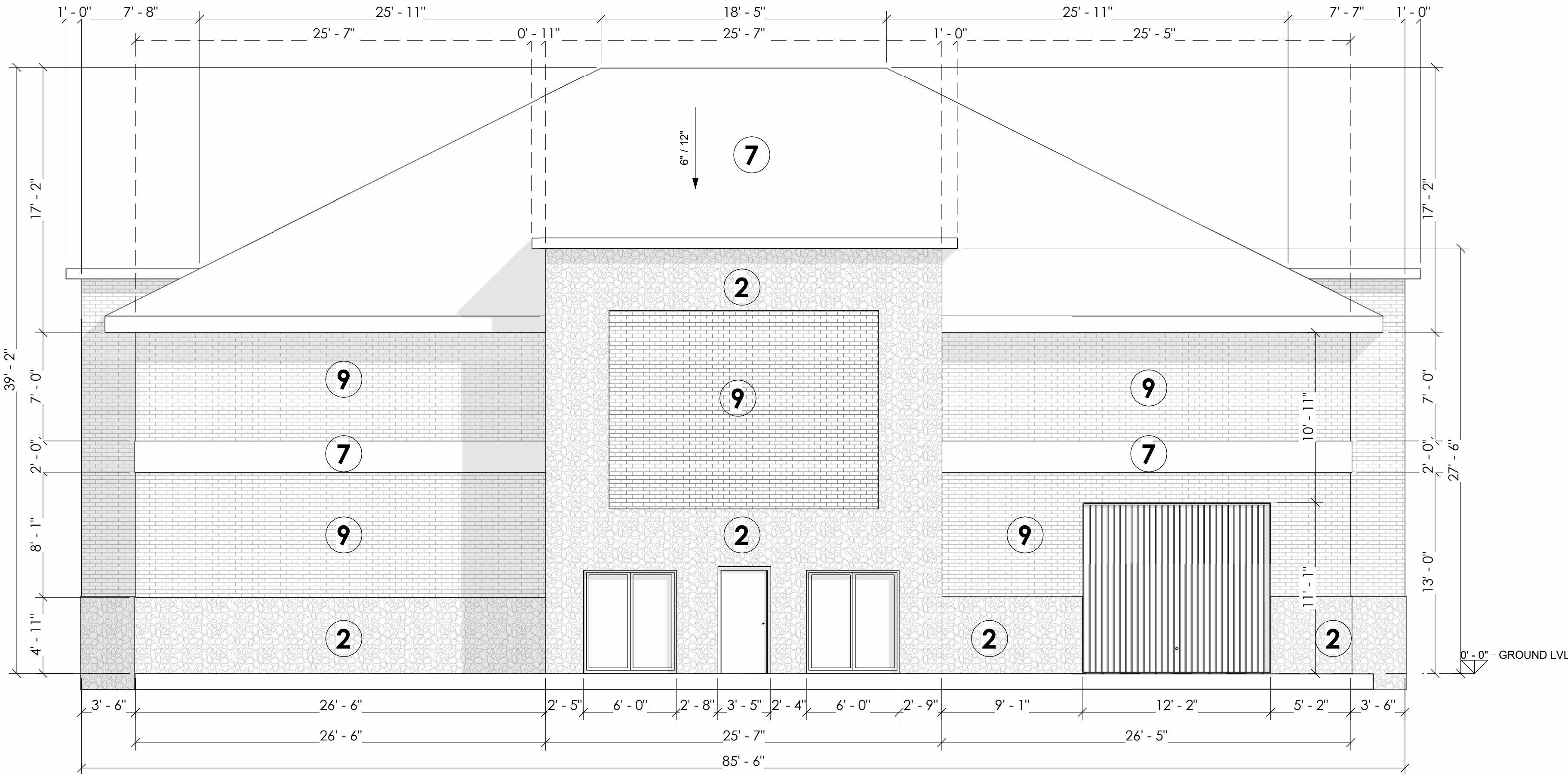
DUMPSTER ENCLOSURE DETAIL

DRIVEWAY DETAIL UNSCALED

AREA AND PERCENTAGE OF MATERIALS			
		TOTAL AREA	PERCENTAGE
2 & 9	FRONT ELEVATION	2,042 S.Q. F.T.	100 %
9	MASONRY MATERIALS	1,856 S.Q. F.T.	94.0 %
9	BRICKS	1,240 S.Q. F.T.	64.0 %
2	NATURAL STONE	616 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	06.0 %
	TOTAL	2,042 S.Q. F.T.	100 %

FRONT ELEVATION

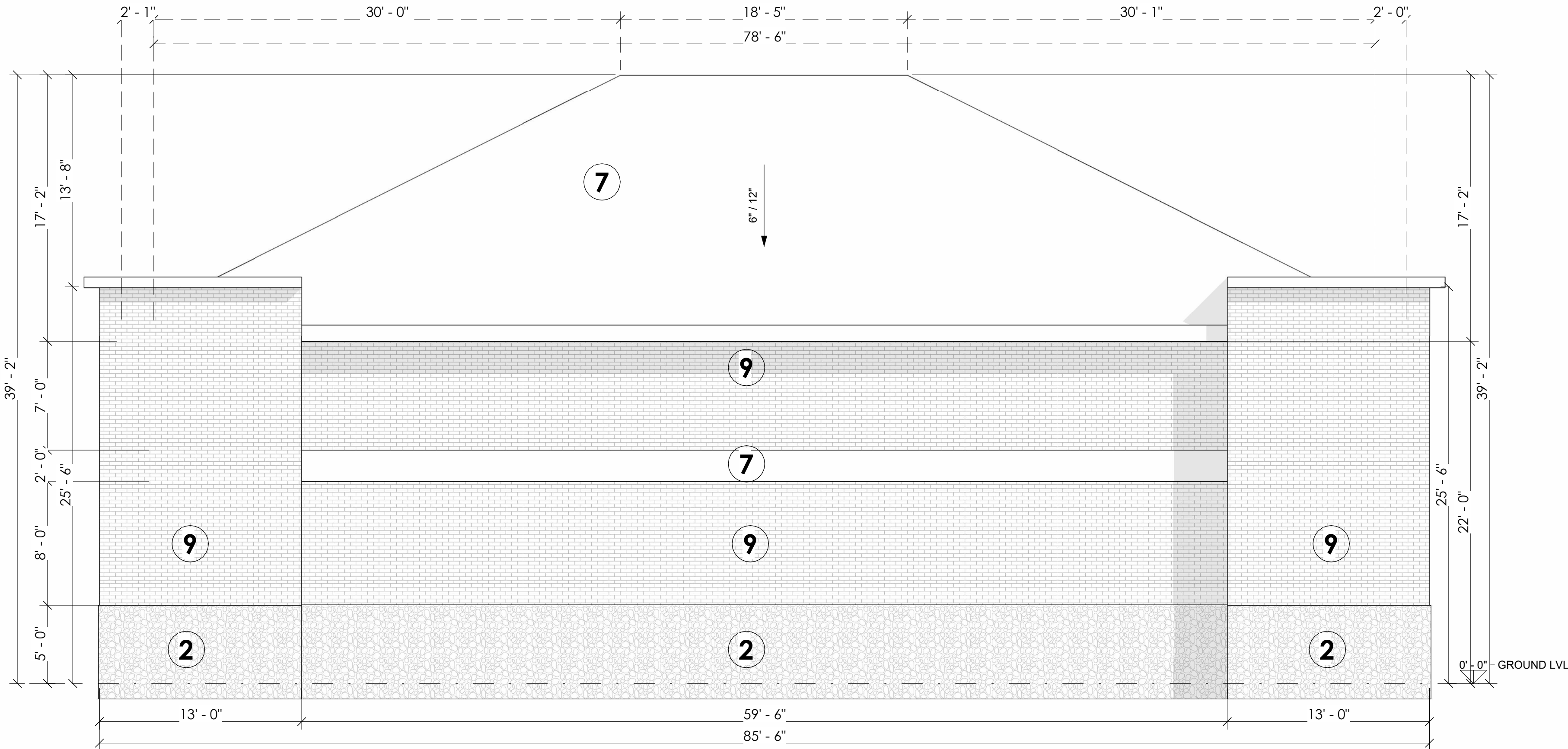
3/16" = 1' 0"



AREA AND PERCENTAGE OF MATERIALS			
		TOTAL AREA	PERCENTAGE
2 & 9	FRONT ELEVATION	1'964 S.Q. F.T.	100 %
9	MASONRY MATERIALS	1,846 S.Q. F.T.	94.0 %
9	BRICKS	1,415 S.Q. F.T.	73.0 %
2	NATURAL STONE	427 S.Q. F.T.	21.0 %
7	SECONDARY MATERIAL	159 S.Q. F.T.	06.0 %
	TOTAL	1,964 S.Q. F.T.	100 %

REAR ELEVATION

3/16" = 1' 0"



PROJECT:

NEW COMERCIAL

OWNER:

SALVADOR SALCEDO

LOCATION:

855 WHITMORE DRIVE,
ROCKWALL, TX



gamma
GROUP

Gamma Group, Design & Construction LLC

33 09 ELM ST # 250, Dallas Texas, 75228

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ENGINEERING GENERAL NOTES

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NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

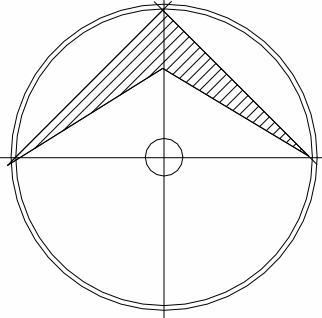
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1- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION
2- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED
13- PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL CONDITIONS.

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MATERIALS	
SYMBOL	SPECIFICATION
1	METAL STANDING SEAM
2	STONE
3	STUCO
4	SIDING
5	WOOD
6	GLASS
7	STEEL
8	ASPHALT SHINGLES
9	BRICK

DIRECTION:



REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

ELEVATIONS

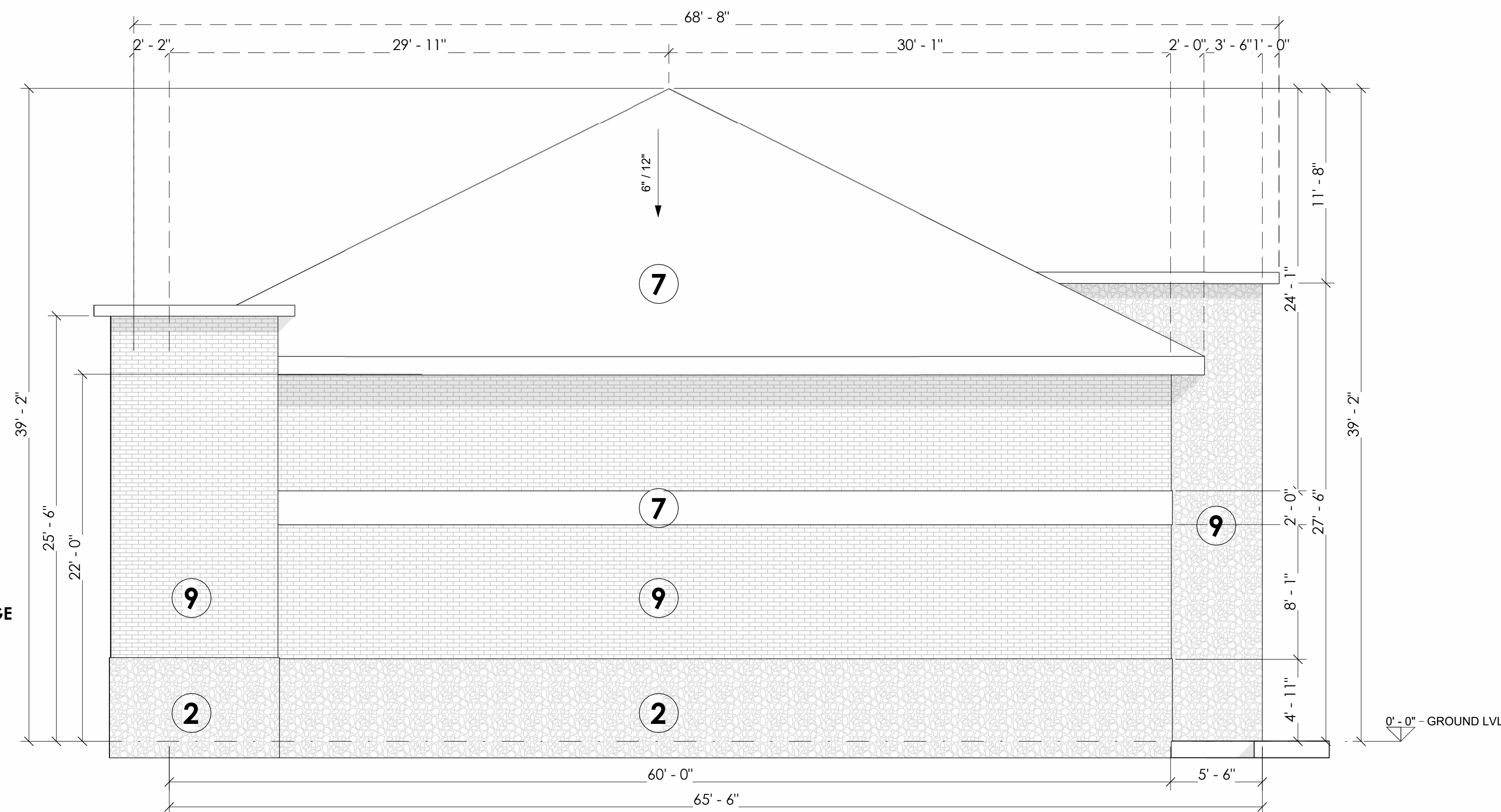
DATE: 04/11/2022

DRAW BY:

F.G.M

A3

SHEET 07 OF 00



AREA AND PERCENTAGE OF MATERIALS			
		TOTAL AREA	PERCENTAGE
2 & 9	LEFT ELEVATION	1,591 S.Q. F.T.	100 %
	MASONRY MATERIALS	1,483 S.Q. F.T.	93.0 %
	BRICKS	1,007 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,591 S.Q. F.T.	100 %

LEFT ELEVATION

$$3/16'' = 1' 0''$$

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ANY VIOLATION OF THE DESIGNER'S COMMON LAW RIGHTS, INCLUDING, WITHOUT LIMITATION, THOSE OF CONFIDENTIALITY AND OF THE COPYRIGHT AND PATENT LAWS IS SUBJECT TO THE FOLLOWING:

ENGINEERING GENERAL NOTES

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NOTE:

GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE OR CONSTRUCTION RESULTING FROM ANY FAILURE AT ANY TIME, OR FROM ANY PURCHASE OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION.

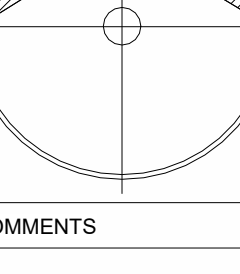
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DIRECTION:



DATE: 04/11/2022

PLAN:

ELEVATIONS

DATE: 04/11/2022

DR: F.G.M

08 OF 10

DATE: 04/11/2022

DR: F.G.M

08 OF 10

DATE: 04/11/2022



SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,098 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	10,612 SQ.FT.
COVERAGE PERCENT	53%

469-583-7174, 469-463-2761, 214-272-8186

[illegible]

- 1.- 2023 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- 2.- 2015 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
- 3.- 2014 ELECTRICAL CODE WITH LOCAL AMENDMENTS
- 4.- 2015 ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS

[illegible]

TREE PROTECTION SPECIFICATIONS

MATERIALS

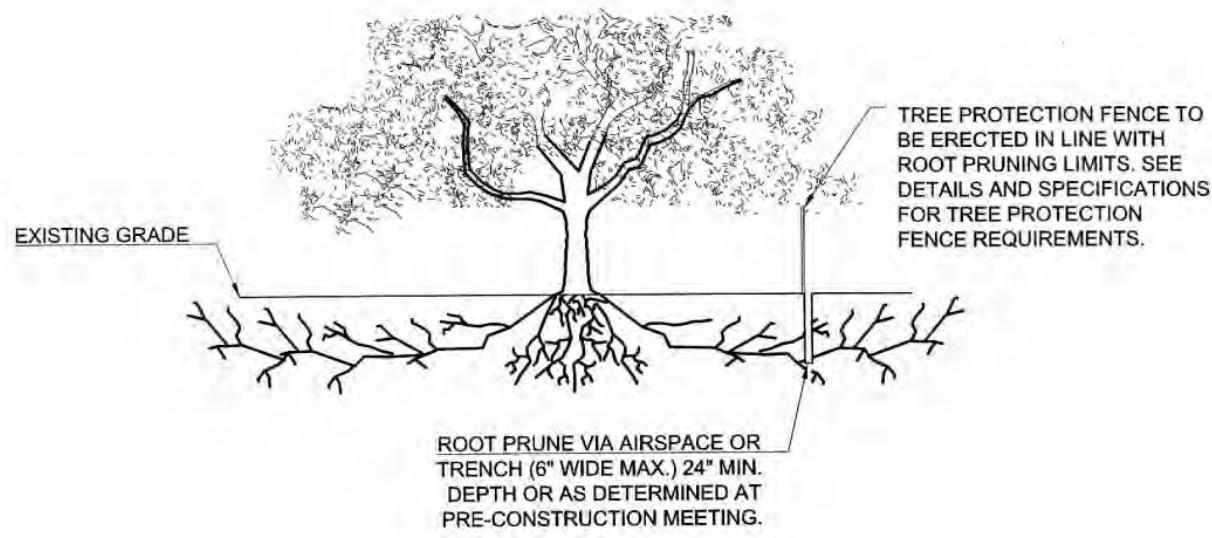
- " FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN 'A'VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T'SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF 'ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND, THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCINGS SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT. ZONE (GR EQUAL TO FROM THE TRUNK FOR EVERY 1° OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE
- ONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE. DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE. CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY 5 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A 'STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ.
- DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
 - CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, FAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES,IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - ONOT PERT RUNOFF FROM WASTE MATERIALS INCLUDING, SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO. PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDES IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT 'SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM,
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION. PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INGH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING. CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULGH SHALL BE MAINTAINED. THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJAGENT TO THE ROOT ZONE OF A TREE. USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

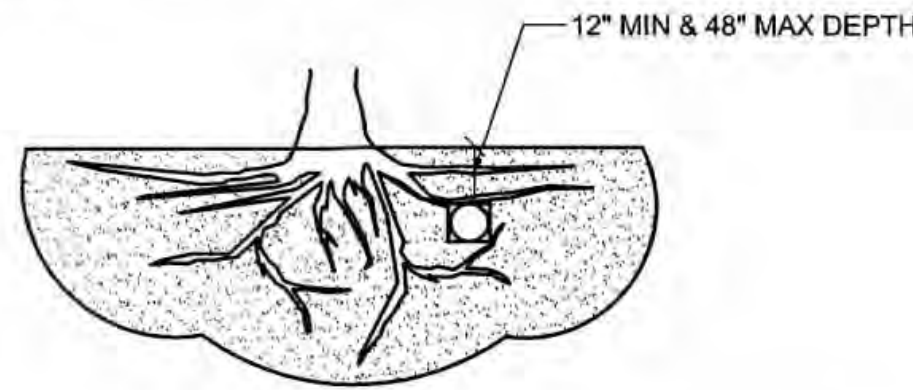
- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



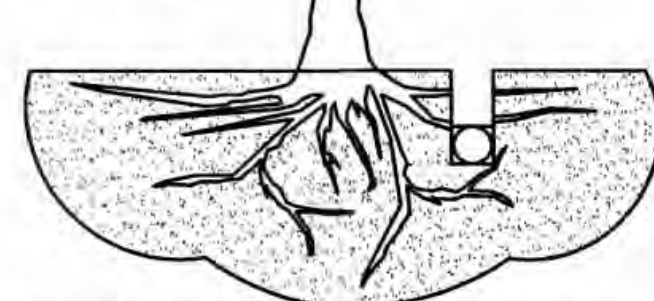
ROOT PRUNING DETAIL

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

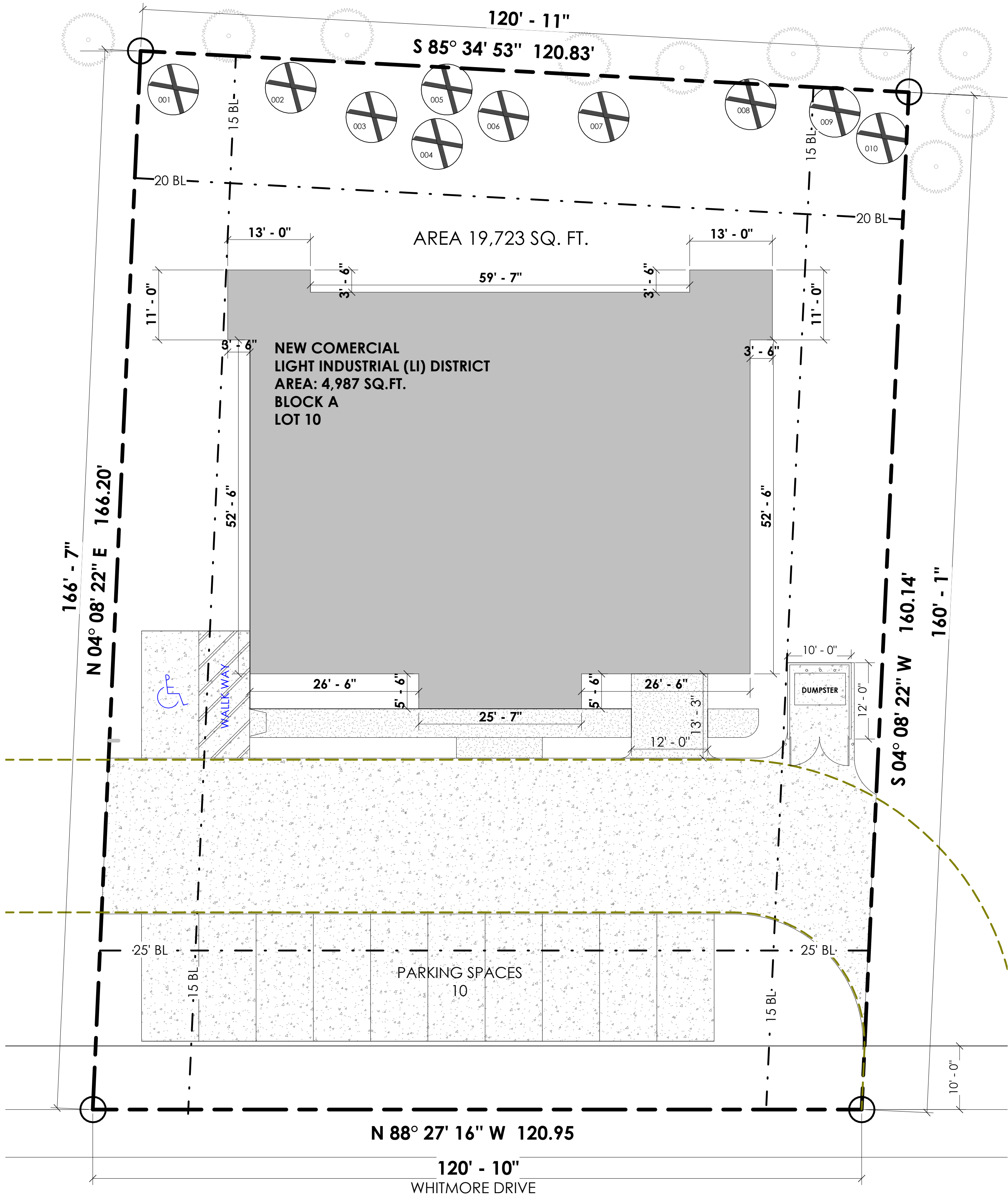
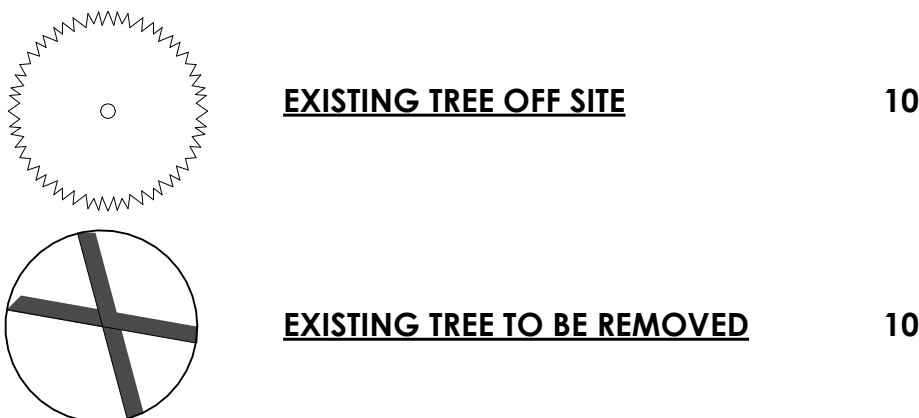


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3\"/>

BORING THROUGH ROOT PROTECTION ZONE

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

EXISTING TREE LEGEND



LANDSCAPE PLAN

TREE MIGRATION SUMMARY

TOTAL MIGRATION REQUIRED:	40"
PROPOSED CODE REQUIRED TREES:	19"
BALANCE OF MITIGATION:	14"
4" CAL. MITIGATION TREES (5) ON SITE	21"

SITE PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT, (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,983 SQ.FT, (45%)
DRIVEWAY	3,098 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	10,610 SQ.FT.
COVERAGE PERCENT	53%

PROJECT:

NEW COMERCIAL
AIR CONDITIONING EQUIPMENT STORAGE

OWNER:

SALVADOR SALCEDO

LOCATION:

855 WHITMORE DRIVE,
ROCKWALL, TX

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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EXISTING TREE LEGEND

EXISTING TREE OFF SITE

EXISTING TREE TO BE REMOVED

DIRECTION:

REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

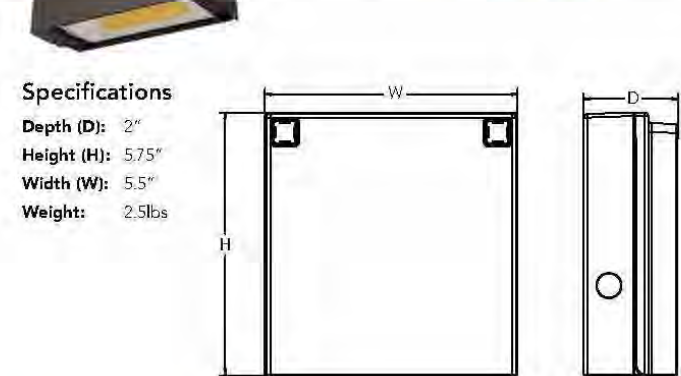
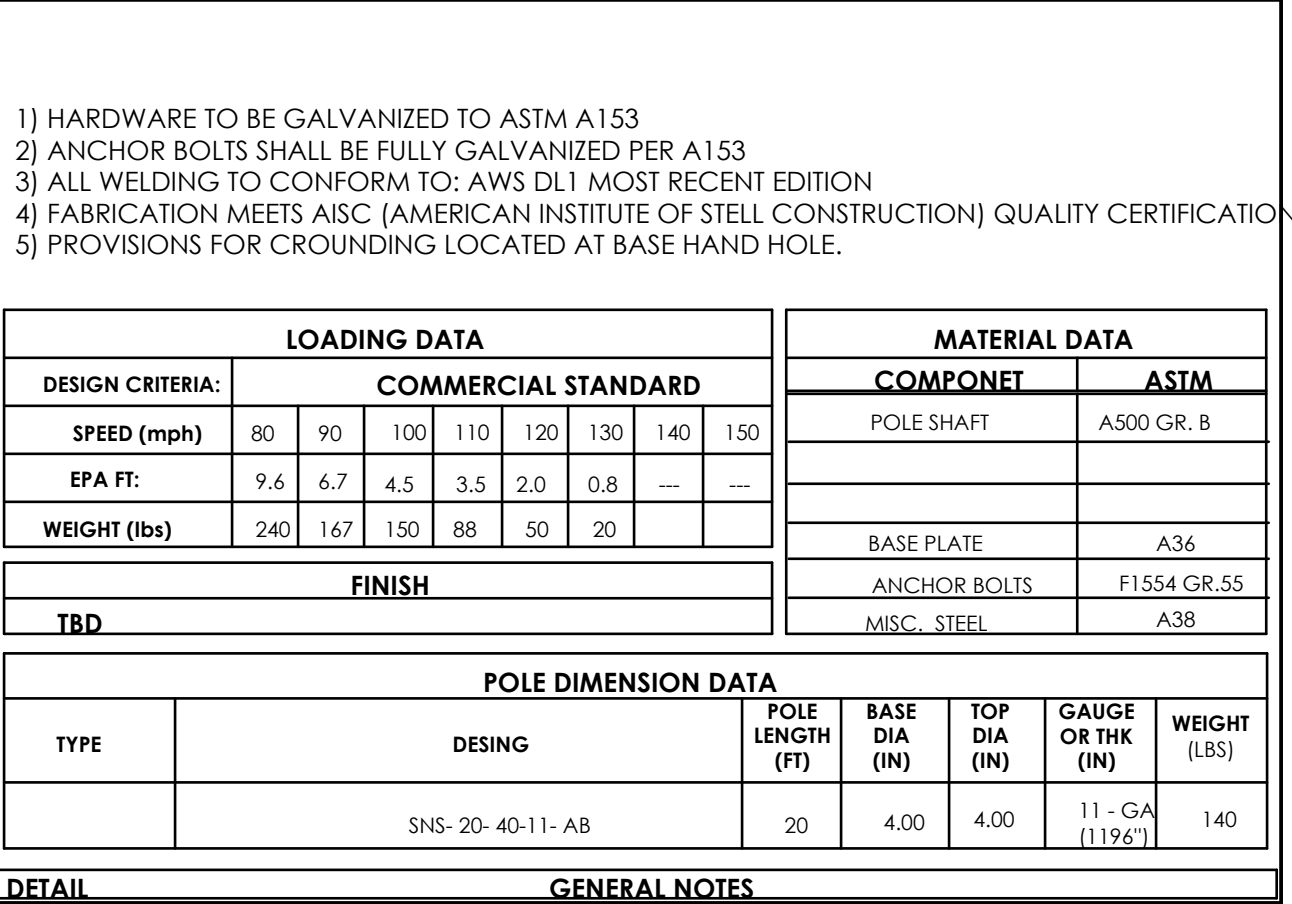
TRESCAPE PLAN DETAILS & SPECIFICATIONS

DATE: 05/01/2023

DRAW BY: F.G.M

TD1

SHEET 04 OF 10



NOTES:
Default out of the box settings: 1,650 Lumens, 4200K, Photocell enabled

INSTALLATION
WVPs can be mounted only using a standard electrical junction box. A post on the back surface of the WVP, which provides a convenient mounting point, is not an electrical junction box. Wires can be made in the integral wiring compartment in all cases. WVPs are *not recommended for* applications involving LEDS facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet location use. P-listed. Recognized by the Canadian Standards Association (CSA) as a listed product. Not all versions of this product may be EAC qualified. For more information, please visit our website at www.3m.com and search for the product name with various codes qualified.

WARRANTY
3M warrants that the product is made with quality materials provided and that no statements in this specification sheet create any warranty of any kind. All other express and implied warranties are excluded. Complete warranty may be found at www.3m.com.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values and are not intended for laboratory conditions at 22°C. Specifications subject to change without notice.

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PROJECT:			NEW COMMERCIAL AIR CONDITIONING EQUIPMENT STORAGE		
OWNER:			SALVADOR SALCEDO		
LOCATION:			855 WEST HILL DRIVE, ROCKWALL, TX		
Gamma Group, Design & Construction LLC 33 09 ELM ST # 250, Dallas Texas, 75228 www.gammagroup-usa.com (469)-583-7174 & (469)-463-7261					
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NOTES:					
1. SURFACE REFLECTANCES: VERTICAL/HORIZONTAL - 50/20					
2. MOUNTING HEIGHTS ARE DESIGNATED ON DRAWING WITH E2					
3. LUMINAIRE DESCRIPTION DOES NOT NECESSARILY REFLECTS SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR VERIFICATION.					
4. LIGHTING POWER DENSITY IS CALCULATED BASED ON ESTIMATED BALLAST/DRIVER ENERGY CONSUMPTION. ENGINEER TO VERIFY					
5. FOR LUMEN OUTPUT OF SCALE LUMINAIRES, MULTIPLY TOTAL LUMEN OUTPUT BY USER DEFINED FACTOR.					
6. CALCULATION VALUES ARE AT HEIGHT INDICATED IN SUMMARY TABLE					
DIRECTION:					
REV. NO.	DATE	COMMENTS			
EXPIRATION DATE:					
PAPER SIZE 36X24					
PLAN:					
SITE PHOTOMETRICS & DETAILS					
DATE: 05/01/2023					
E1					
DRAW BY:					
F.G.M		SHEET 05 OF 10			

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-008
PROJECT NAME: Site Plan for 150 Pecan Valley Drive
SITE ADDRESS/LOCATIONS: 150 PECAN VALLEY DR

CASE CAPTION: Discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the approval of a Site Plan for General Retail Building on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/22/2024	Approved w/ Comments

03/22/2024: SP2024-008: Site Plan for a General Retail Building (Smoothie King)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for General Retail Building on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (SP2024-008) 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 a corrected signature block as shown below with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Specifically, the Photometric Plan and the Treescape Plan are missing this. (Subsection 03.04. A, of Article 11, UDC)

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M. 5 Site Plan
(1) All parking spaces should be 20' in length and 9' in width as explained in the Standards of Design and Construction. Please correct this on the site plan.

M.6 Building Elevations:

- (1) According to Subsection 06.02.(C)(2) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof." In this case, staff can see how constructing the structure with a flat roof and parapet will match the adjacent existing general retail strip center; however, this request will require a variance from the Planning and Zoning Commission.
- (2) Subsection 04.01(C) of Article 05, District Development Standards, of the Unified Development Code (UDC) details the building articulation requirements. Currently, the proposed building does not meet the primary building facades (i.e. since this project is in an overlay district the primary building façade formula are required on all four [4] sides of the building). Specifically, the proposed building does not meet the projection height (i.e. there is only a two [2] foot projection as opposed to the required 5.75' projection on all building facades) and wall projection (there is 1-foot, 11 ¾ inch projection on the east elevation and no project on the north elevation), and there is not a primary entryway/architectural element on three (3) of the four (4) building facades. With this being said, staff should point out that Planned Development District 65 (PD-65) limits the height on the subject property to 28-feet, which makes it difficult for the building to be designed to meet the vertical projections required by the UDC.
- (3) Subsection 04.01 (A) of Article 05, District Development Standards, of the Unified Development Code (UDC), indicates that the back of the parapets shall be finished using the same materials as the exterior.
- (4) Subsection 06.06(7) of Article 05, District Development Standards, of the Unified Development Code (UDC), requires that dumpster enclosures be a minimum of eight (8) feet in height. Please increase the height of the proposed dumpster enclosure. Please also indicated that the dumpster enclosure will incorporate a self-latching gate.

M.7 Landscape Plan

- (1) According to Subsection 05.01(B) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), a ten (10) foot landscape buffer with built-up berm, ground cover, and shrubbery is required adjacent to Pecan Valley Drive and W. Quail Run Road. In addition, this landscape buffer requires a minimum of one (1) canopy tree and one (1) accent tree per 50-linear feet.
- (2) According to Subsection 06.02.(E) of Article 05, District Development Standards, of the Unified Development Code (UDC), a 20-foot landscape buffer is required along SH-205. Within this landscape buffer a minimum of two (2) canopy trees and four (4) accent trees per 100-LF are required to be provided. This means that the trees required for this project along SH-205 would be three (3) canopy trees and five (5) accent trees. In addition, a built-up berm, ground cover, and shrubbery is required along the entire length of the landscape buffer.
- (3) Please identify all required landscape buffers and berms on the Landscape Plan.
- (4) The applicant shall adhere to the Operational Conditions listed in Ordinance No. 23-08, S-293 which states:

Additional landscaping and a berm or masonry wall shall be required along Pecan Valley Drive and N. Goliad Street at the time of site plan to provide headlight screening for vehicles traveling along N. Goliad Street from vehicles in the drive- through and cueing lanes of the proposed Restaurant with 2, 000 SF or more with a Drive -Through or Drive -In.

- (5) Please note that all retaining walls shall be finished in rock or stone.

M.8 Photometric Plan

- (1) Per the Photometric Plan the proposed mounting height of the lighting standards in the parking areas is 25-feet. Please note that Subsection 06.02.(G) of Article 05, District Development Standards, of the Unified Development Code (UDC) stipulates a maximum height of 20-feet for all light standards, light fixture, light pole, pole base or combination thereof. Please make the required correction.
- (2) According to Subsection 03.03(C) of Article 07, Environmental Performance, of the Unified Development Code (UDC) the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Please note that the current plans exceed this adjacent to all property lines. Please correct this issue.
- (3) Please provide cut sheets/specification sheets for ALL proposed light fixtures.
- (4) Please provide an exhibit showing conformance to the headlight screening standards (i.e. show that the parking spaces along SH-205 will be properly screened in accordance with Article 08 of the UDC).

M.9 Treescape Plan

- (1) Please provide a copy of the Landscape Plan from the agreement on the City's property. This can be combined with the totals from the Landscape Plan to off-set the required tree mitigation balance.

M.10 Staff has identified the following variances based on the plans that were submitted: [1] Roof Design Standards, [2] Primary Articulation, [3] Lighting Standards, [4] height of the dumpster enclosure, and [5] Light at Non-Residential Property Line. Some of these variances can be corrected by changing the plans to conform to the code requirements; however, should you choose to request variances with this case please provide a letter that outlines each requested variance, the reason the variance is being requested (i.e. the hardship that prevents you from meeting the code requirements), and the required two (2) compensatory measures required by the code to request the variance. Please note that the compensatory measures must directly off-set the requested variance. In this case, ten(10) compensatory measures would be needed in lieu of the four (4) variances requested. In this case, the applicant is proposing the following compensatory measures: [1] increased landscaping, [2] bike racks, [3] decorative railings, and [4] more than 20% natural stone. Staff is in agreement that compensatory measures #1, #2, and #4 are compensatory; however, staff needs additional details on compensatory measure #3 to determine if this is truly a compensatory measure. Please note that variances require a super-majority vote (or three-fourths vote) of the Planning and Zoning Commission for approval (e.g. six [6] out of the seven [7] members).

I.11 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.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. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2024 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session will be held on March 26, 2024.
- 2) Planning & Zoning Public Hearing will be held on April 9, 2024.

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 requires a representative(s) to 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.

I.15 If the Planning and Zoning Commission approves this site plan case, the applicant will be responsible for submitting hard copies of the final site plan submittal package -- with all comments addressed -- for signatures from the Planning and Zoning Commission Chairman and Director of Planning and Zoning. Please note that this will be required to be completed prior to the acceptance of civil engineering plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. All parking spaces shall be 9'x20'
- 2. Remove light pole from drainage easement.
 - 3. Show the proposed storm drainage pipes within this easement to ensure it meets the distance requirement from the existing sewer main.
 - 4. All parking spaces shall be 9'x20'. Dimension these parking spaces.
 - 5. No overhangs, canopies, awnings, drive thru equipment, fencing, light poles, etc. in drainage easement
 - 6. Show all of the drainage easement.
 - 7. Need to show any easement proposed to be abandoned
 - 8. No trees with 5' of sewer line

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- No detention is allowed within the 100yr flood plain.
- Drainage calculations based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
- The existing stream on site is WOTUS.
- Must have a wetlands/WOTUS determination for all streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.
- No vertical walls allowed in detention/drainage easement.
- No public water or sanitary sewer allowed in detention/drainage easements.
- 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.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Drainage easement width for storm sewer is minimum 20', or 2 times depth plus width of culvert, raised to the nearest 5 ft.

Water and Wastewater Items:

- Show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an 8" and a 24" sewer main available to this site.
- The existing 24" sewer main and associated easement running through the site might need to be relocated to avoid the proposed building footprint.
- Any water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- There is an 8" and 12" water main available for this site.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE TO MEET THE MINIMUM DESIGN/SIZE REQUIREMENTS OF THE UDC.

DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

REQUIRED GREASE TRAP FOR THE BUSINESS MUST BE SIZED BY AN ENGINEER PER THE 2021 IPC - NOT SHOWN ON SITE PLAN

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

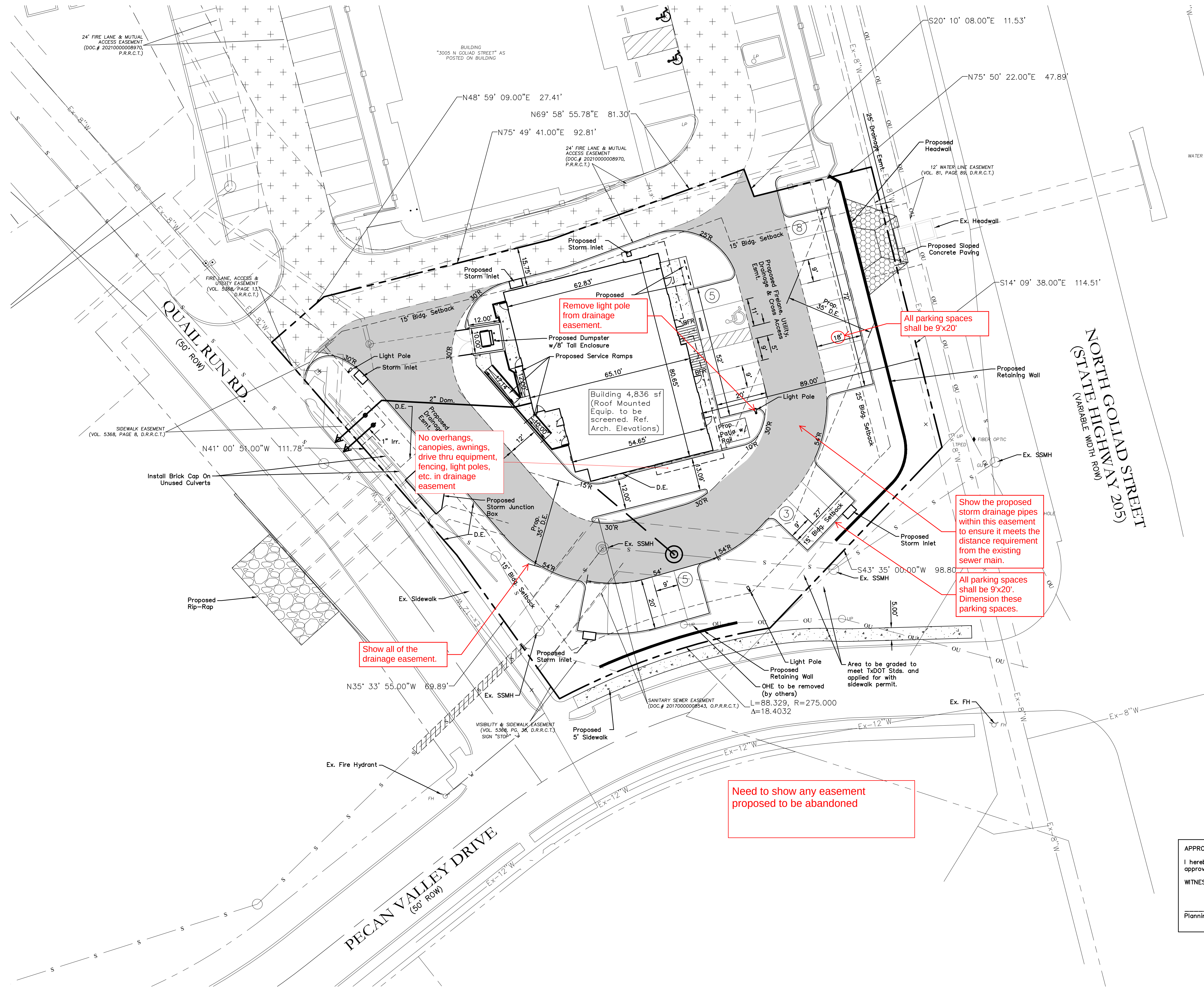
03/18/2024: Assigned address will be 3003 N. Goliad St. Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Can you please provide the tree plan for the landscape in the park



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - No structures or fences with easements.
 - The site will need to be platted.
 - All utilities must be underground.
 - Additional comments may be provided at the time of Engineering review.

- Drainage Items:**
- No detention is allowed within the 100yr flood plain.
 - Drainage calculations based on property zoning, not land area use.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
 - The existing stream on site is WOTUS.
 - Must have a wetlands/WOTUS determination for all streams/creeks on site.
 - Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
 - Must show and meet erosion hazard setback for all creeks/streams.
 - No vertical walls allowed in detention/drainage easement.
 - No public water or sanitary sewer allowed in detention/drainage easements.
 - 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.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.
 - Drainage easement width for storm sewer is minimum 20', or 2 times depth plus width of culvert, raised to the nearest 5 ft.

- Water and Wastewater Items:**
- Show existing/proposed utility lines (Water, Sewer, etc.)
 - Public sewer to be 8" minimum.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
 - There is an 8" and a 24" sewer main available to this site.
 - The existing 24" sewer main and associated easement running through the site might need to be relocated to avoid the proposed building footprint.
 - Any water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
 - There is an 8" and 12" water main available for this site.
 - Pavement cut for utility connections must be full panel replacement.
 - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
 - Water to be 10' separated from storm and sewer lines.
 - All public utilities must be centered in easement.

- Roadway Paving Items:**
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
 - All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane (if needed) to be 24' wide and in a platted easement.
 - Fire lane (if needed) 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.

- 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".

APPROVE
I hereby approved
WITNESS
Planning

Issue Dates:	Revision & Date:	CROSS ENGINEER CONSULTANTS		
1	1	1720 W. Virginia Street McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-3935		
2	2			
3	3			
4	4			
5	5			
6	6			
		Drawn By:	Checked By:	Scale:
		C.E.C.I.	C.E.C.I.	1"=20'

SMOOTHIE KING ROCKWALL
DA Goliad Partners, LP
CITY OF ROCKWALL, TEXAS

Project No.
20089

SMOOTHIE KING ROCKWALL

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS AND OTHER GRASSES), SHEARING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SPECIES OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY. HAVE A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND AND EXTENSION OF THE GROUND TO THE CITY STAFF. SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWINGS(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE PLANTING SYSTEMS SUCH AS "T" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") BELOW THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN, ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM. WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH AN LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

ZONING - COMM (20%) LANDSCAPE AREA REQUIRED
LOT AREA - 32,676 SF
20% = 6,535 SF
LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
AND A ROW OF SHRUBS AND A BERM.
QUAIL RUN = 180' $180'/50' = 4+4$
PECAN VALLEY = 185' $185'/50' = 4+4$

LANDSCAPE BUFFER AT SH-205 =
20' WITH 2-CANOPY TREE & 4-ACCENT TREE/100'
AND A ROW OF SHRUBS AND A BERM.
SH-205 (N. GOLIAD ST.) = 110' $110'/100' = 3+2$

11 CANOPY TREES REQUIRED. 11-PROVIDED.
13 ACCENT TREES REQUIRED. 13-PROVIDED.
118 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
4,374 SF PARKING LOT AREA
1,120 SF LANDSCAPE AREA PROVIDED = 25%

NOTES:

ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.

IRRIGATION SYSTEM WILL MEET
REQUIREMENTS OF UDC.

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	10	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14' tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14' tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14' tall, b&b.
ORNAMENTAL TREES				
MP	13	MEXICAN PLUM	Prunix mexicana	2" cal., 6'-8' tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperaloe parvifolia	5 gallon, 48" on center.
GROUND COVER				
PW	-	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon, 18" on center.
TURF GRASS				
BC		TIFF TURF BERMUDA	Cynodon spp. "Tiff Turf"	solid sod

REVISION	No.	DATE	 Don C. Wheeler Landscape Architect Landscape Architecture Planning Irrigation Design P.O. Box 470865 Fort Worth, Texas 76147 Office 817.335.1405 don@dcwla.com
PROJECT NO.		DATE:	
2K22-45		-	

LANDSCAPE PLAN	Sheet No. L1
SMOOTHIE KING ROCKWALL	
DA Goliad Partners. L.P.	
CITY OF ROCKWALL, TEXAS	



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 150 Pecan Valley Drive

SUBDIVISION Pecan Valley Retail

LOT 3 BLOCK A

GENERAL LOCATION NW Corner of Pecan Valley Drive and SH 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-65

CURRENT USE Vacant

PROPOSED ZONING PD-65

PROPOSED USE Restaurant/Retail

ACREAGE 0.7621

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER JCDB Goliad Holdings, LLC

☒ APPLICANT Cross Engineering Consultants, Inc

CONTACT PERSON Chad Dubose

CONTACT PERSON Dwayne Zinn

ADDRESS 8350 N. Central Expressway
Suite 1300

ADDRESS 1720 W. Virginia Street

CITY, STATE & ZIP Dallas, TX 75206

CITY, STATE & ZIP McKinney, TX 75069

PHONE 214-561-6522

PHONE 972-562-4409

E-MAIL chad@foremark.com

E-MAIL Dwayne@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

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

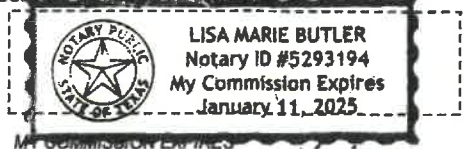
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 23 DAY OF February, 2024 BY SIGNING THIS APPLICATION, 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 23 DAY OF February, 2024.

OWNER'S SIGNATURE

Chad Dubose

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



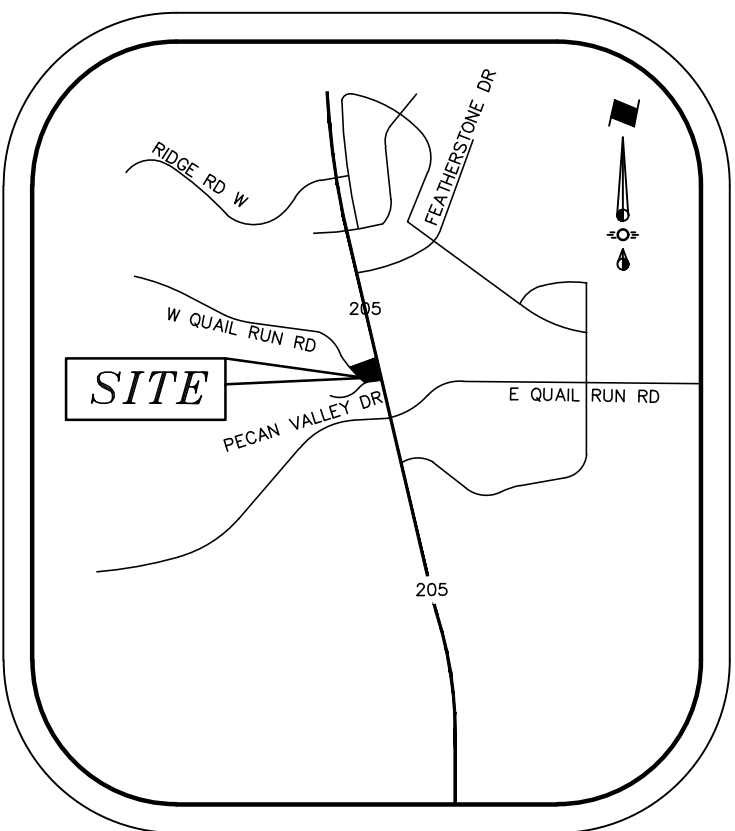
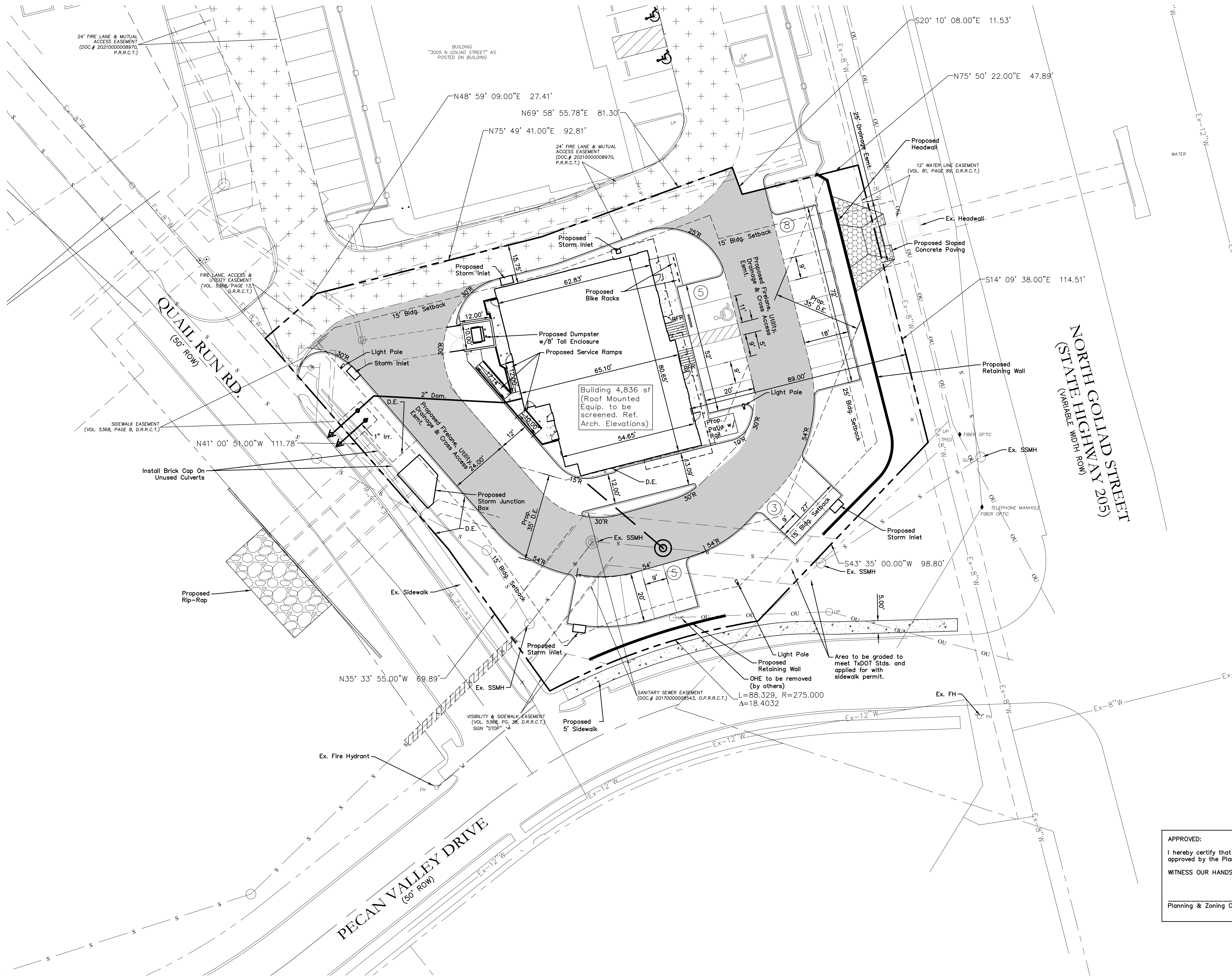


City of Rockwall

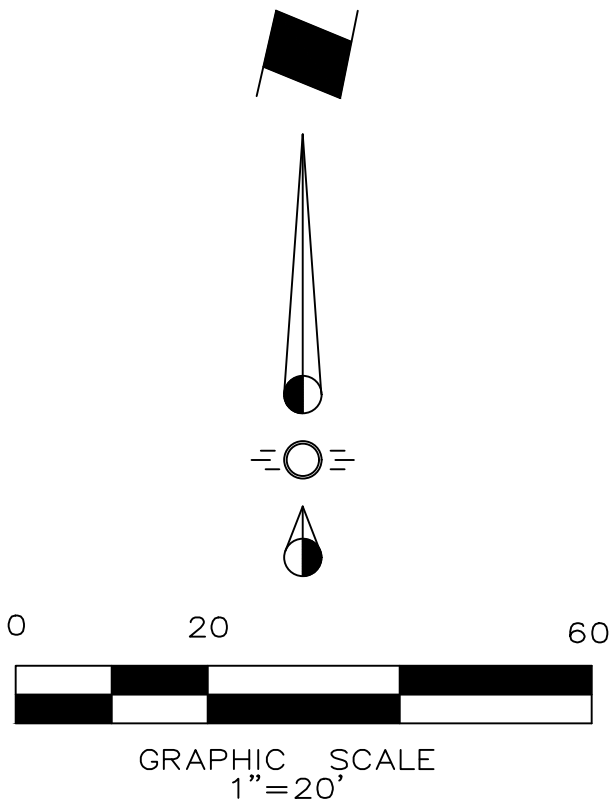
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP
NTS



LEGEND

- | | |
|---------------------------------|-----------------------------|
| Existing Firelane | Proposed Wheel Stop Typical |
| Proposed Firelane | Existing Fire Hydrant |
| Proposed Sidewalk | Proposed Fire Hydrant |
| Proposed Sloped Concrete Paving | BFR Barrier Free Ramp |
| Proposed Retaining Wall | |

SYNOPSIS

Zoning: PD-65 w/ N. SH 205 Overlay
Proposed Use: Retail/Restaurant
Lot Area: 0.7621 Acres (33,198 sf)
Building Areas: Building 4,836 sf
Lot Coverage: 13.59% (Total Bldg Area 4,512 sf)
Floor Area Ratio: 0.14 : 1
Building Height: 25'
Required Parking: Retail 1:250 (3533/250) = 15 Spcs.
Restaurant 1:250 (1247/250) = 5 Spcs (Limited Service)

Parking Required Total:	20 Parking Spaces
Parking Provided Total:	21 Parking Spaces (1 HC)

NOTE:
ALL PARKING PAVING TO BE 5", 3000 PSI CONCRETE.
(Min. 5 sack mix)
ALL FIRELANE PAVING TO BE MIN. 6", 3600 PSI CONCRETE.
(Min. 6 sack mix)

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 ____, 2024.
WITNESS OUR HANDS, this ____ day of ____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Note:
REFERENCE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

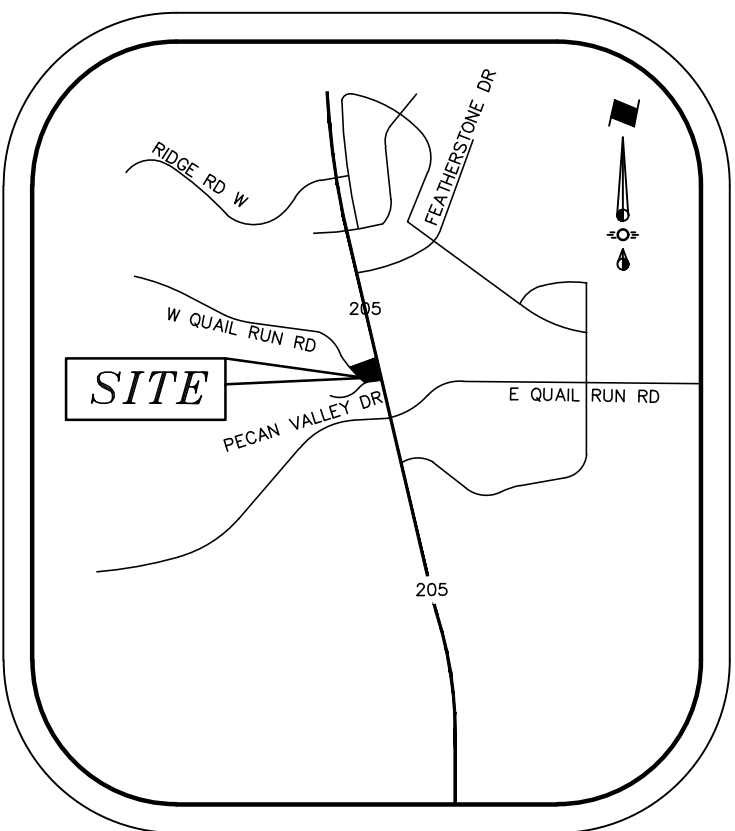
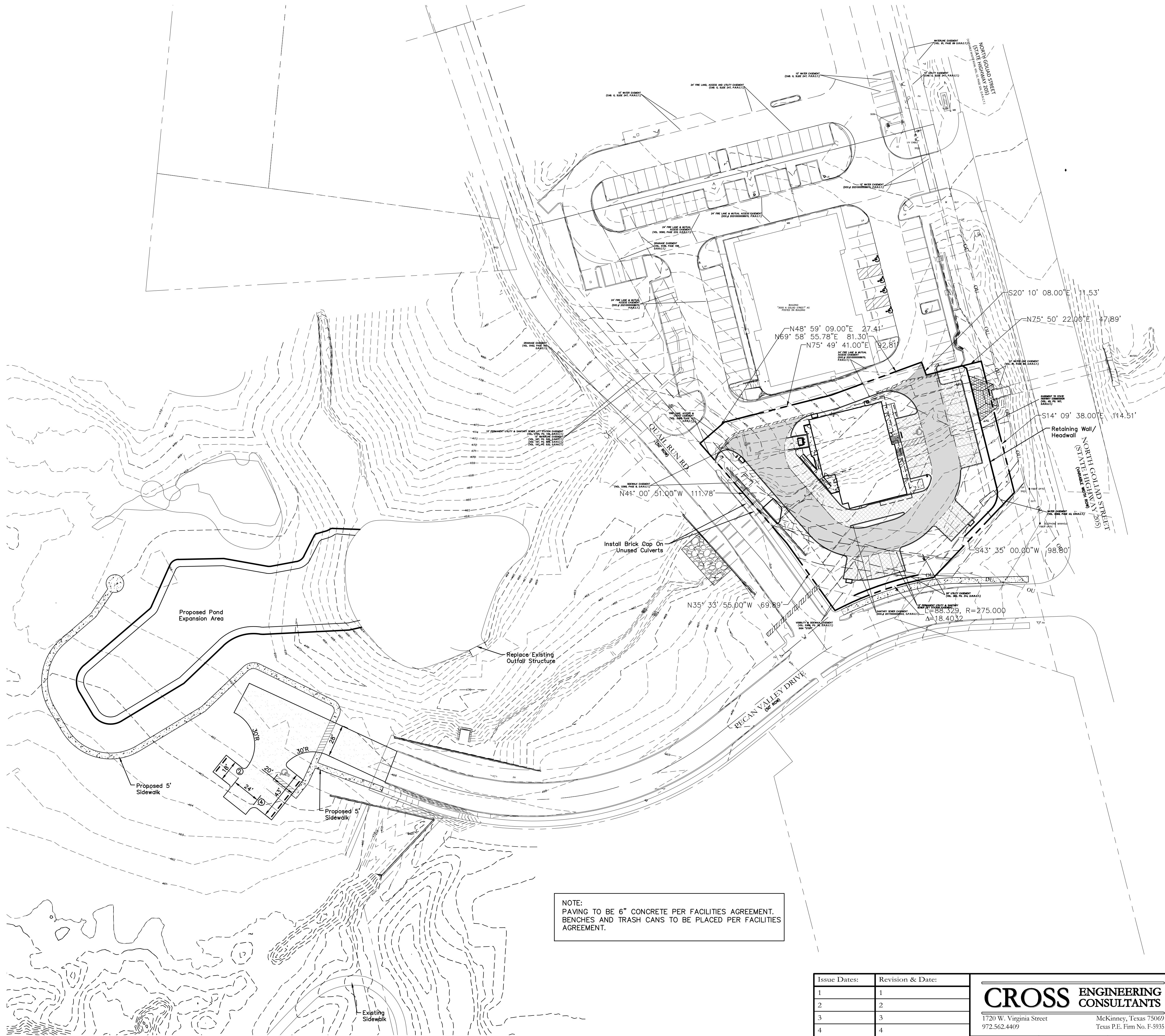
CASE NO. SP2023-049

Issue Dates:	Revision & Date:	CROSS ENGINEERING CONSULTANTS		
1	1	1720 W. Virginia Street 772562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-3935 Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'		
2	2			
3	3			
4	4			
5	5			
6	6			

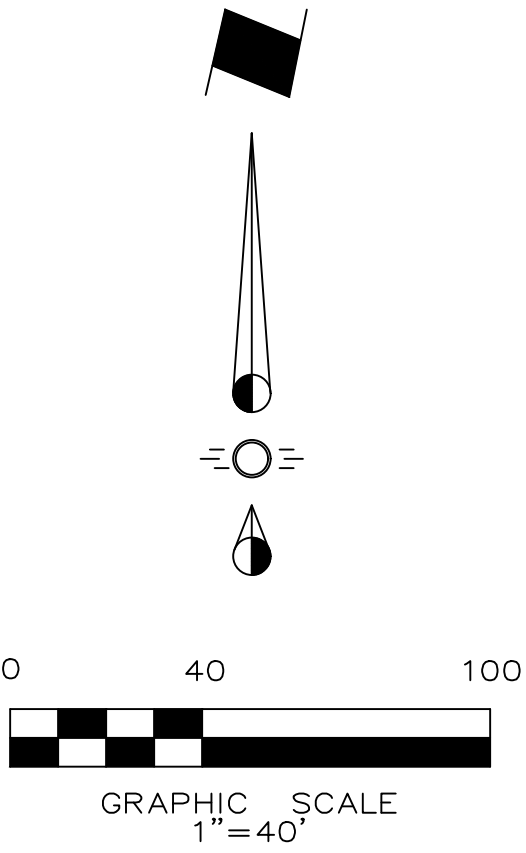
SITE PLAN
SMOOTHIE KING ROCKWALL
DA Goliad Partners, LP
CITY OF ROCKWALL, TEXAS

Sheet No.
SP
Project No.
20089

SMOOTHIE KING ROCKWALL



VICINITY MAP
NTS



LEGEND

- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:	CROSS ENGINEERING CONSULTANTS		
1	1			
2	2	1720 W. Virginia Street McKinney, Texas 75069		
3	3	972.562.4409 Texas P.E. Firm No. F-3935		
4	4	Drawn By:	Checked By:	Scale:
5	5	C.E.C.I.	C.E.C.I.	1"=40'
6	6			

SITE PLAN - OVERALL
SMOOTHIE KING ROCKWALL
DA Goliad Partners, LP
CITY OF ROCKWALL, TEXAS

Sheet No.
SP-O
Project No.
20089

MATERIAL LEGEND:

- 1

3 PART STUCCO WITH REVEALS
- 2

PROJECTING STUCCO ACCENT BAND
- 3

BRICK VENEER
- 4

MANUFACTURED METAL COPING
- 5

PAINTED METAL CANOPY
- 6

ALUMINUM STOREFRONT AND ENTRANCES WITH CLEAR INSULATING GLASS OR SPANDREL GLASS
- 7

PAINTED HOLLOW METAL DOORS AND FRAMES
- 8

CAST STONE ACCENT BAND
- 9

LINE OF ROOF DECK WITH HVAC UNITS BEYOND
- 10

ALUMINUM DRIVE-UP WINDOW
- 11

NATURAL STONE
- 12

ELECTRICAL EQUIPMENT ZONE
- 13

SELF-LATCHING GATE

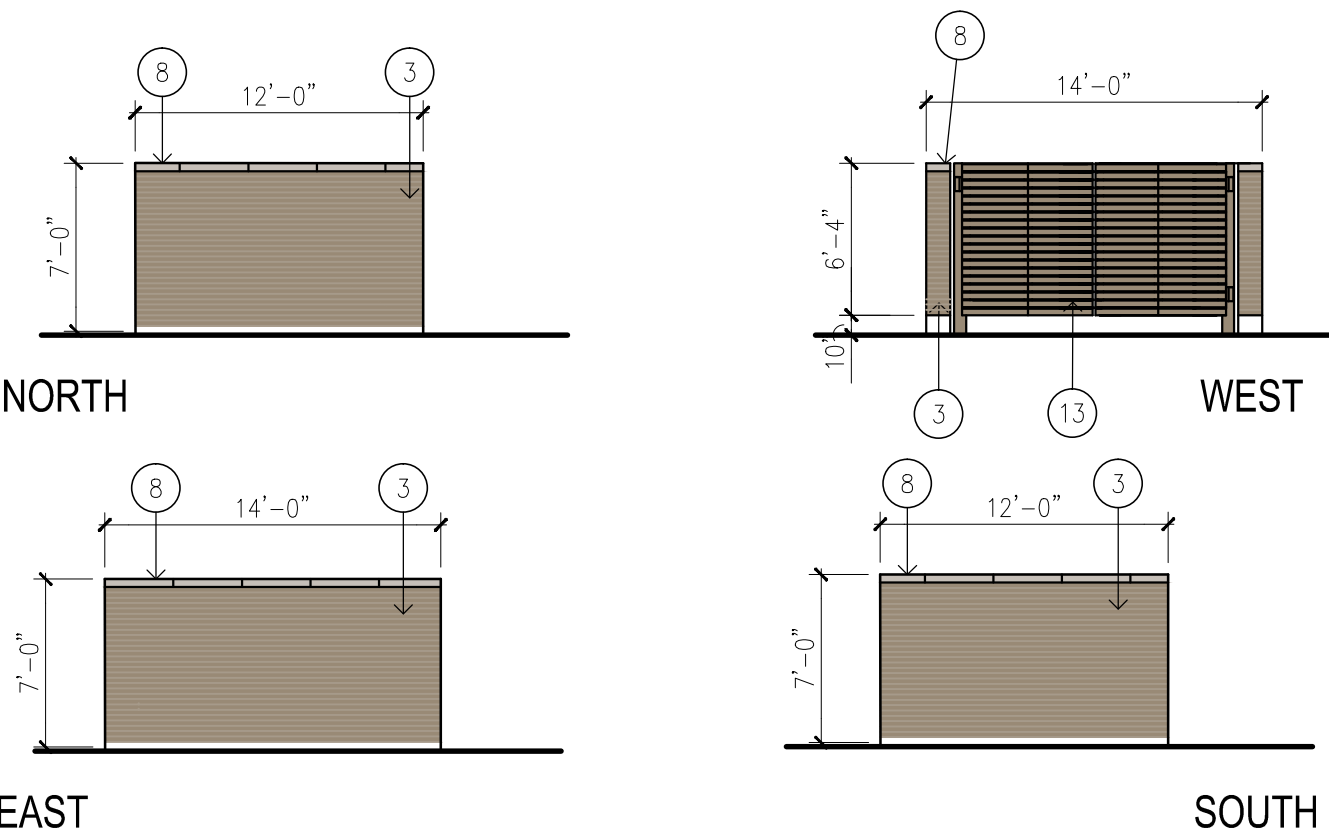


EAST

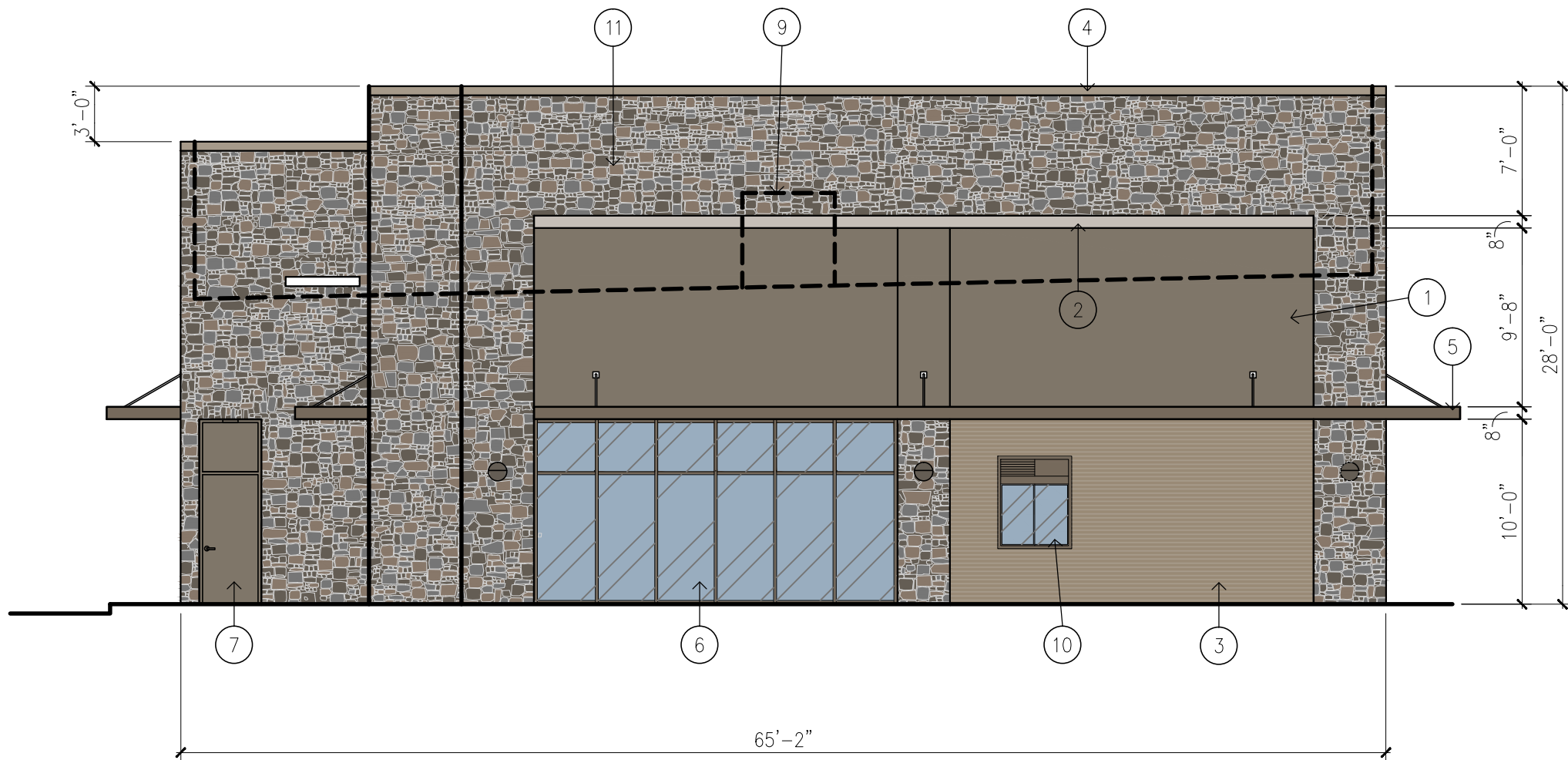
TOTAL FACADE	= 2,161.0 SF	100%
-TOTAL GLASS	= 515.0 SF	23.8%

NET FACADE = 1,646.0 SF

TOTAL BRICK/CAST STONE	= 183.6 SF	11.1%
TOTAL NATURAL STONE	= 735.8 SF	44.7%
TOTAL STUCCO	= 634.0 SF	38.5%
TOTAL METAL	= 94.6 SF	5.7%



TRASH ENCLOSURE ELEVATIONS



SOUTH

TOTAL FACADE	= 1,797.0 SF	100%
-TOTAL GLASS	= 216.6 SF	12.0%
-TOTAL DOORS	= 24.2 SF	1.3%
NET FACADE	= 1,556.2 SF	

TOTAL BRICK/CAST STONE	= 204.6 SF	13.1%
TOTAL NATURAL STONE	= 877.8 SF	56.5%
TOTAL STUCCO	= 407.6 SF	26.2%
TOTAL METAL	= 66.0 SF	4.2%

NORTH

TOTAL FACADE	= 1,657.0 SF	100%
-TOTAL GLASS	= 451.4 SF	27.2%

NET FACADE = 1,205.6 SF

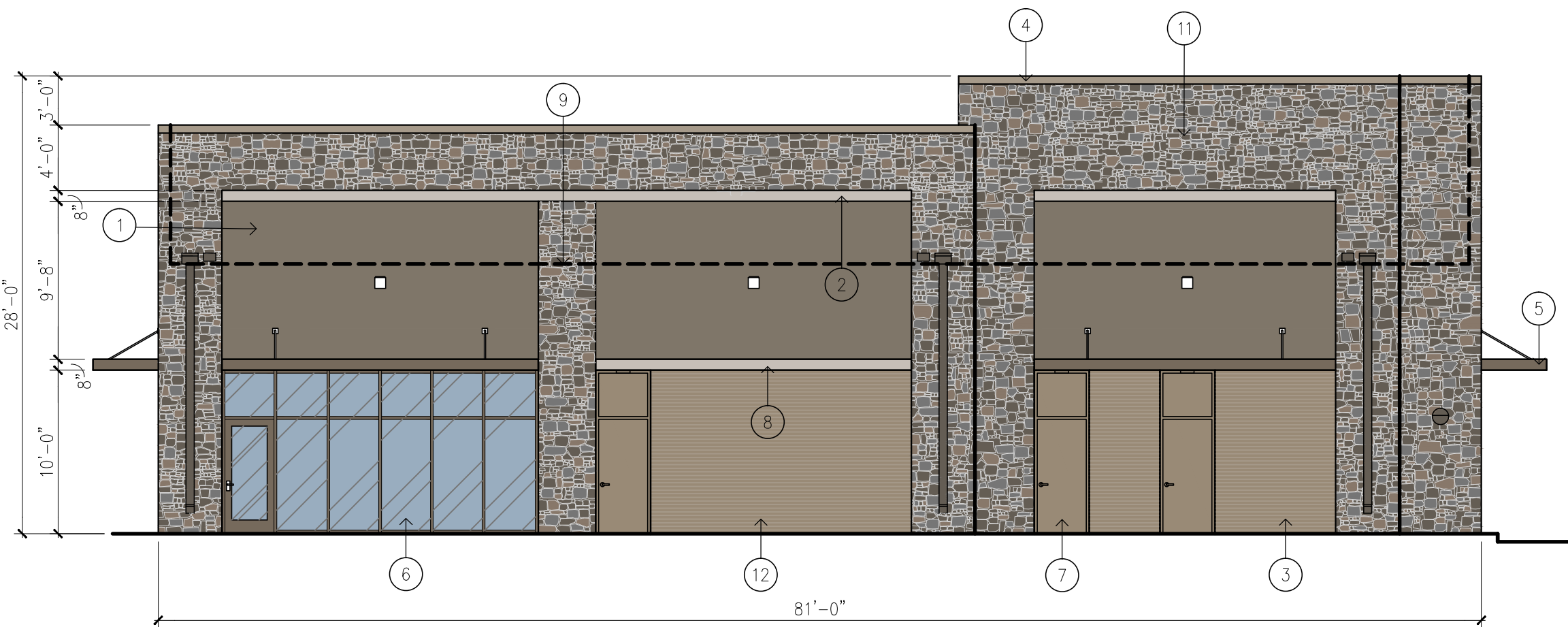
TOTAL BRICK/CAST STONE	= 36.9 SF	3.0%
TOTAL NATURAL STONE	= 554.8 SF	45.9%
TOTAL STUCCO	= 535.1 SF	44.4%
TOTAL METAL	= 81.4 SF	6.7%

COMPENSATORY MEASURES:

1. INCREASED LANDSCAPING
2. BIKE RACKS
3. DECORATIVE RAILINGS
4. >20% NATURAL STONE

ARCHITECTURAL ELEMENTS:

1. CANOPIES
2. DISPLAY WINDOWS
3. OUTDOOR PATIO
4. ARCHITECTURAL DETAILS - ACCENT BANDS
5. REVEALS



WEST

TOTAL FACADE	= 2,123.6 SF	100%
-TOTAL GLASS	= 193.7 SF	9.1%
-TOTAL DOORS	= 72.6 SF	3.4%
NET FACADE	= 1,857.3 SF	

TOTAL BRICK/CAST STONE	= 371.6 SF	20.0%
TOTAL NATURAL STONE	= 794.9 SF	42.8%
TOTAL STUCCO	= 590.4 SF	31.8%
TOTAL METAL	= 99.9 SF	5.4%

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 _____, 2024.

WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission , Chairman

Director of Planning and Zoning

SITE PLAN SUBMITTAL

REVISION NO:	DATE:
SHEET TITLE: BUILDING FACADE / ELEVATION PLAN	
OWNER: CC ROCKWALL, LLC 8350 NORTH CENTRAL EXPRESSWAY, SUITE 1300 DALLAS, TEXAS 75206 CHAD DUBOSE 214-701-8455 chad@foremark.com	
ARCHITECT: DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT 10300 NORTH CENTRAL EXPRESSWAY, SUITE 450 DALLAS, TEXAS 75231 DONALD SOPRANZI 817-903-6663 dons@dfsarchitect.com	
SCALE: 1/8"=1'-0"	CASE NUMBER: SP2023-049

This image displays a collection of geological rock samples and color calibration charts. On the left, a Munsell color checker chart is visible, with several arrows pointing to specific color patches. In the center, there are two large, irregular rock fragments, one light-colored and one dark-colored. To the right, a dark, rectangular rock sample is shown, with arrows pointing to its top and bottom surfaces.

This image displays a collection of geological rock samples and color calibration charts. On the left, a Munsell color checker chart is visible, with several arrows pointing to specific color patches. In the center, there are two large, irregular rock fragments, one light-colored and one dark-colored. To the right, a dark, rectangular rock sample is shown, with arrows pointing to its top and bottom surfaces.

This image displays a collection of geological rock samples and color calibration targets used for scientific photography. On the left, a Munsell Color Services Company color checker chart is visible, with several arrows pointing to specific color patches. In the center, two large, irregular rock fragments are shown: the top one is light gray and the bottom one is dark gray/black. To the right of these are two more rock fragments, one light gray and one yellowish-brown. Further right is a white color calibration target and a black color calibration target. Arrows point to these targets and the rock samples.

This image displays a collection of geological rock samples and color calibration charts. On the left, a Munsell color checker chart is visible, featuring a series of color patches. Arrows point to specific patches on the chart: one to a dark gray patch, one to a light gray patch, one to a medium gray patch, and one to a dark gray patch. In the center, two large, irregular rock fragments are shown. The top fragment is light gray and the bottom fragment is dark gray/black. To the right of these are two more rock fragments, one light gray and one yellowish-brown. A black rectangular block is on the far right. Arrows point to the top and bottom rock fragments, and another arrow points to the black block.

ROCKWALL, TEXAS
ARCHITECT

ARCHITECT

DONALD F.
SOPRANZI
AIA, LEED-AP
ARCHITECT

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENTION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS "T" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT BALL OR DOTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSEYRMEN AND TEXAS ASSOCIATION OF NURSEYRMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING - COMM (20%) LANDSCAPE AREA REQUIRED.
LOT AREA - 32,676 SF
20% = 6,535 SF
LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
AND A ROW OF SHRUBS AND A BERM.
QUAIL RUN = 180' 180'/50' = 4+4
PECAN VALLEY = 185' 185'/50' = 4+4

LANDSCAPE BUFFER AT SH-205 =
20' WITH 2-CANOPY TREE & 4-ACCENT TREE/100'
AND A ROW OF SHRUBS AND A BERM.
SH-205 (N. GOLIAD ST.) = 110' 110'/100' = 3+5

11. CANOPY TREES REQUIRED. 11-PROVIDED.
13. ACCENT TREES REQUIRED. 13-PROVIDED.
11B. SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
4,374 SF PARKING LOT AREA
1,120 SF LANDSCAPE AREA PROVIDED = 25%

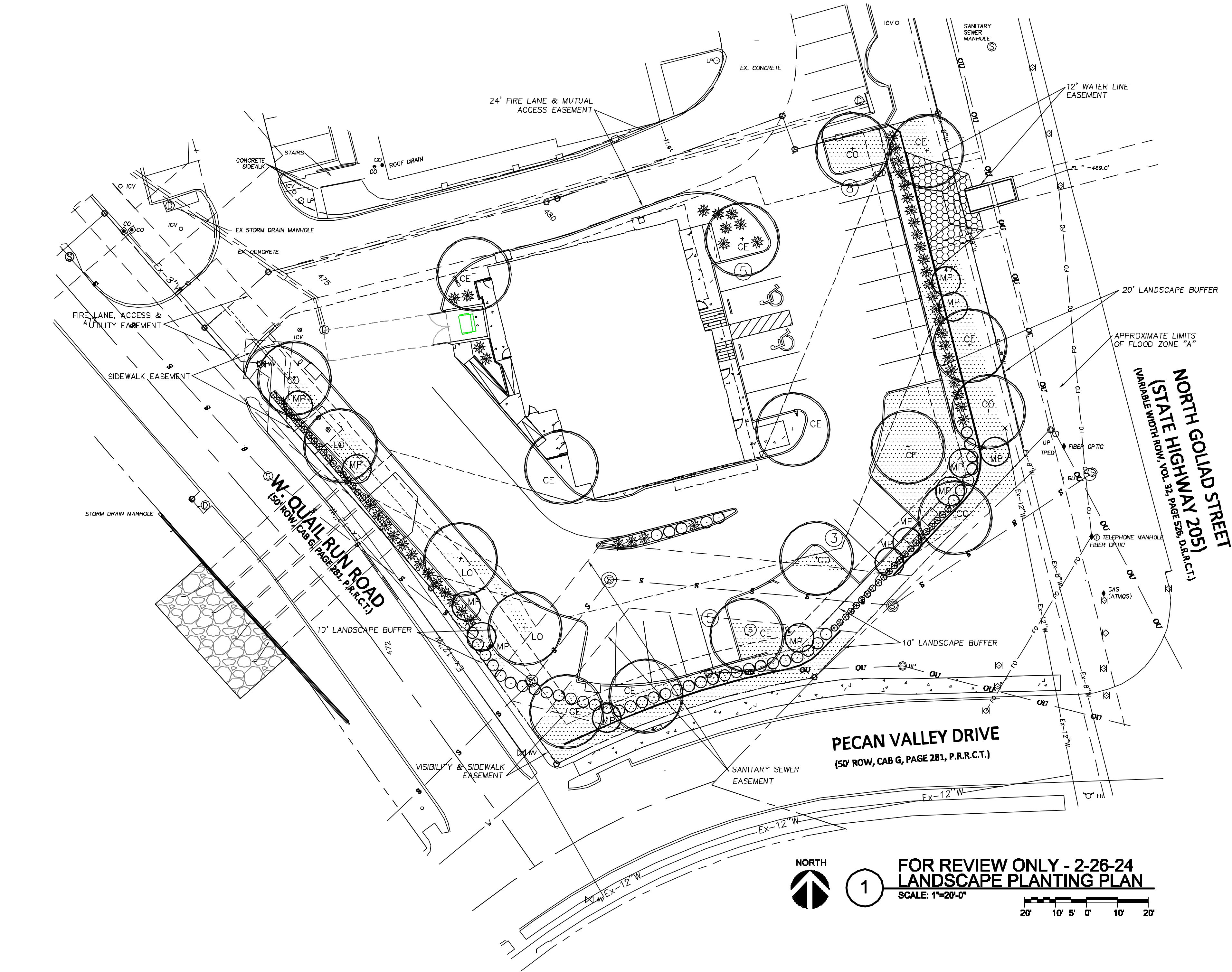
NOTES:

ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.

IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF 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 _____, 2024.	
WITNESS OUR HANDS, this ____ day of _____, 2024.	
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

PLAN PREPARED BY:
DON C. WHEELER, RLA
PO BOX 470865
FT. WORTH, TX 76147
817.335.1405
don@dcwla.com



FOR REVIEW ONLY - 2-26-24
LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

PLANT MATERIAL SCHEDULE				
KEY	QVAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	10	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14" tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14" tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14" tall, b&b.
ORNAMENTAL TREES				
MP	13	MEXICAN PLUM	Prunus mexicana	2" cal., 6'-8' tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperaloe parvifolia	5 gallon, 48" on center.
GROUND COVER				
PW	-	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon, 18" on center.
TURF GRASS				
BG	-	TIFF TURF BERMUDA	Cynodon spp. "Tiff Turf"	solid sod

REVISION

No.

DATE

Don C. Wheeler

Landscape Architect

P.O. Box 470865

Office 817.335.1405

Fort Worth, Texas 76147

don@dcwla.com

PROJECT NO.

2K22-45

DATE:

-

LANDSCAPE PLAN

SMOOTHIE KING ROCKWALL

DA Goliad Partners. L.P.

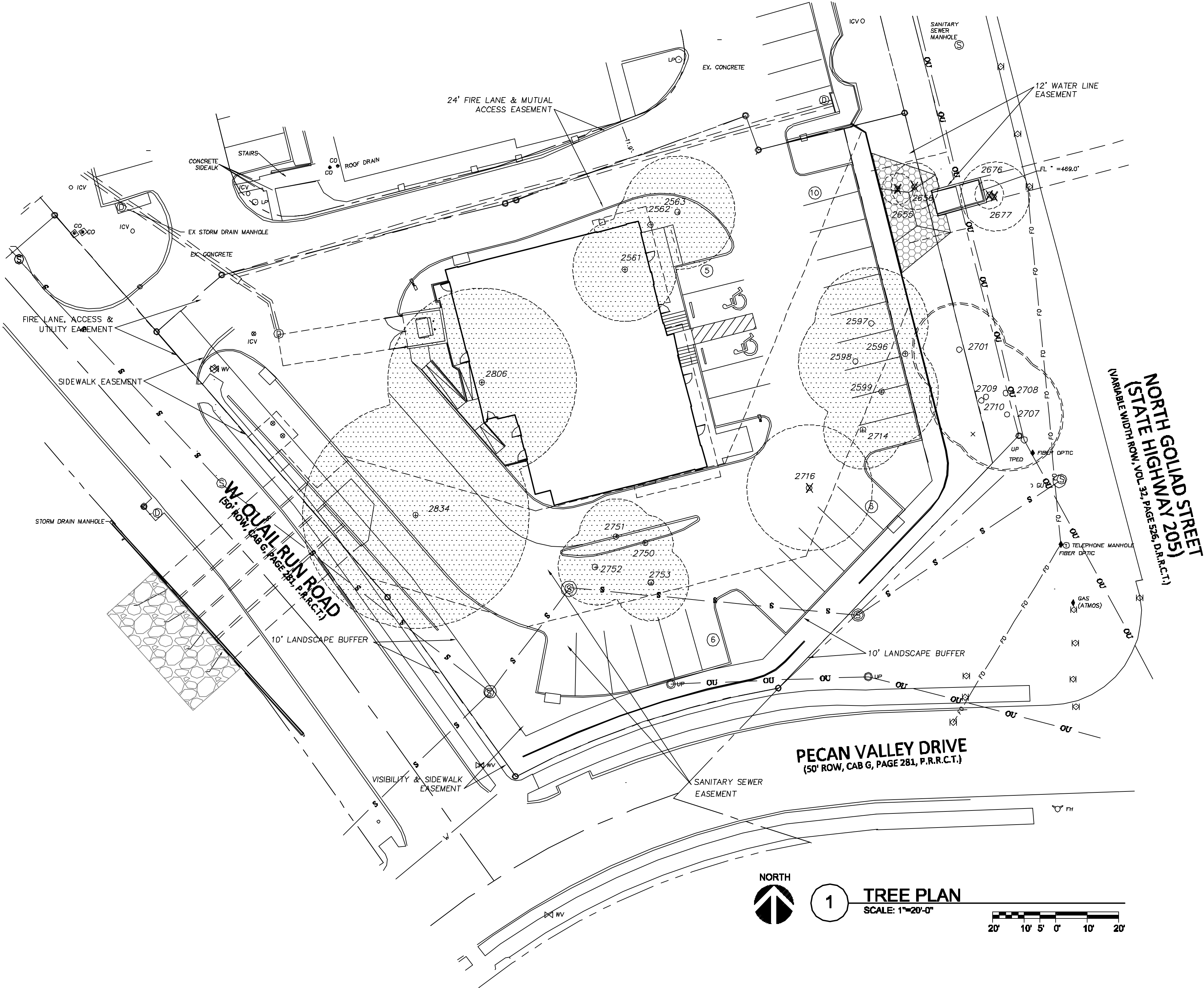
CITY OF ROCKWALL, TEXAS

Sheet No.

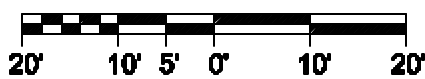
L1

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

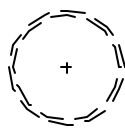


1 TREE PLAN
SCALE: 1"=20'-0"



#	SPECIE	CALIPER INCHES	PROTECT OR REMOVE	TREE HEALTH (1-5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
2561	PECAN	22	REMOVE	4	N	N	N	22
2562	PECAN	16	REMOVE	4	N	N	N	16
2563	PECAN	24	REMOVE	4	N	N	N	24
2596	PECAN	8	REMOVE	4	N	N	N	8
2597	PECAN	24	REMOVE	4	N	N	N	24
2598	PECAN	20	REMOVE	4	N	N	N	20
2599	PECAN	24	REMOVE	4	N	N	N	24
2655	CHINABERRY	6	REMOVE	4	N	N	N	0
2656	CHINABERRY	9	REMOVE	4	N	N	N	0
2676	CHINABERRY	5	REMOVE	4	N	N	N	0
2677	CHINABERRY	15	REMOVE	4	N	N	N	0
2701	PECAN	19	REMOVE	4	N	N	N	19
2707	PECAN	24	REMOVE	4	N	N	N	24
2708	PECAN	16	REMOVE	4	N	N	N	16
2709	PECAN	24	REMOVE	4	N	N	N	24
2710	PECAN	7	REMOVE	4	N	N	N	7
2714	PECAN	17	REMOVE	4	N	N	N	17
2716	BOIS D'ARC	27	REMOVE	4	N	N	N	0
2750	ELM	12	REMOVE	4	N	N	N	12
2751	ELM	16	REMOVE	4	N	N	N	16
2752	ELM	16	REMOVE	4	N	N	N	16
2753	ELM	16	REMOVE	4	N	N	N	16
2806	ELM	40	REMOVE	4	N	N	N	80
2834	ELM	48	REMOVE	4	N	N	N	96
TOTAL =								481
18 - NEW 5" CANOPY TREES =								<90>
REMAINING CALIPER INCHES TO MITIGATE =								391

TREE LEGEND



EXISTING TREES (5) - (parkway tree)
COUNTED AS REMOVED BUT MAY REMAIN



EXISTING TREES (NOT PROTECTED) TO BE
REMOVED BUT NOT MITIGATED.



EXISTING PROTECTED TREES TO BE
REMOVED AND MITIGATED.

TOTAL PROTECTED TO MITIGATE - 481"

18-NEW 5" TREES PLANTED = 90"

(10) CEDAR ELM 'CE'
(5) CHINQUAPIN OAK 'CO'
(3) LIVE OAK 'LO'

THE REMAINING 391 INCHES TO MITIGATE WILL
BE THE PLANTING OF NEW TREES IN THE
ADJACENT PARK, BASED ON AVAILABLE SPACE
AND PAYMENT INTO THE CITY TREE FUND.

TREE SURVEY BY:
STOVALL & ASSOCIATES
P.O. BOX 202
GREENVILLE, TEXAS 75403
PHONE (903) 450-1120
info@stovallassociates.com
SEPT. 24, 2015

PLAN PREPARED BY:

DON C. WHEELER, RLA
PO BOX 470865
FT. WORTH, TX 76147
817.335.1405
don@dcwla.com

REVISION	No.	DATE



Don C. Wheeler
Landscape Architect
P.O. Box 470865
Office 817.335.1405
Fort Worth, Texas 76147
don@dcwla.com

PROJECT NO.
2K22-45

DATE:
01-22-2024



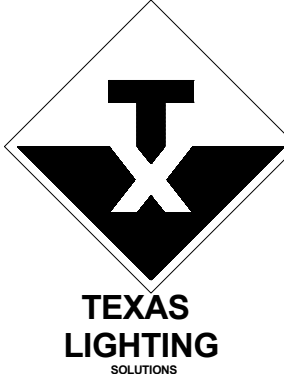
TREE PLAN
SMOOTHIE KING ROCKWALL
DA Goliad Partners. L.P.
CITY OF ROCKWALL, TEXAS

Sheet No.

TP1

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.
-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.
-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15
EULESS, TEXAS 76040
TEL: 817-267-9300
CLIENT: TLS CONSULTANT: Shad Campbell

Rockwall Multi-Tenant Building

NO. REVISION DATE

SCALE:

SHEET SIZE 30" X 42"

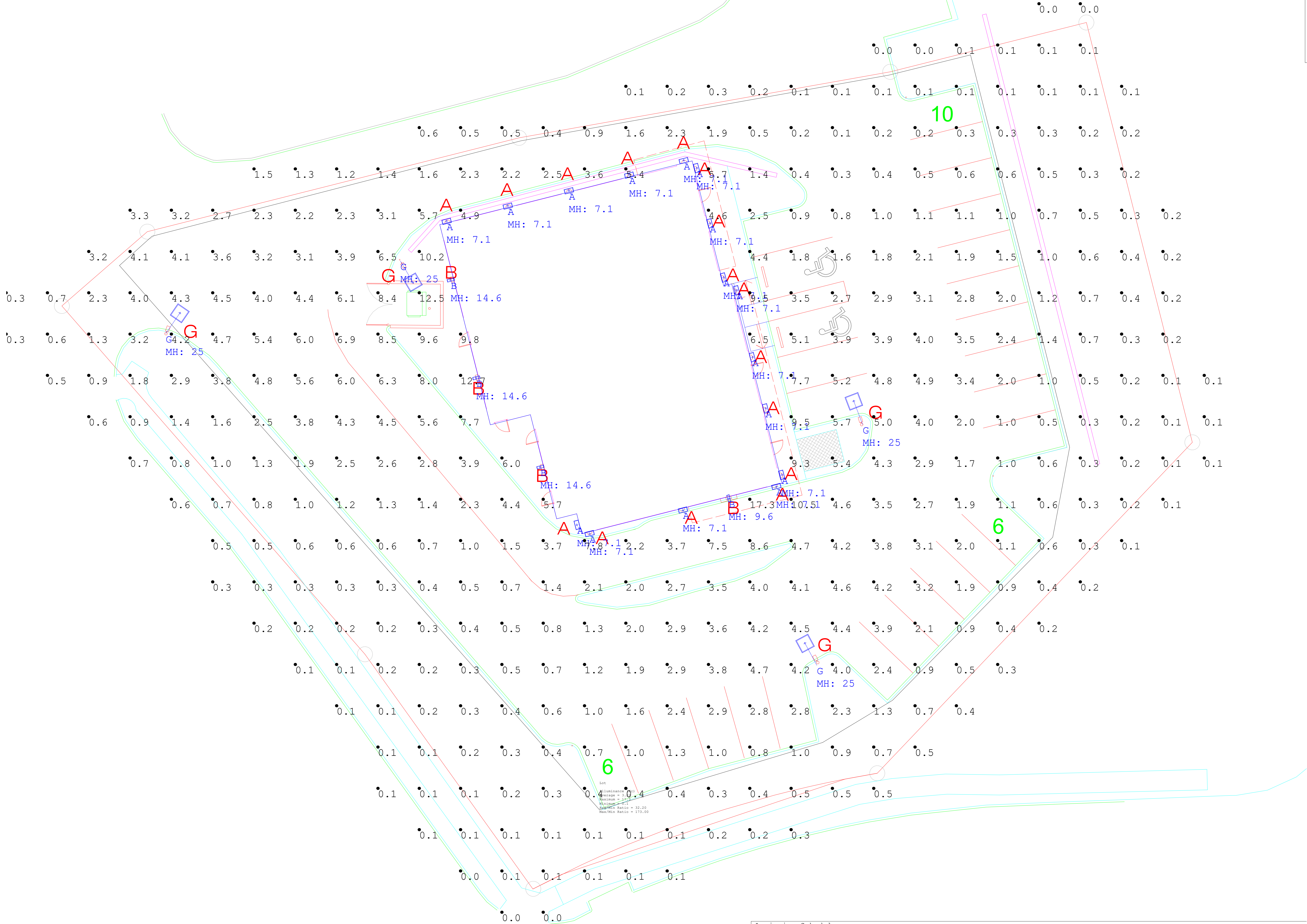
JOB NAME:

JOB LOCATION:

DRAWINGS AND DESIGNS USED TO CONSTRUCT THIS PROJECT ARE THE PROPERTY OF TEXAS LIGHTING SOLUTIONS, INC. AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF TEXAS LIGHTING SOLUTIONS, INC.

Page Number: 1
Date: 6/1/2023

PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"



Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
	16	A	0.900	UGI-31641-T4-W40	25	N.A.	820
	4	B	0.900	XTOR4B-DP	37.7	N.A.	4269
	4	G	0.900	GALN-SA3C-740-U-T3	160	N.A.	20812

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Overall	Illuminance	Fc	2.07	17.3	0.0	N.A.
Lot	Illuminance	Fc	3.22	17.3	0.1	32.20

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-009
PROJECT NAME: Amended Site Plan for 1775 State Highway 276
SITE ADDRESS/LOCATIONS: 1775 STATE HIGHWAY 276, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Justin Toon of Industrial Reserve on behalf Reserve Capital – Rockwall Industrial SPE, LLC for the approval of an Amended Site Plan for a Warehouse/Distribution Center on an 18.48-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/20/2024	Approved w/ Comments
03/20/2024: SP2024-009; Amended Site Plan for 1775 SH-276			
Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request by Justin Toon of Industrial Reserve on behalf Reserve Capital – Rockwall Industrial SPE, LLC for the approval of an Amended Site Plan for a Warehouse/Distribution Center on an 18.48-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, and addressed as 1725 SH-276.			
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com .			
I.3 On July 26, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-037] allowing the construction of a Warehouse/Distribution Center consisting of two (2) buildings (i.e. a 163,500 SF building and a 121,680 SF building) on the subject property.			
I.4 According to Section 06.06, General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "... (a)ll landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway."			
I.5 Please note the scheduled meetings for this case:			
(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.			
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.			
I.6 The City requires that a representative(s) be present for these meetings. During the upcoming 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.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. 18' spaces require a 2' clear overhang. A 1' curb and slopes won't allow this. If these were 20' spaces, there isn't an issue
2. Please highlight on this site plan anything that has changed from the Industrial Reserve Discovery Civil Engineering Plans. At a glance, it does not appear anything has changed from the Civil Engineering side. Please confirm.
3. Show tree 5' from sewer manhole/line and don't install landscaping on top of manhole
4. 18' parking spaces to have 2' clear overhang

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.

- Fire lane (if needed) 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.

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	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE TO MEET THE MINIMUM DESIGN/SIZE REQUIREMENTS OF THE UDC.

DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

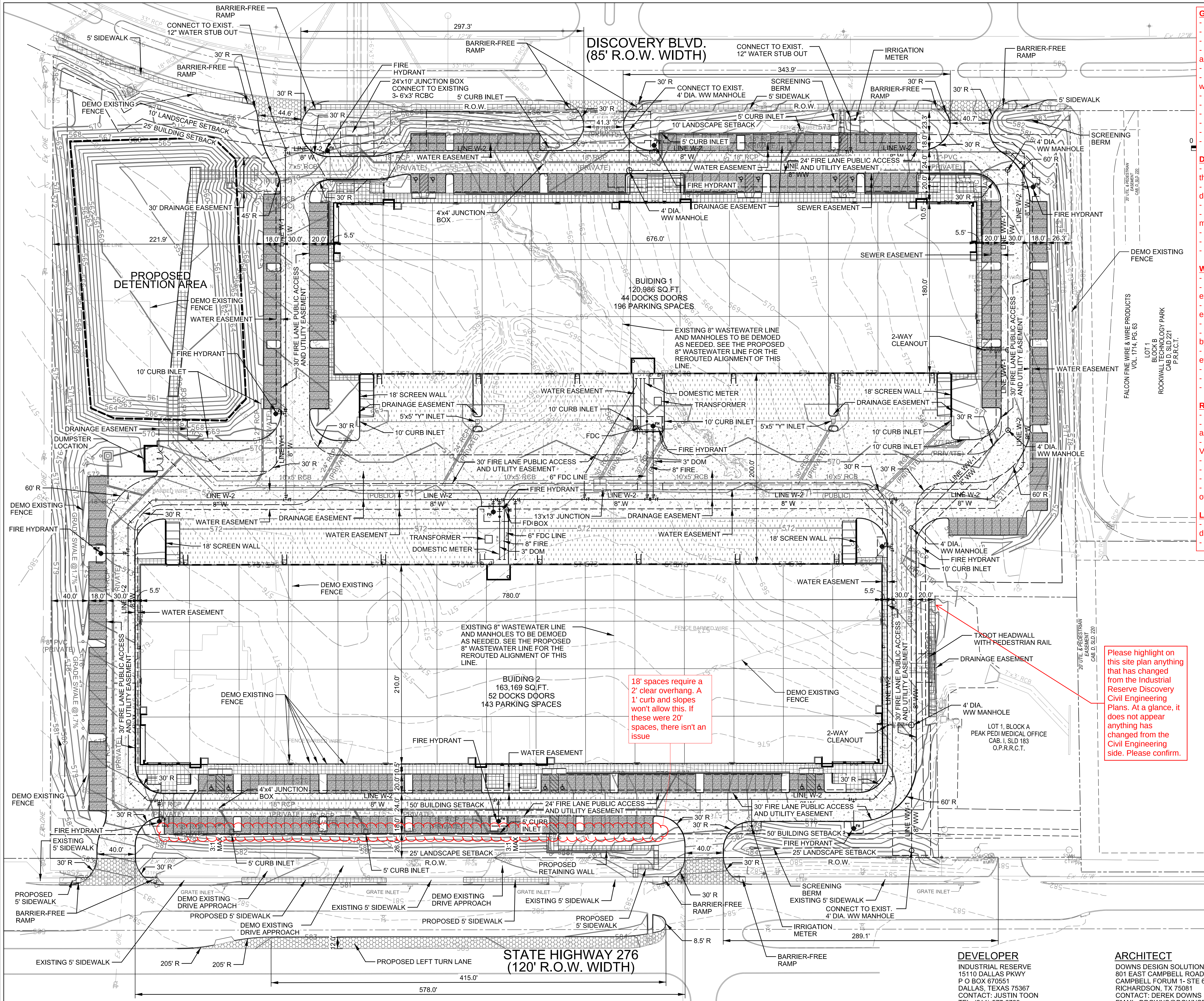
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

No Comments



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
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 - Retaining walls 3' and over must be engineered.
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 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
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- 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".

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - 449 --- EXISTING CONTOUR
 - X --- EXISTING FENCE
 - 12"W --- EXISTING WATER LINE
 - EXISTING FIRE HYDRANT
 - WM --- EXISTING WATER METER
 - EX, 10" W/W --- EXISTING WASTEWATER LINE
 - EXISTING SANITARY SEWER MANHOLE
 - 18" RCP --- EXISTING STORM SEWER
 - FIB OPT --- EXISTING FIBER OPTIC
 - OHE --- EXISTING OVERHEAD ELECTRIC
 - PP --- EXISTING POWER POLE

**INDUSTRIAL RESERVE
DISCOVERY
SITE PLAN
REVELATION
LOT 1, BLOCK 1**
BEING AN
18.480 ACRES
ADDITION TO THE
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
SITUATED IN THE
**JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2**

DEVELOPER
INDUSTRIAL RESERVE
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: MATTHEW J. GARDNER
TEL: (214)-577-6789

ARCHITECT
DOWNS DESIGN SOLUTIONS, LLC
801 EAST CAMPBELL ROAD
CAMPBELL FORUM 1-STE 600
RICHARDSON, TX 75081
CONTACT: JAMES KINDRED
EMAIL: J.KINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

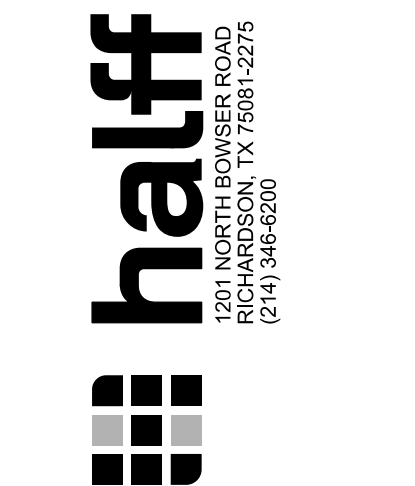
LANDSCAPE
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: JAMES KINDRED
EMAIL: J.KINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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

**INDUSTRIAL RESERVE
DISCOVERY**
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS

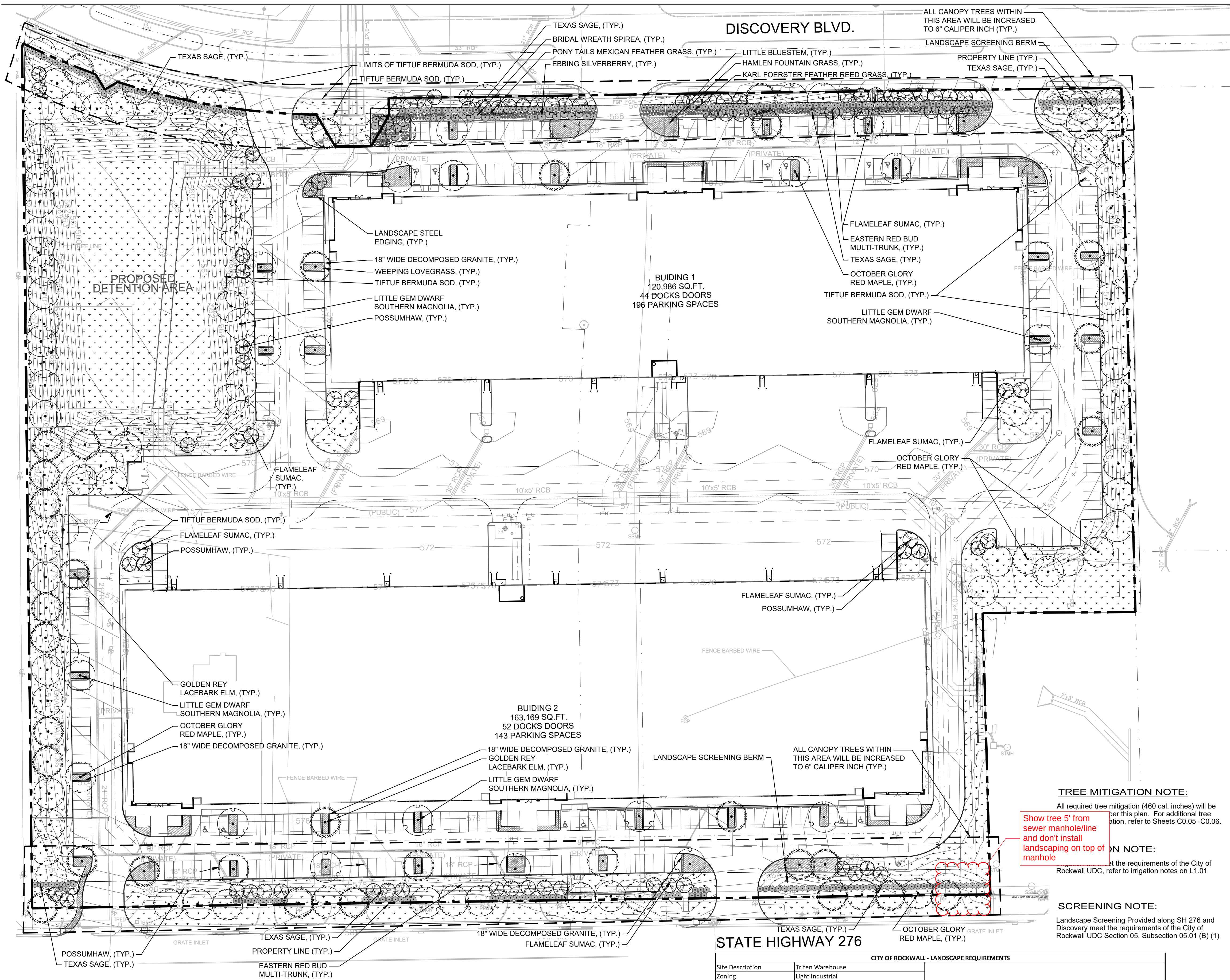


Revision	No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
MATTHEW J. GARDNER 130786
NAME P.E. NO.
DATE 3/15/2024
TBPE FIRM # F-312

Project No.:	53955
Issued:	MARCH, 2024
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN
Sheet Title	SITE PLAN

SP1.01
Sheet Number



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



SITE DATA:

CURRENT ZONING:
PROPOSED LAND USE:
TOTAL SITE AREA:

SITE AREAS:
BUILDING:
PAVING:
LANDSCAPE:
DETENTION POND:

PARKING REQUIRED

WAREHOUSE:

OFFICE:

TOTAL REQUIRED:

PROVIDED

ACCESSIBLE SPACES PROVIDED:

*SPACES ARE INCLUDED IN TOTAL ABOVE

(LI) LIGHT INDUSTRIAL
18.48 AC. (816,195 SF)

284,155 SF
317,520 SF
214,520 SF
58,969 SF

263.00 SPACES
74.00 SPACES
337 SPACES

337 SPACES

12 SPACES

STATE HIGHWAY 276

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse				
Zoning	Light Industrial				
Total Site Area	816,195 S.F.				
Building Area	284,480 S.F.				
Vehicular Paving Area	316,744 S.F.				
Total Landscape Area	214,520 S.F.				
REQUIREMENTS		Required	Provided	Comments	
Required Landscape Areas:	Minimum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)		122,429 S.F. (15%)	214,520 S.F. (26.6%)	
Landscape Buffers:	10' wide min. - Discovery Blvd. (1,075 LF.) 50' wide min. - SH 276 (934 LF.)		10' - Discovery Blvd. 50' - SH 276	20' - Discovery Blvd. 25' - SH 276 per variance	
Buffer Requirements:	DISCOVERY: (1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,075 LF / 50 = 17 ea. Canopy / Accent Trees) SH 276: (2) Canopy Trees & (4) Accent Trees per 100 LF of Frontage (934 LF / 100 = 18 Canopy & 36 Accent Trees)		22 Canopy Trees 22 Accent Trees 18 Canopy Trees 36 Accent Trees	22 Canopy Trees (6" Cal.) 45 Accent Trees (3" Cal.) 18 Canopy Trees (6" Cal.) 36 Accent Trees (3" Cal.)	Some canopy trees planted internal to site due to utility conflicts and site constraints.
Detention Pond Requirements:	(1) Canopy Tree per 750 SF & (1) Accent Tree per 1500 SF (58,969 SF)		78 Canopy Trees 39 Accent Trees	78 Canopy Trees 12 Accent Trees	Some Canopy / Accent trees are placed along west & east property boundaries and along Discovery Blvd. to meet requirement.
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (337 Spaces / 10 = 34 TREES)		34 Canopy Trees	37 Canopy Trees	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

- (B) **Non-Residential Landscape Buffers.** (see Figure 3: Commercial Landscape Buffers Example)
- (1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

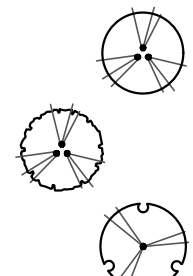
- (A) **Loading Docks and Outside Storage Areas.** Off-street loading docks and outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).
- (C) **Headlight Screening.** Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:
- (1) **Alternative #1.** A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking area.
- (2) **Alternative #2.** A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six (6) caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

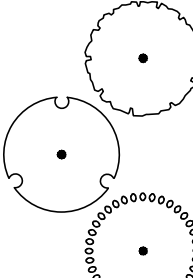
- (A) **Amount of Landscaping.** The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%.**
- (B) **Location of Landscaping.** A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.
- (E) **Parking Lot Landscaping.** The following landscape requirements will apply to parking lots:
- (1) Parking lots with more than two (2) rows of parking spaces (i.e. one (1) drive aisle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping - whichever is greater - in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
- (2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.
- (3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.
- (4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.
- (G) **Landscaping in Landscape Buffers and Public Right-of-Way.** All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod - hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

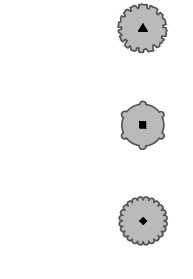
ORNAMENTAL TREES



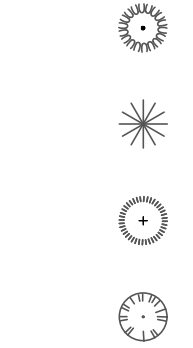
SHADE TREE



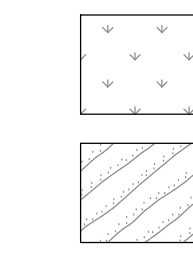
SHRUBS



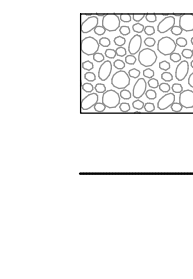
ORNAMENTAL GRASSES



GROUND COVERS



MISCELLANEOUS



COMMON / BOTANICAL NAME

Eastern Redbud Multi-trunk / Cercis canadensis

Possumhaw / Ilex decidua

Flameleaf Sumac / Rhus laneola

COMMON / BOTANICAL NAME

October Glory Red Maple / Acer rubrum 'October Glory'

Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'

Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'

COMMON / BOTANICAL NAME

Ebbing Silverberry / Elaeagnus x ebbingei

Texas Sage / Leucophyllum frutescens

Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'

COMMON / BOTANICAL NAME

Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'

Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'

Little Bluestem / Schizachyrium scoparium

Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'

COMMON / BOTANICAL NAME

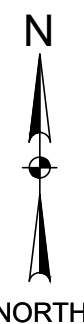
Tiftuf Bermuda Grass / Cynodon dactylon (L.) Pers. x Cynodon transvaalensis Burt Davy

Weeping Lovegrass / Eragrostis curvula

COMMON / BOTANICAL NAME

Decomposed Granite / Native decompsd granite

Landscape Steel Edging



INDUSTRIAL RESERVE
DISCOVERY
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS



Revision No.	Date	Description

PRELIMINARY FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 03/15/2024

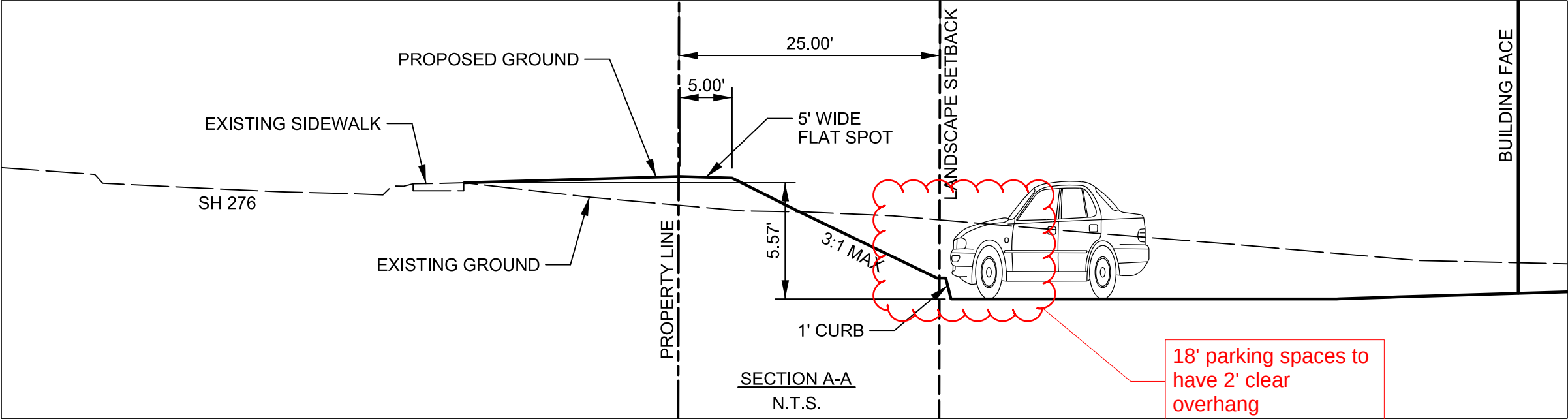
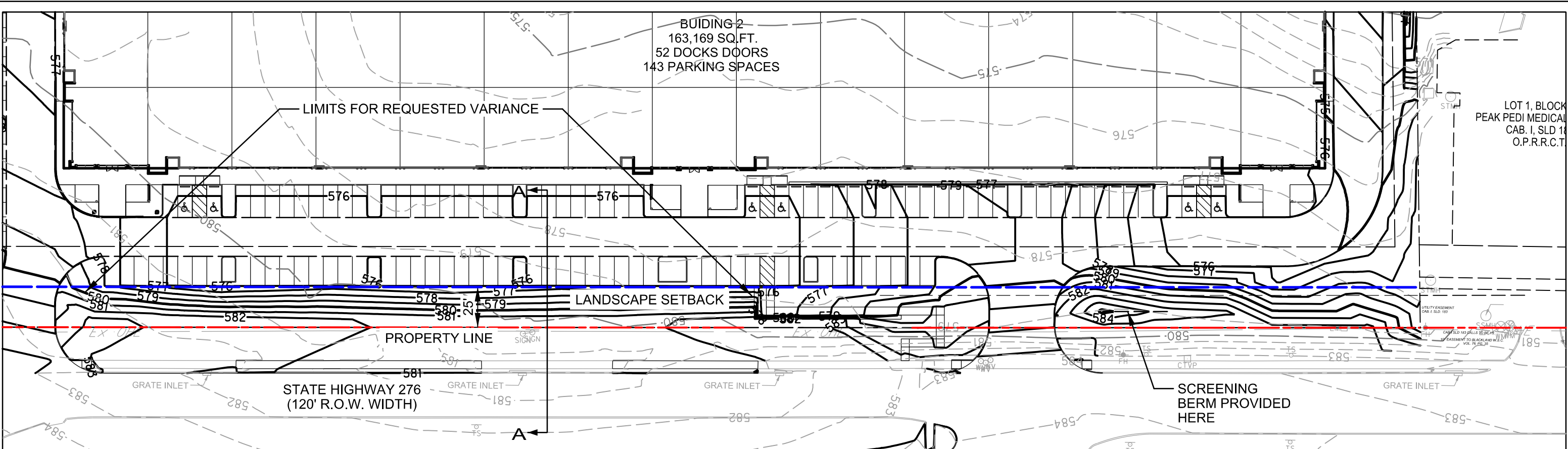
Project No.: 46587
Issued: MARCH, 2024
Drawn By: CP
Checked By: JRK
Scale: AS SHOWN
Sheet Title

LANDSCAPE PLAN

L1.00

Sheet Number

CASE NUMBER: SPXXXX-XXX



LEGEND

LANDSCAPE SETBACK ---

PROPERTY LINE ---

PRELIMINARY
FOR INTERIM REVIEW ONLY

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MATTHEW J. GARDNER	130786
NAME	P.E. NO.
DATE	3/15/2024
TBPE FIRM # F-312	

18' parking spaces to have 2' clear overhang



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 State Highway 276, Rockwall, TX 75032

SUBDIVISION Revelation

LOT 1

BLOCK 1

GENERAL LOCATION Tract East of John King Blvd. between Discovery Blvd. & State Highway 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial

PROPOSED USE Light Industrial

ACREAGE 18.48

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Reserve Capital - Rockwall Industrial SPE LLC

☒ APPLICANT Industrial Reserve

CONTACT PERSON Justin Toon

CONTACT PERSON Justin Toon

ADDRESS 15110 Dallas Pkwy

ADDRESS 15110 Dallas Pkwy

P O Box 670551

P O Box 670551

CITY, STATE & ZIP Dallas, TX 75367

CITY, STATE & ZIP Dallas, TX 75367

PHONE 214-577-6789

PHONE 214-577-6789

E-MAIL justin@industrialreserve.net

E-MAIL justin@industrialreserve.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Toon [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2024. 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 14th DAY OF March, 2024

OWNER'S SIGNATURE

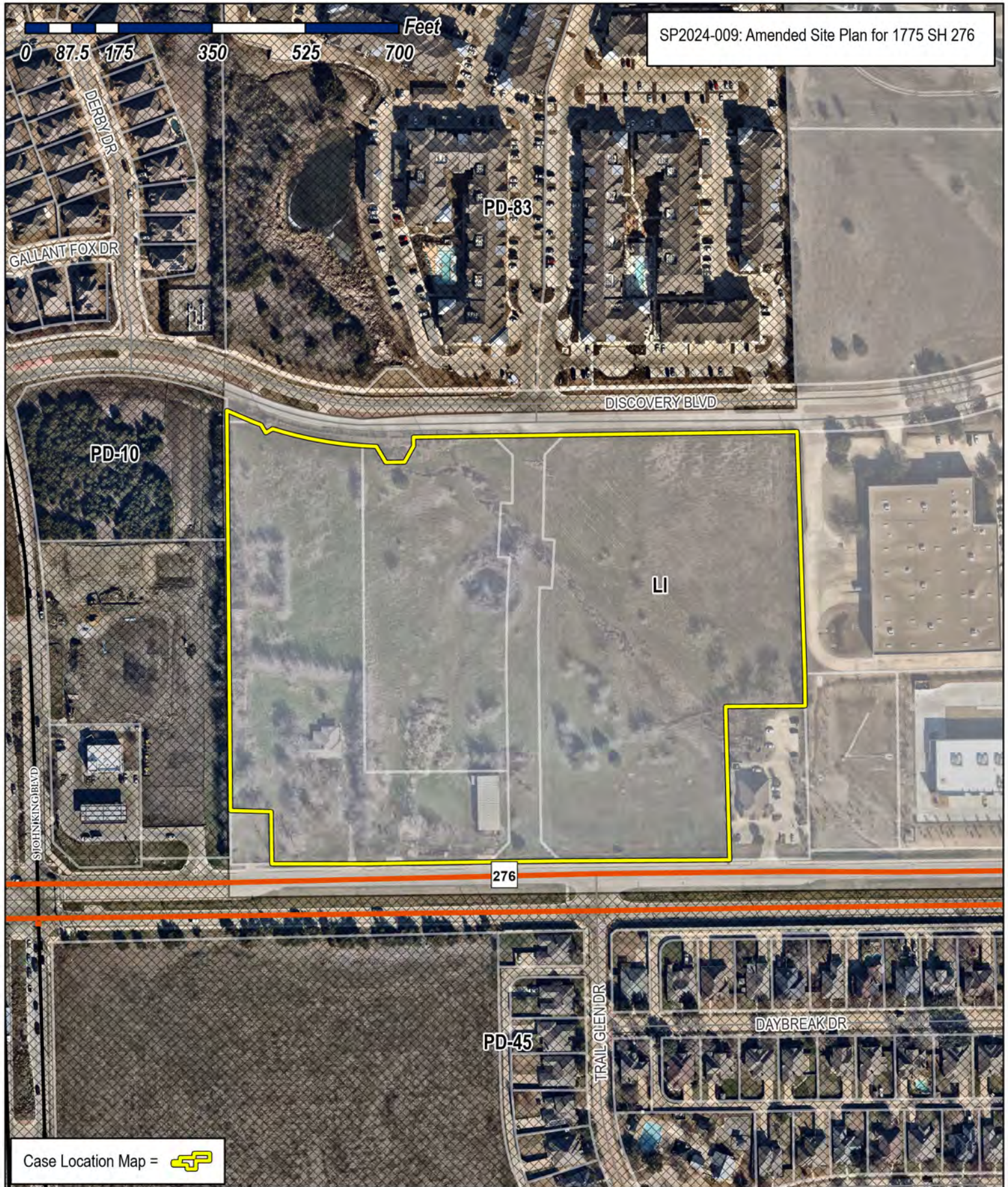
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



JACKSON FREDERICK
Notary ID #134687908
My Commission Expires
December 20, 2027

MY COMMISSION EXPIRES

12/20/27



Case Location Map = 

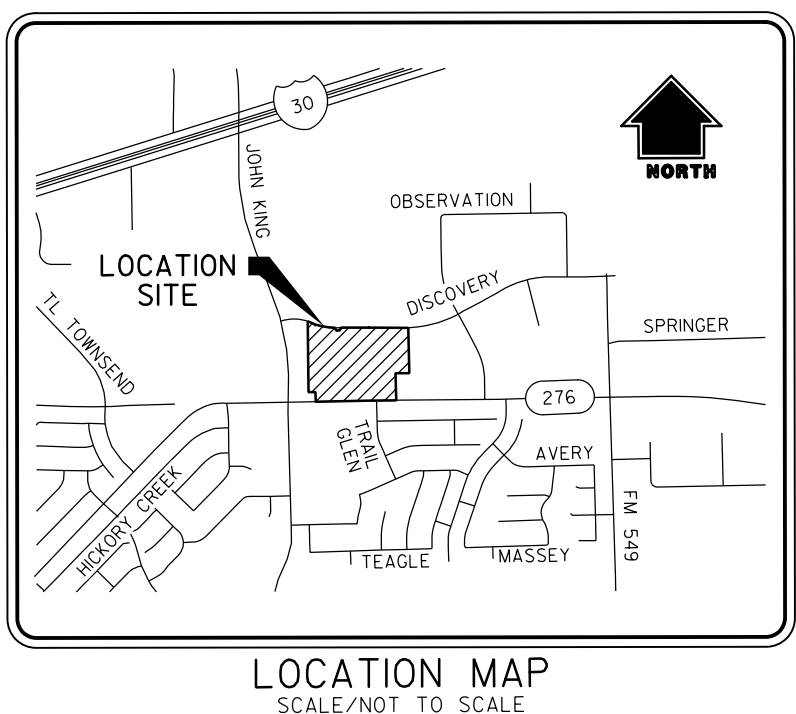
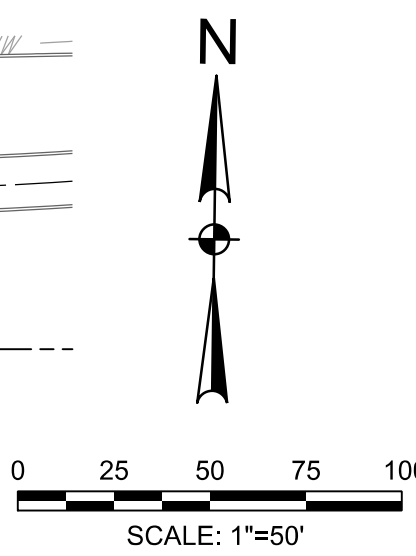
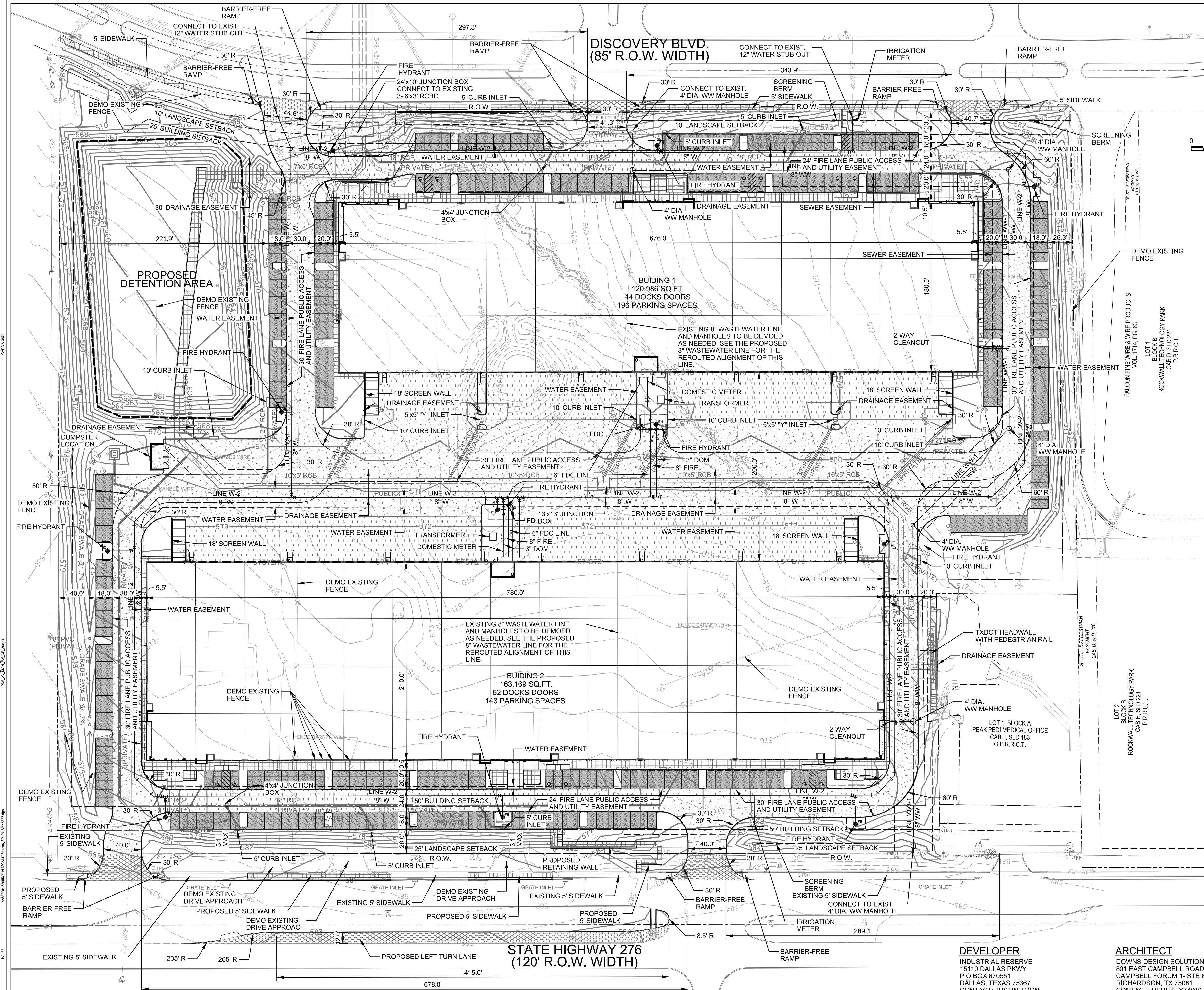


City of Rockwall

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.





SITE DATA:	
CURRENT ZONING:	(L1) LIGHT INDUSTRIAL
PROPOSED LAND USE:	Light Industrial
TOTAL SITE AREA:	18.48 AC. (816,195 SF)
SITE AREAS:	
BUILDING:	284,155 SF
PAVING:	317,520 SF
LANDSCAPE:	214,520 SF
DETENTION AREA:	58,569 SF
PARKING:	
WAREHOUSE (11:000 SF)(262155 sf)	263.00 SPACES
OFFICE (1 SPACE/300 SF)(22,000 sf):	74.00 SPACES
TOTAL REQUIRED:	337 SPACES
PROVIDED:	337 SPACES
ACCESSIBLE SPACES PROVIDED:	12 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE	

NOTES:
1. ALL EXISTING ON-SITE APPURTENANCES ARE TO BE DEMOED PRIOR TO CONSTRUCTION
2. ALL BARB WIRE FENCE SHALL BE DEMOED.

NOTE:
ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

PAVING LEGEND	
	8" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	6" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	7" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	4" THICK, 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

LEGEND	
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER
	EXISTING FIBER OPTIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING POWER POLE

INDUSTRIAL RESERVE
DISCOVERY
SITE PLAN
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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

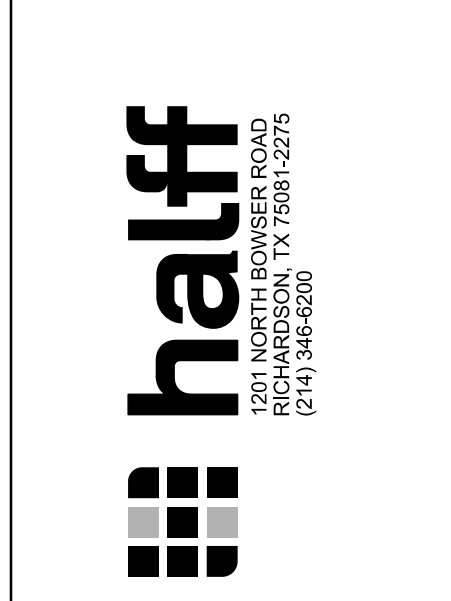
DEVELOPER
INDUSTRIAL RESERVE
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: MATTHEW J. GARDNER
TEL: (214)-577-6789

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: JAMES KINDRED
EMAIL: J.KINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ARCHITECT
DOWNS DESIGN SOLUTIONS, LLC
801 EAST CAMPBELL ROAD
CAMPBELL FORUM 1-STE 600
RICHARDSON, TX 75081
CONTACT: JAMES KINDRED
EMAIL: J.DOWNS@DOWNSDESIGN.COM
TEL: (214) 724-6556

LANDSCAPE
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
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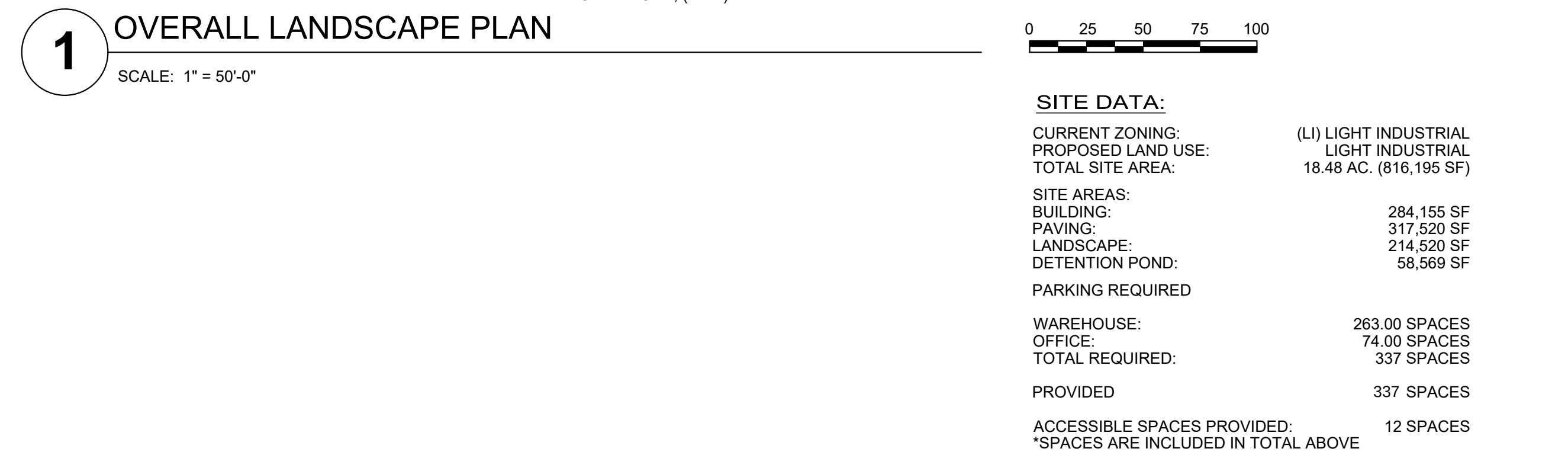
INDUSTRIAL RESERVE
DISCOVERY
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS



Revision No.	Date	Description

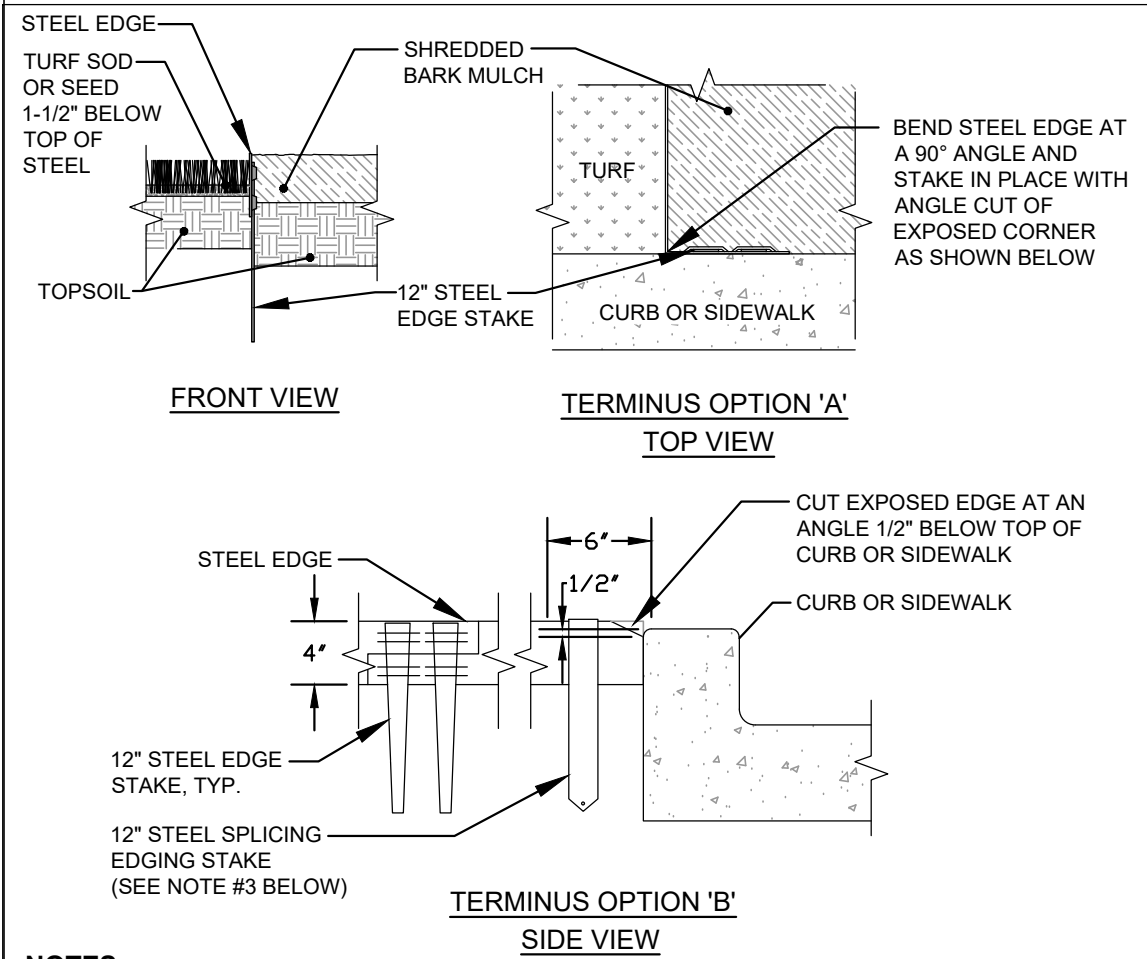
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MATTHEW J. GARDNER 130786
NAME P.E. NO.
DATE 3/15/2024
TBPE FIRM # F-312

Project No.:	53955
Issued:	MARCH, 2024
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN
Sheet Title	SITE PLAN
SP1.01	Sheet Number



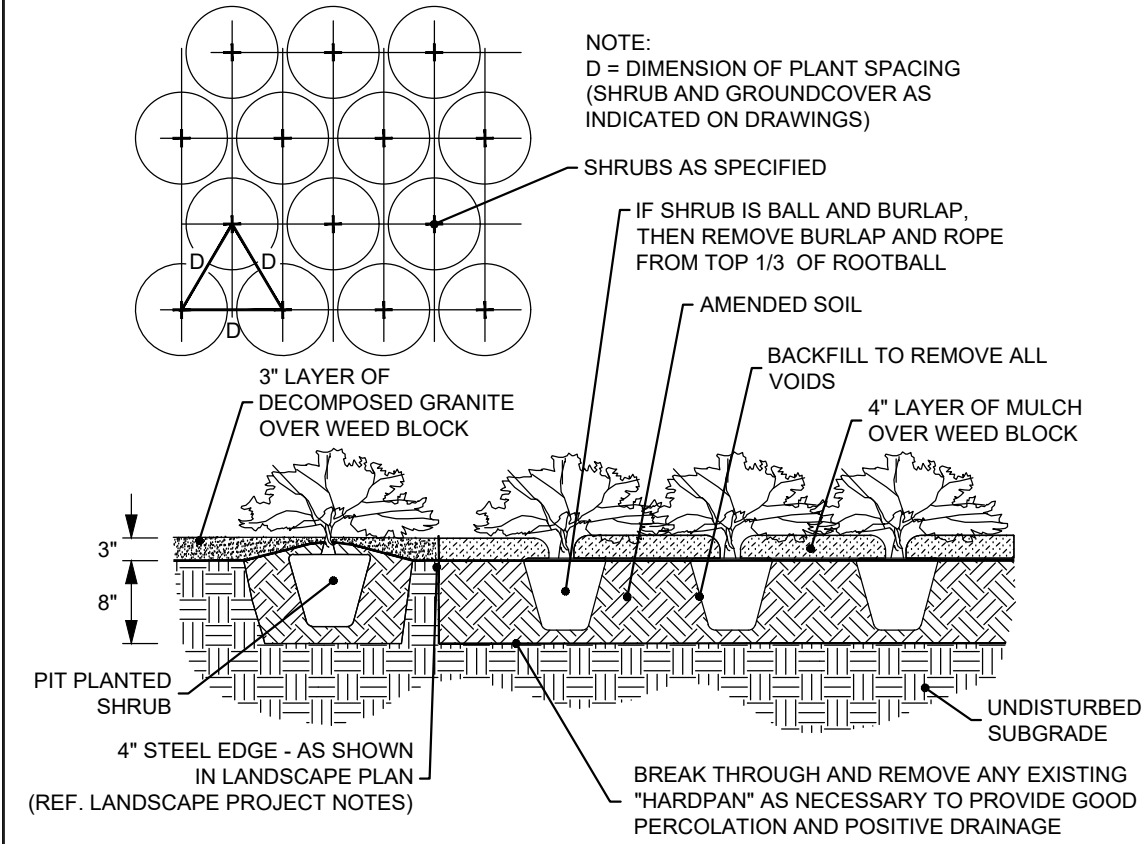
CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS				
Site Description	Triton Warehouse			
Zoning	Light Industrial			
Total Site Area	816,195 S.F.			
Building Area	284,480 S.F.			
Vehicular Paving Area	316,744 S.F.			
Total Landscape Area	214,520 S.F.			
REQUIREMENTS		Required	Provided	Comments
Required Landscape Areas:	Minimum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F. (15%)	214,520 S.F. (26.6%)	
Landscape Buffers:	10' wide min. Discovery Blvd. (1,075 LF - 50' wide min. SH 276 (934 LF))	10' - Discovery Blvd. 50' - SH 276	20' - Discovery Blvd. 25' - SH 276 per variance	
Buffer Requirements:	DISCOVERY: (1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,075 LF / 50 = 17 e.a. Canopy / Accent Trees) SH 276: (2) Canopy Trees & (4) Accent Trees per 100 LF of Frontage (934 LF / 100 = 18 Canopy & 36 Accent Trees)	22 Canopy Trees 22 Accent Trees	22 Canopy Trees (6" Cal.) 45 Accent Trees (3" Cal.)	Some canopy trees planted internal to site due to utility conflicts and site constraints.
Detention Pond Requirements:	(1) Canopy Tree per 750 SF & (1) Accent Tree per 1500 SF (58,569 SF)	78 Canopy Trees 39 Accent Trees	78 Canopy Trees 12 Accent Trees	Some Canopy / Accent trees are placed along west & east property boundaries and along Discovery Blvd. to meet requirement.
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (337 Spaces / 10 = 34 TREES)	34 Canopy Trees	37 Canopy Trees	No space to be more than 80' from the trunk of Canopy Tree

SCREENING NOTE:
Landscape Screening Provided along SH 276 and
Discovery meet the requirements of the City of
Rockwall UDC Section 05, Subsection 05.01 (B) (1)



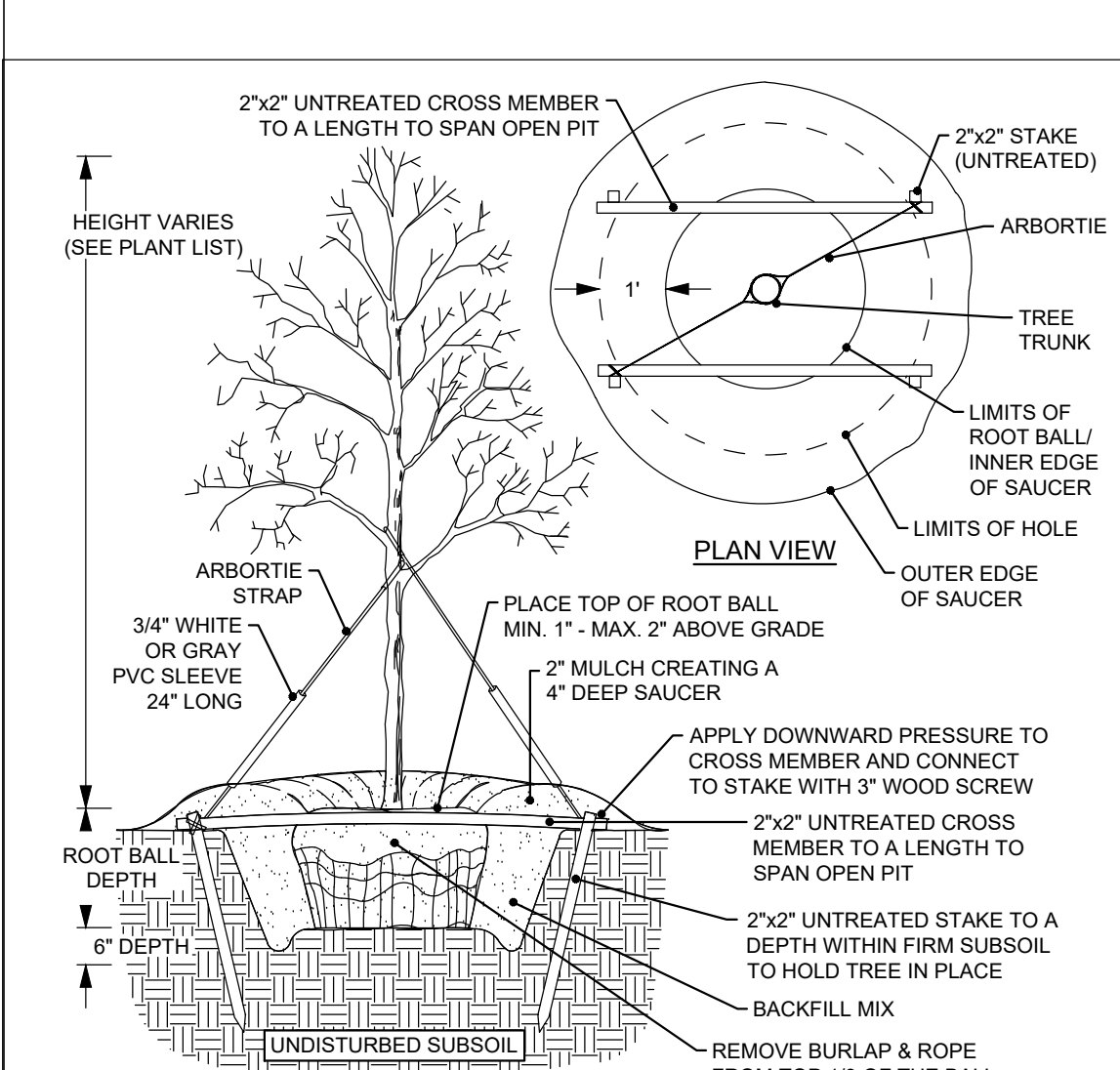
- NOTES:**
1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
 2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
 3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPlicing EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'.
 4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.



- NOTE:**
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
 2. OMIT WEED BLOCK WHEN PLANT SPACING IS 16" O.C. OR LESS

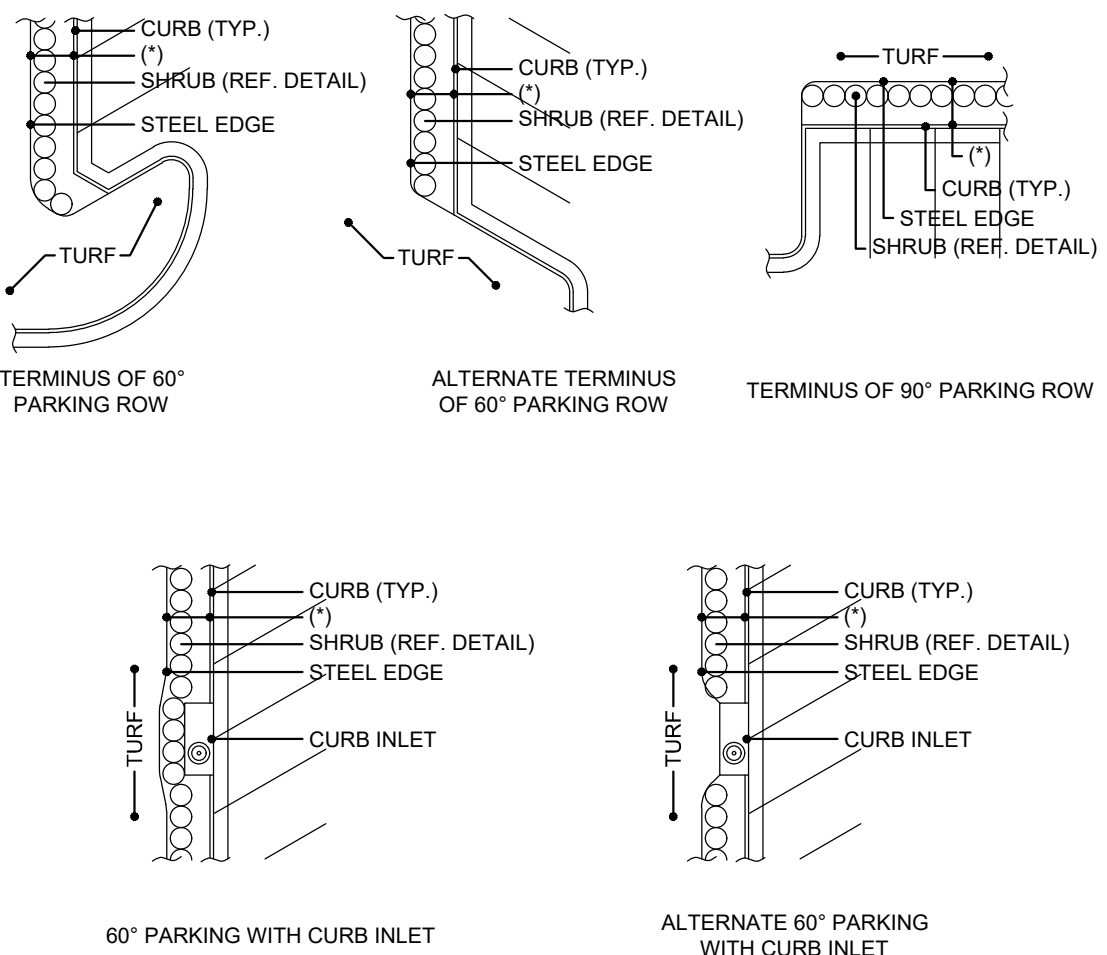
SHRUB PLANTING AND SPACING N.T.S.



- NOTE:**
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
 2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

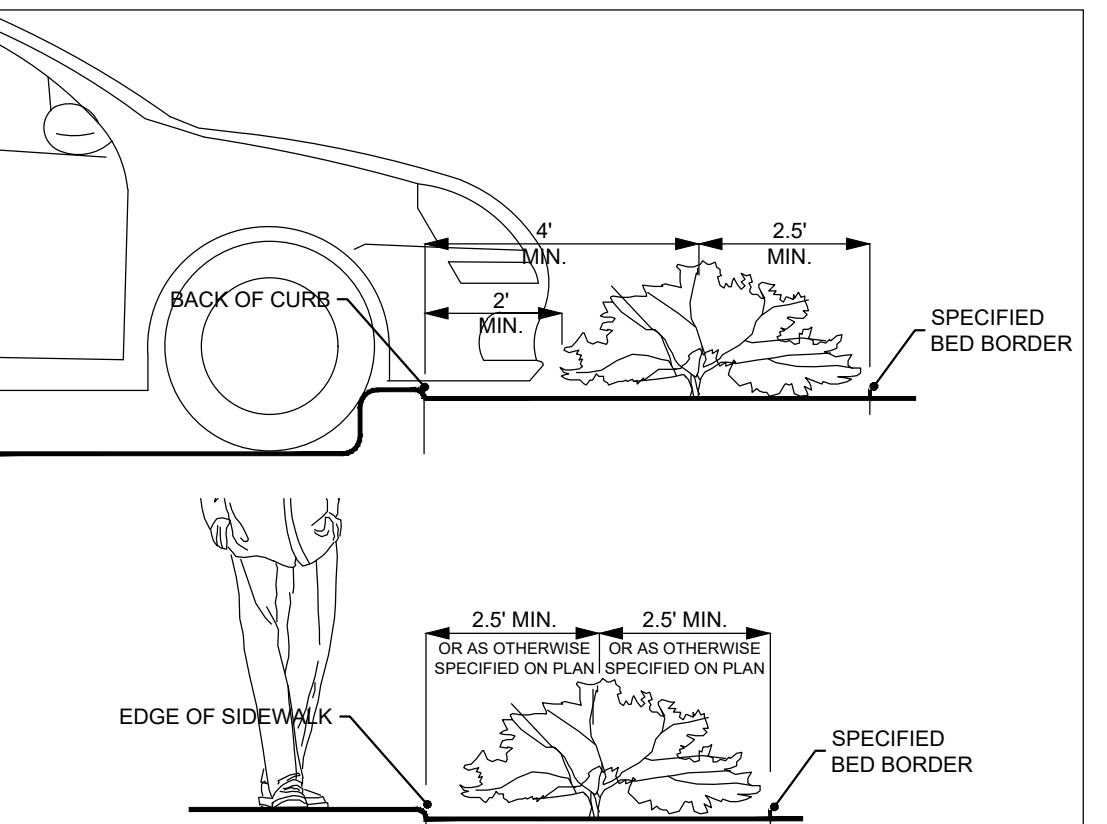
TREE PLANTING N.T.S.

*FOR ALL MAPLE TREE INSTALLATIONS:
WRAP TRUNKS WITH A BURLAP TREE BARK WRAP TO PREVENT SUN SCALD. WRAP IS TO REMAIN IN PLACE FOR A MINIMUM OF 12 MONTHS AND A MAXIMUM OF 24 MONTHS.



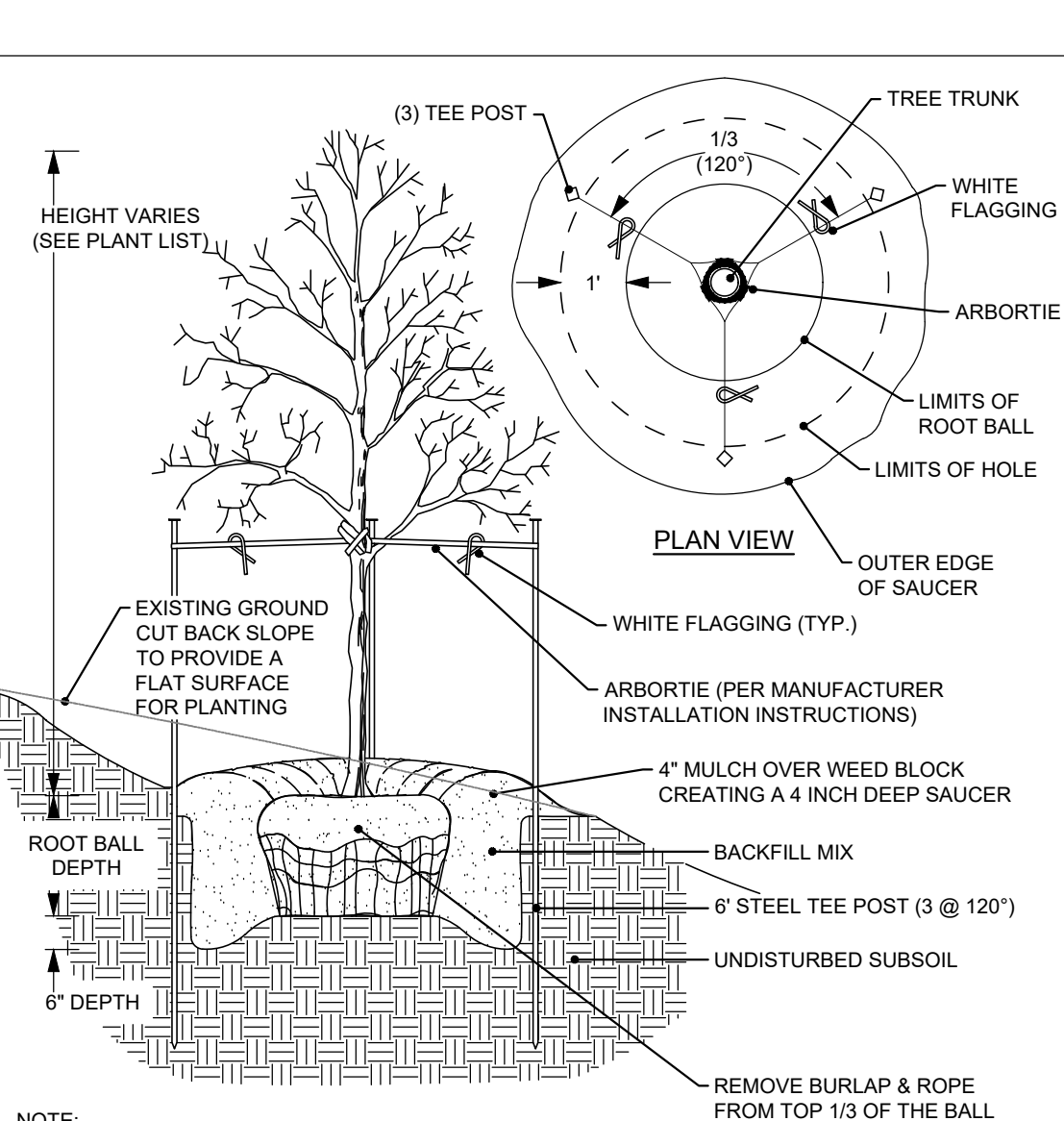
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) General Irrigation Requirements. The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

- (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
- (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
- (3) Be maintained and kept operational at all times to provide for efficient water distribution.

(B) Irrigation Methods.

- (1) Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
 - (a) Conventional System. An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
 - (b) Drip or Leaky Pipe System. An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
 - (c) Temporary and Aboveground Watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.
- (2) Natural and Undisturbed Areas. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
- (3) Compliance with State Law. All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	28	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	38	Rhus lanceolata / Flameleaf Sumac	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	27	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	27	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	90	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	33	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4'-8" HT 6'-8" SPD	
	268	Leucophyllum frutescens / Texas Sage	5 gal	4'-8" HT 4'-6" SPD	
	16	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4'-8" HT 6'-8" SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2'-6" HT 36" O.C.	
	81	Pennisetum alopecuroides 'Hamel' / Hameln Fountain Grass	5 gal	2'-3' 1'-3" Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3'-4' 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1'-2' Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	197,277 sf	Cynodon dactylon (L.) Pers. x Cynodon transvaalensis Burt Davy / Tifluf Bermuda Grass	Sod		
	9,930 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	1,520 sf	-Native decompsed granite / Decomposed Granite	flat		
	2,442 LF	Landscape Steel Edging			

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/4" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 16" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. **All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod.** Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydrosed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. **UNIFORM STAND OF GRASS** is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

**INDUSTRIAL RESERVE
DISCOVERY**
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS



Revision	Description	No.	Date

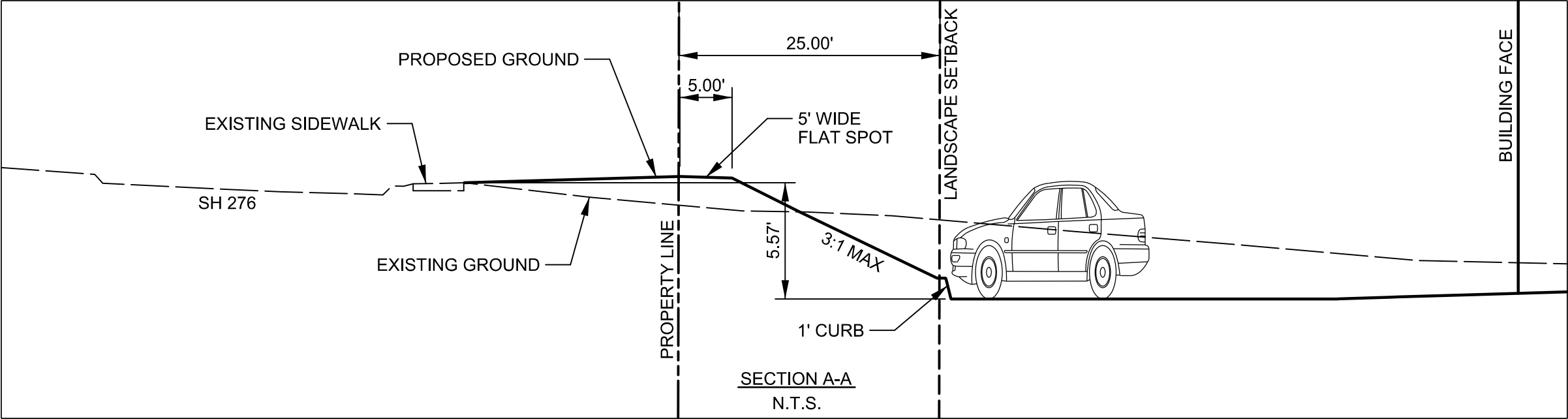
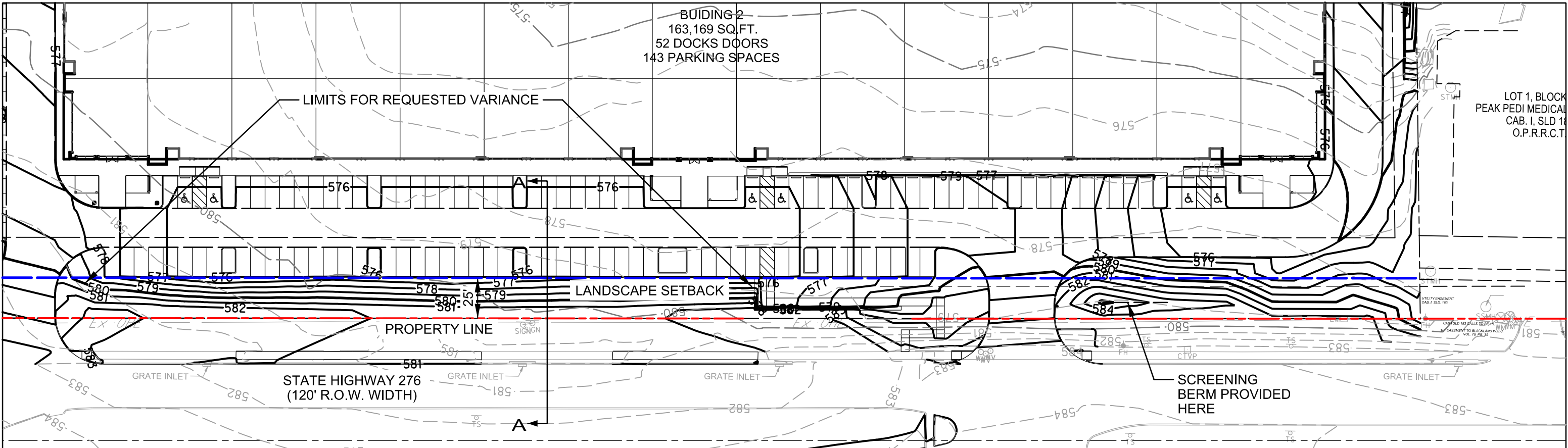
**PRELIMINARY
FOR INTERIM REVIEW ONLY**

THESE DOCUMENTS ARE FOR INTERIM REVIEW, AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 03/15/2024

Project No.: 46587
Issued: MARCH, 2024
Drawn By: CP
Checked By: JRK
Scale: AS SHOWN
Sheet Title
LANDSCAPE NOTES
AND DETAILS

L1.01
Sheet Number



LEGEND

LANDSCAPE SETBACK ———

PROPERTY LINE ———

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

MATTHEW J. GARDNER	130786
NAME	P.E. NO.
DATE	3/15/2024
TBPE FIRM # F-312	



INDUSTRIAL RESERVE DISCOVERY

1775 TX-276,

ROCKWALL, TEXAS



Project No.: 53955

Issued:

TX 276 SECTION
DETAIL

1



March 15, 2024
AVO 53955

City of Rockwall Planning and Zoning
385 S Goliad St
Rockwall, TX 75087

RE: VARIANCE REQUEST: Industrial Reserve Discovery Rockwall
Rockwall, TX

Dear reviewer,

Industrial Reserve would like to request a variance to the minimum ground cover requirements within landscape buffers adjacent to Primary Roadways and specific to the SH-276 Overlay District, as detailed in Subsection 06.02 (E) of the *City of Rockwall Unified Development Code*. The Unified Development Code requires a built-up berm and shrubbery, or combination thereof, along the length of the frontage where the berm is 30 – 48 inches in height as measured from the primary roadway elevation. Based on our interpretation of the code requirements we believe that the intent and purpose of the required ground cover screening can be met with an alternative landscaping layout that still provides the required shrubbery and trees but eliminates the built-up berm. Below are key points to the proposed site conditions and proposed justification to providing the variance as requested.

Proposed Site Conditions:

- 1) Please refer to the included amended "Site Plan".
- 2) The car parking for this proposed site development is several feet lower in elevation when compared to the existing primary roadway (SH-276). The parking is on average about 5.5 ft lower than SH-276. Due to this height difference, providing a minimum 30-inch-tall berm along the frontage road creates the need to add over 400 ft of retaining wall that averages 7 ft in height. The additional height difference created by the berm and limited space to make up the grades is what drives the need for the wall.
- 3) The reason the car parking sits several feet lower than SH-276 is due to grading requirements of the intended site layout and the intent to provide a balanced site for dirt import/export.

Proposed Variance

- 1) Please refer to the included attachment labeled "TX 276 SECTION DETAIL".
- 2) The proposed variance to the code requirement is to eliminate the built-up berm. The shrubbery and trees would still be provided as required. It is our interpretation of the code that the landscape berm provides ground cover for both screening and aesthetic purposes. The requirement as detailed within the code has a more practical application to sites that are at or above the adjacent roadway elevation. This site sits several feet below and per this site's conditions, we believe the intent of the requirement can be met without the berm.
- 3) Any vehicles navigating within this site's car parking and facing towards SH-276 would have their headlights screened with the over 5 ft elevation difference between the car parking and the public roadway. This elevation difference is already greater than the 30-inch berm height denoted in the code requirement and thus already provides more screening than is needed. The addition of the 30" berm does not increase the functionality for the screening intent as over 30" of screening are already being provided.

If you have any questions or need any additional information, please call me at your convenience 214-217-6622.

Sincerely,

HALFF

A handwritten signature in blue ink that reads "Jose L. Garcia, PE".

Jose Garcia, PE

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-010
PROJECT NAME: Site Plan for Fit Sport Life
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a Golf Driving Range on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for a Golf Driving Range and Outdoor Commercial Amusement on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2024-010) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned 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)

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 remove the lot, block, and addition within the title block. This property has not been platted and is still in Tract form. Also remove this callout from the site plan callout. (03.04. A, of Article 11, UDC)

- (2) The minimum distance between buildings without a fire rated wall is 15-feet. In this case, Building 1 and Building 2 are 12.5-feet apart. Given this, a fire rated wall would be required. That being said, there is a skybridge that connects the two (2) buildings; check with the Fire Department if they need a fire rated wall. (Subsection 03.04. B, of Article 11, UDC)
- (3) Only delineate the setbacks adjacent to Right-of-Way. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please indicate the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (5) Please label the street names for the existing and proposed roads. (Subsection 03.04. B, of Article 11, UDC)
- (6) Please identify the handicap parking spaces. (Subsection 05.04, of Article 06, UDC)
- (7) Signage will not be reviewed or approved with the site plan case. All signage is reviewed and approved through a sign permit, which shall be complete at a later date. (Subsection 06.02. F, of Article 05, UDC)
- (8) Please indicate any existing or proposed fencing and specify the material and height. As a note, chain link, barbed wire, and wood fences are not permitted. Existing fences may remain, but new fences that are not masonry or wrought iron will not be permitted. (Subsection 08.02. F, of Article 08, UDC)
- (9) Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (10) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and provide the subsequent screening. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
- (11) Please indicate that there will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)
- (12) Please clarify if the proposed loading area is for your property or the adjacent property. If the loading area is for the subject property, then how will product be entering the building. (Subsection 01.05. A, of Article 05, UDC)
- (13) Please provide a dumpster detail that meets the Unified Development Code; "(t)rash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10' [and 8' in height]. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards." (Subsection 01.05. B, of Article 05, UDC)

M.7 Landscape Plan.

- (1) Please indicate the detention area and the subsequent landscaping. There must be one (1) canopy tree per 750 SF of detention and one (1) accent tree per 1,500 SF of detention. If underground detention or parking lot detention is utilized the detention landscaping will not be required in those areas. (Subsection 05.02. D, of Article 08, UDC)
- (2) Please delineate the landscape buffer along the future roadway. (Subsection 05.01, 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 this checklist.
- (2) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are many areas on the property, where this 0.2 FC requirement is exceeded. (Subsection 03.03. B, of Article 07, UDC)
- (3) All lighting cannot exceed 20-feet in height given the General Overlay District Standards. (Subsection 06.02, of Article 05, UDC)
- (4) Please provide lighting cutsheets for all proposed light fixtures. All lighting must be oriented downward and be shielded. (Subsection 03.03, of Article 07, UDC)

M.9 Building Elevations

- (1) Please provide building elevations for all sides of Building 1. (Subsection 04.01, of Article 05, UDC)
- (2) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)
- (3) The proposed buildings appear to have less than 20% natural stone and less than 90% masonry materials on each façade. These are Variances that can be requested as part of this site plan request. Staff should note that the proposed building elevations are similar to what was provided and approved as part of the Specific Use Permit (SUP) (Case No. Z2023-035; S-312) request that was approved in 2023.
- (4) Please indicate the parapet wall heights. (Subsection 04.01, of Article 05, UDC)
- (5) Please crosshatch any RTUs on the proposed building elevations. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
- (6) The maximum permissible building height within a Commercial (C) District is 60-feet. In this case, the proposed building will need to be reduced in total height in order to meet this requirement. (Subsection 07.03, of Article 05, UDC)
- (7) Building 1 and Building 2 do not meet the primary articulation requirements (i.e. secondary architectural element length, wall projection, primary architectural element width,

projection height, and primary architectural element length) outlined within the General Commercial District Standards and General Overlay District Standards. This is a Variance that can be requested as part of this site plan request. Staff should note, that between the proposed building elevations being similar to what was approved as part of the Specific Use Permit (SUP) (Case No. Z2023-035; S-312) request that was approved in 2023, and that proposed Building 2 incorporates a variety of roof height and pitches, that the proposed Building 2 appears to meet the spirit and intent of the articulation standards.

M.10 Based on the materials submitted staff has identified the following variances for this project:

- (1) Masonry Materials. "Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)
- (2) Stone. "A minimum of 20% natural or quarried stone is required on all building façades..." In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)
- (3) Articulation. Building 1 and Building 2 do not meet the primary articulation requirements (i.e. secondary architectural element length, wall projection, primary architectural element width, projection height, and primary architectural element length) outlined within the General Commercial District Standards and General Overlay District Standards. (Subsection 04.01 and 06.02, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

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 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. 12" water required
- 2. Need new name for street to be approved through City's GIS
 - 3. What is this headwall being used for? Looks like nothing is connected to it. Is there supposed to be a curb inlet here? Please clarify.
 - 4. This sanitary sewer manhole will need to be modified to be outside of the curb flow line with this new entrance configuration.
 - 5. Install City Std. Barrier Free Ramp
 - 6. This sanitary sewer manhole will need to be modified to be outside of the curb flow line/ADA ramp pathway with this new entrance configuration.
 - 7. Where does the by-pass drainage go, existing detention pond 3? Please show on the site plan.
 - 8. You cannot have a dead end fire lane more than 150' without an approved turn around/hammer head area. Please dimension this hammer head area to ensure it meets City requirements.
 - 9. Any proposed storm drainage for this parking lot of the golf driving area? How is this area getting to existing Detention Pond 3?
 - 10. The public looped water main will require a minimum 20' utility easement. The water main shall be centered within this easement. Please show and label all utility easements.
 - 11. All dumpster areas will require an oil/water separator which shall drain to the storm drainage system.
 - 12. The median will need to be 10' wide to ensure 5' clear around fire hydrant
 - 13. Must stub public sewer to adjacent property
 - 14. Where does this storm drainage pipe go to? Is it a stub for future development or is it capturing off-site water? Clarify.

15. You cannot have a dead end fire lane more than 150' without an approved turn around/hammer head area. Please dimension this hammer head area to ensure it meets City requirements.
16. This drainage easement area is due to the 2 existing 24" culverts running under I-30. This drainage will need to be captured & bypassed through the site. In order to achieve this, you might need to grade off-site to direct drainage to this inlet.
17. Ensure that no trees are located within 10' of any public water, sewer or storm line that is 10" in diameter or larger. Ensure that no trees are located within 5' of any public water, sewer, or storm line that is less than 10".
18. Ensure all fire hydrants are at least 5' away from proposed trees.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Modifications will be required to existing detention ponds which will require a drainage study.
- A portion of your site improvements will need to be channeled/piped to Detention Pond 1 and a portion will need to drain to Detention Pond 3 to match the approved Fit Sport Life drainage plans which may require easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- A 12' water line will need to be install from Fit Sport Life Blvd. north along "New Road" right-of-way
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata of \$2,773.07/acre due prior to construction.

Roadway Paving Items:

- Must meet City and TXDOT driveway spacing requirements.
- A TXDOT permit will be required for the proposed entrance along the I-30 frontage road.
- Must build "New Road"
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

GREASE TRAPS FOR RESTUARANTS ARE TO BE SIZED BY AND ENGINEER. NO INDICATION ON SITE PLAN WHERE THEY WILL BE LOCATED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Please submit a proposed street name for the north-south street for approval.
After that the Texas Wedge 911 address can be assigned.

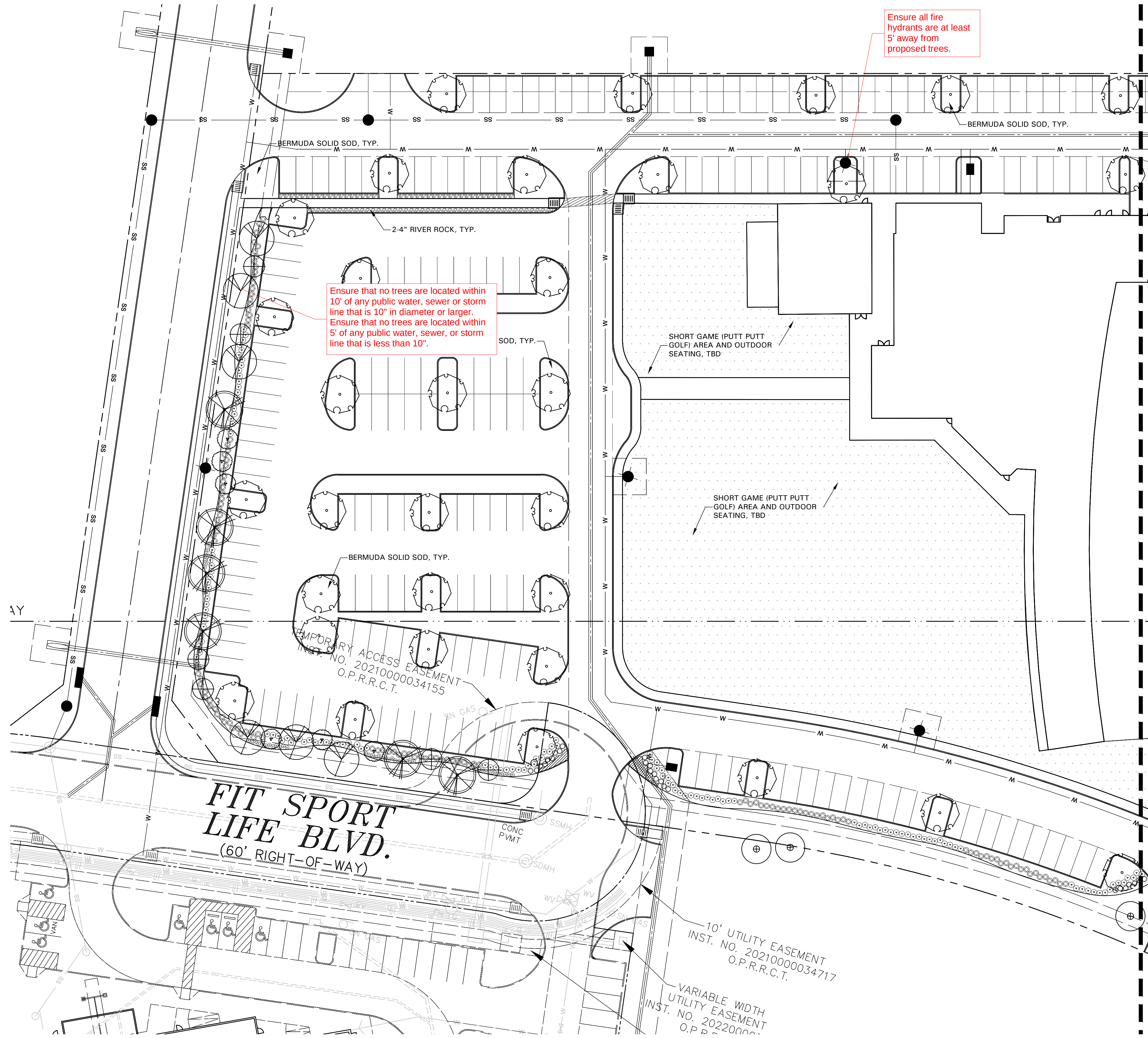
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Please provide a landscape plan with required versus proposed legend and plant variety and size legend.





GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER PRIOR TO TOPSOIL INSTALLATION.
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAYS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE

LABEL	COMMON NAME
SHADE TREES	
CE	Cedar Elm
CO	Chinkapin Oak
RO	Texas Red Oak

ORNAMENTAL TREES

DW	Desert Willow
RB	Oklahoma Redbud

SHRUBS

AB	Edward Goucher Abelia
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DN	Dwarf Nandina 'Flirt'
LM	Lindheimer Muhly Grass

GROUND COVER/VINES/GRASS

GL	Giant Liriope
	Bermuda Solid Sod TifTuf
	2-4" River Rock

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
3. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
4. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
5. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
6. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
7. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
8. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
9. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
10. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
11. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
12. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
13. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
14. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
15. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

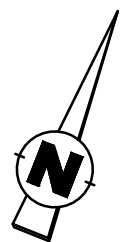
PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT TOP OR HEAD TREES.
4. IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

L1.03 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -----

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287

PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION



GRAPHIC SCALE

0 30 60 FEET

Scale 1"=30' - 0"



AWR Designs, LLC
P.O. Box 1746
Alledo, Texas 76008
amand@awr-designs.com
c. 512.517.5589



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Fit Sport Life Boulevard

SUBDIVISION Structured REA-Rockwall Land LLC

Inst. No. 20210000001622

GENERAL LOCATION 200' South and 800' East of intersection of I30 and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C with SUP

CURRENT USE Undeveloped

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Restaurant & Golf

ACREAGE 9.942 acres

LOTS [CURRENT] 0

LOTS [PROPOSED] 1

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

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

☐ OWNER Structured REA-Rockwall Land LLC

☒ APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E Camelback Road, Ste. 2387

ADDRESS 2201 E Lamar Blvd, Ste. 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE 480-856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [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 \$ 448.84 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MARCH, 2024. 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 14 DAY OF March, 2024.

OWNER'S SIGNATURE

Washington

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Robert S Dillard

Notary Public
State of Washington
Robert S Dillard

Commission No. 185589
MY COMMISSION EXPIRES
Commission Expires 07-01-24



Case Location Map = 

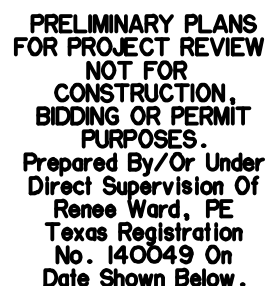


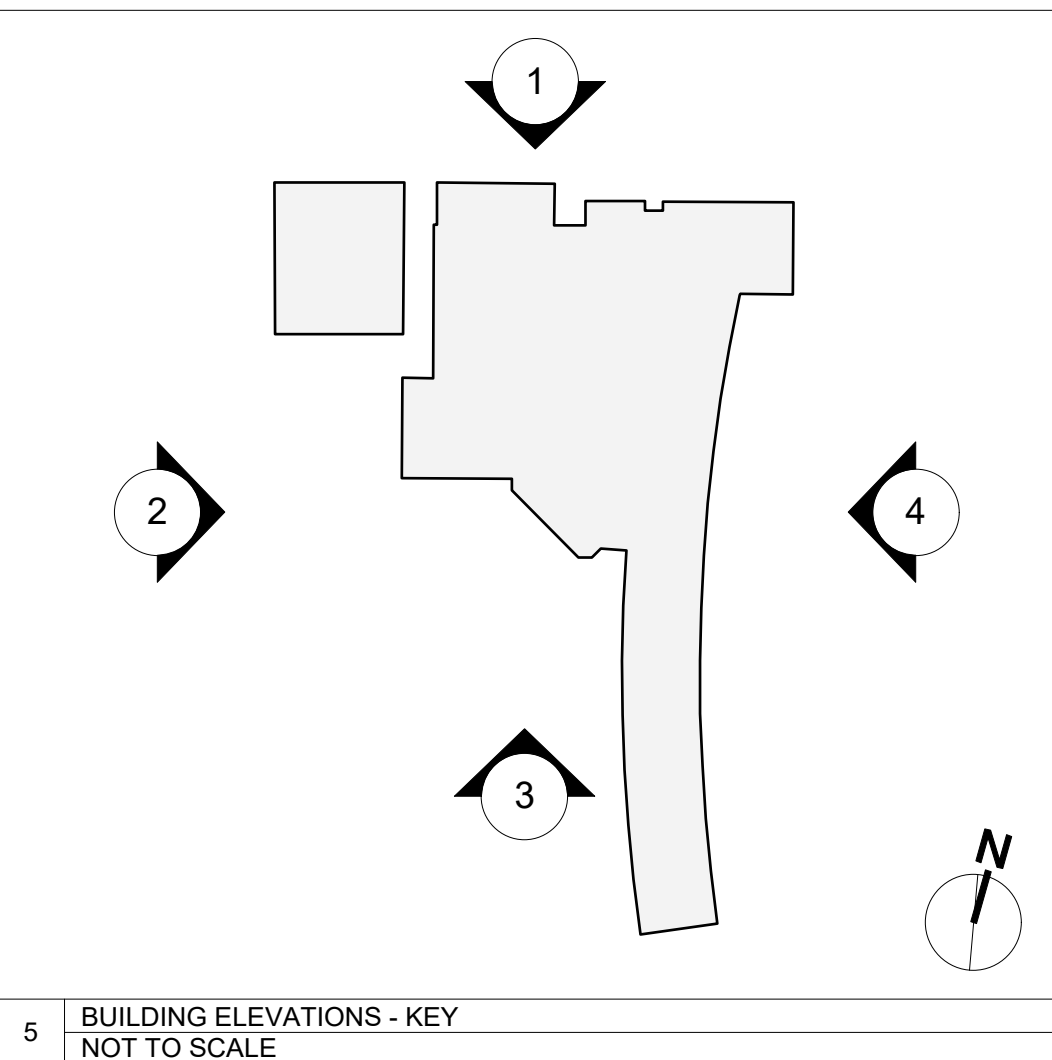
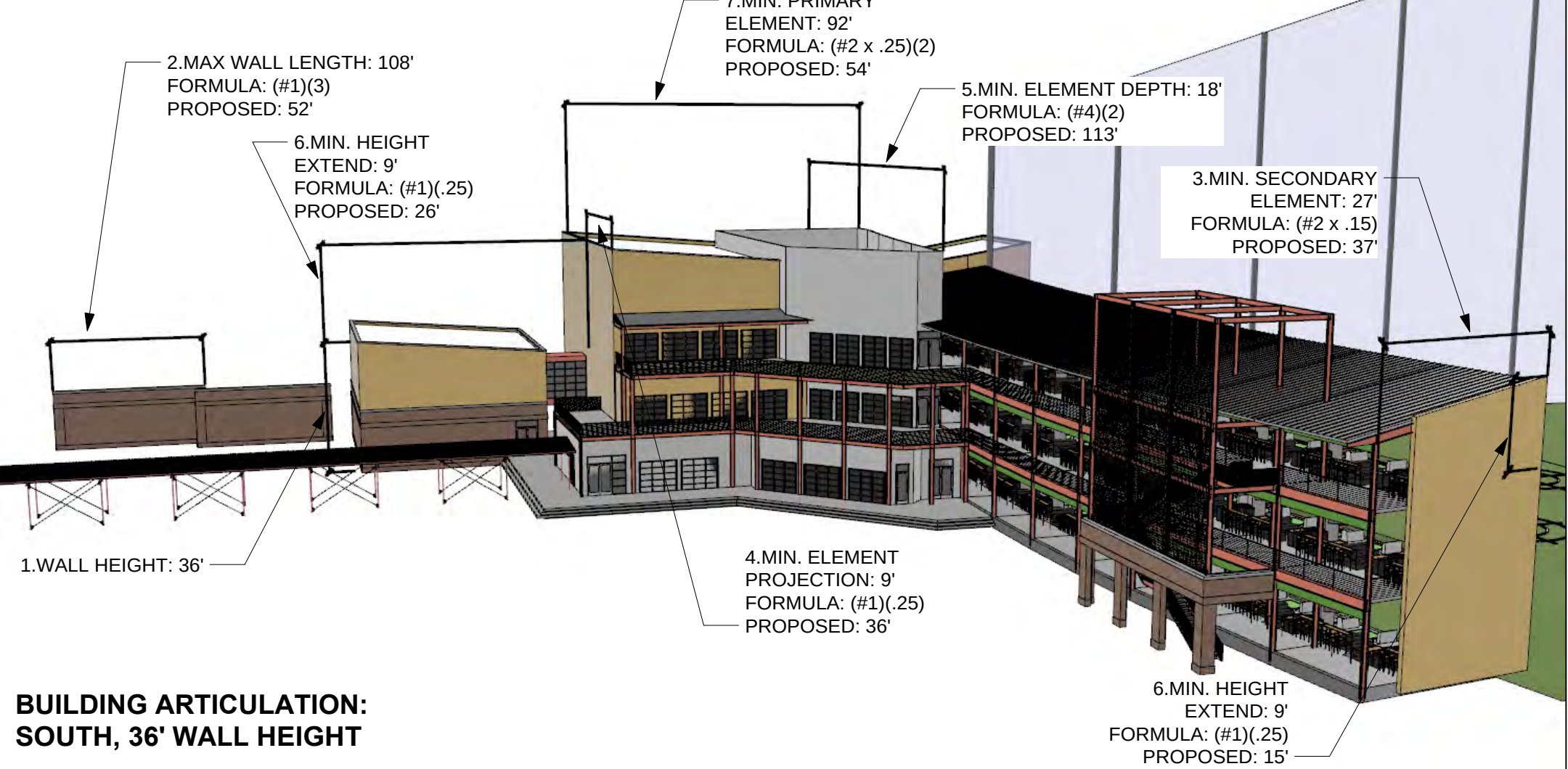
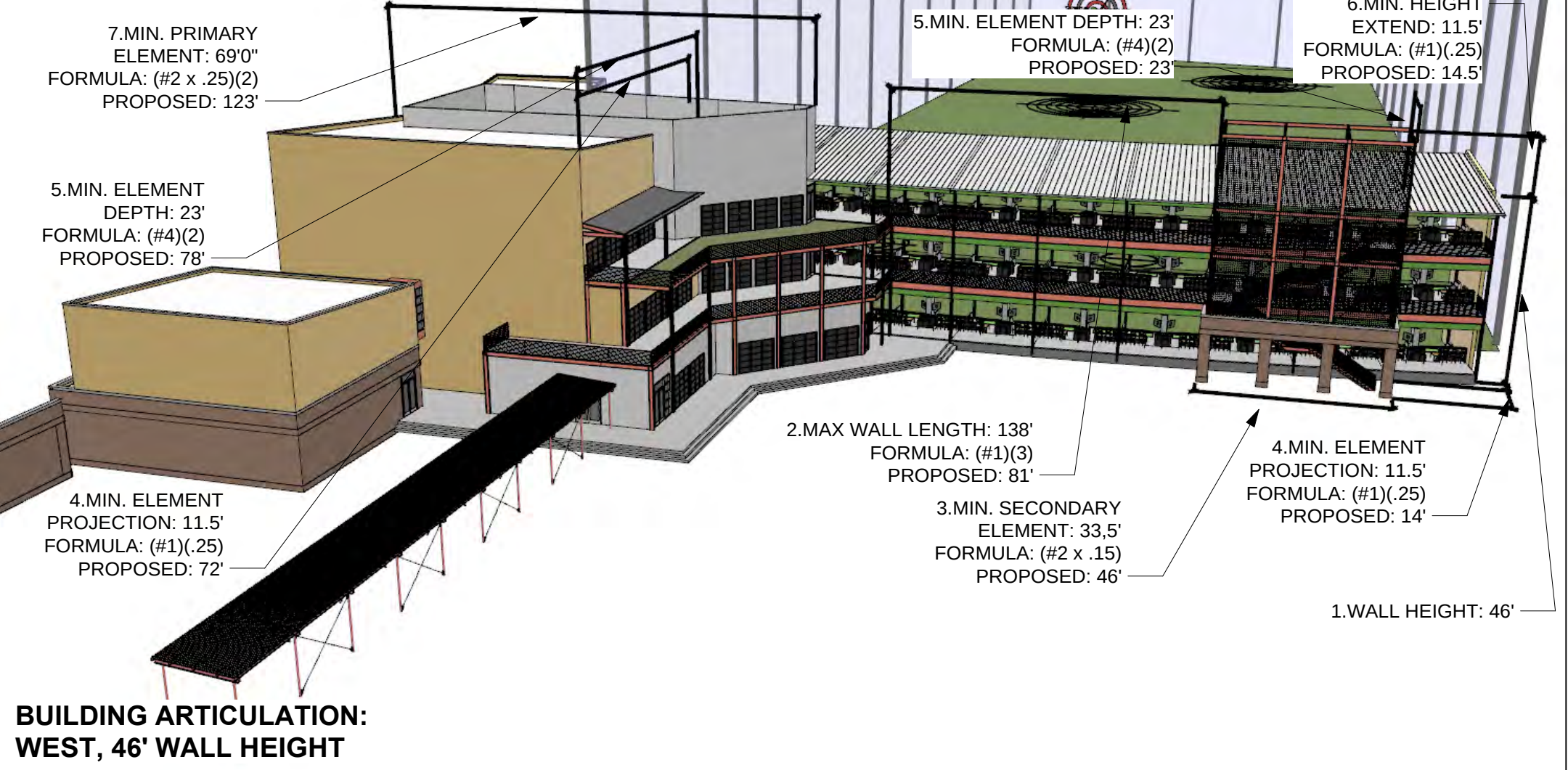
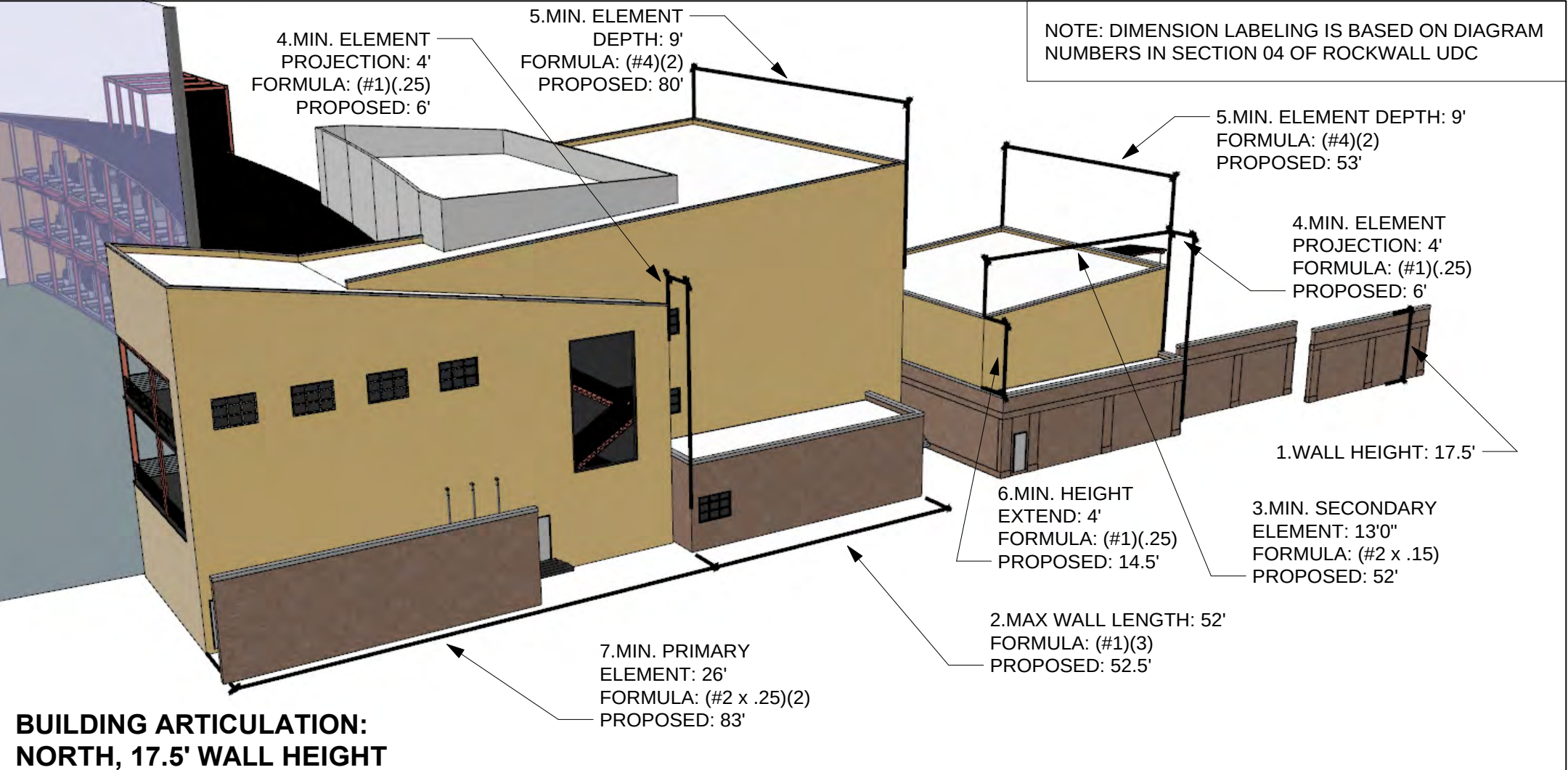
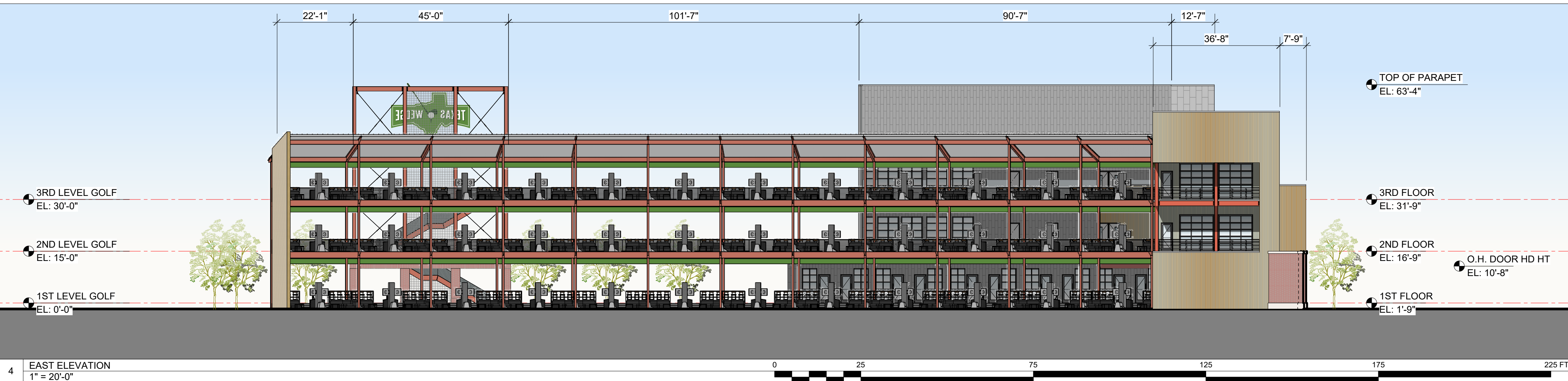
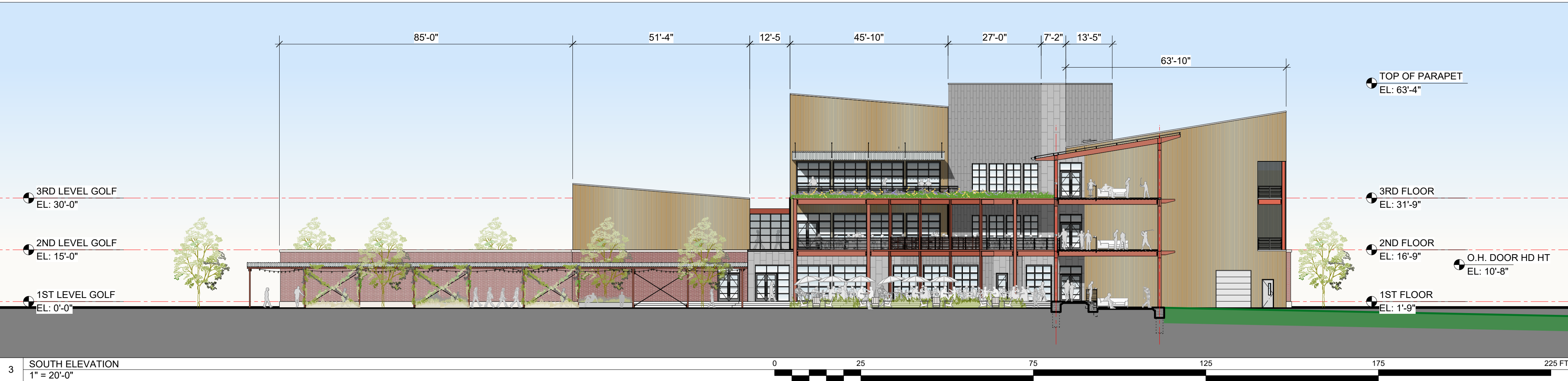
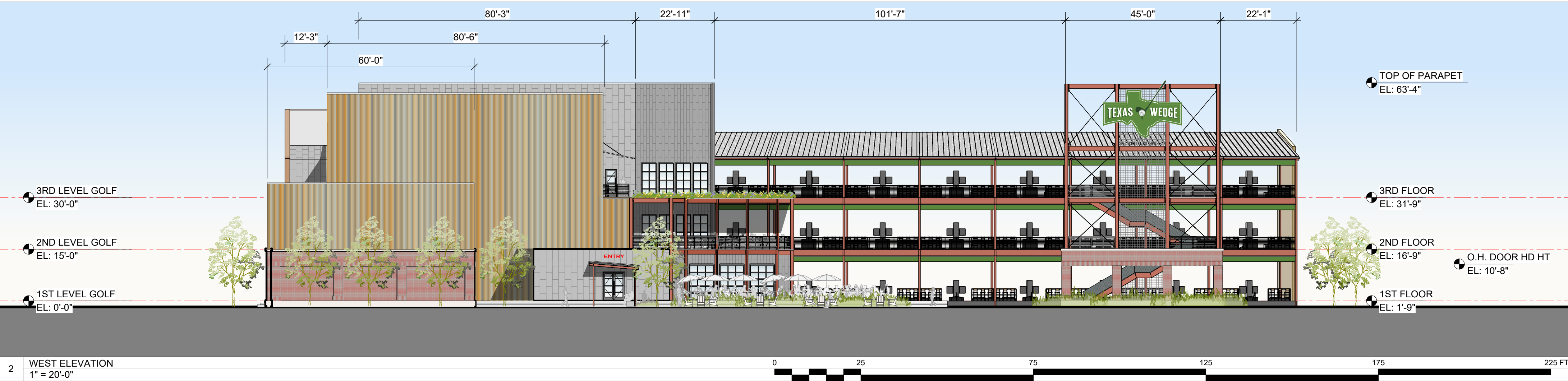
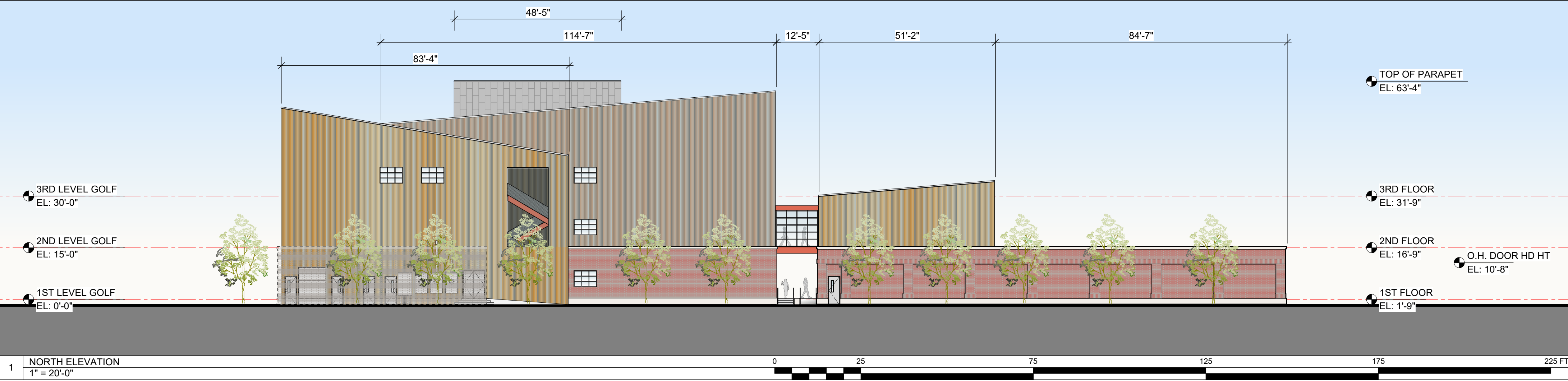
City of Rockwall

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.







WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

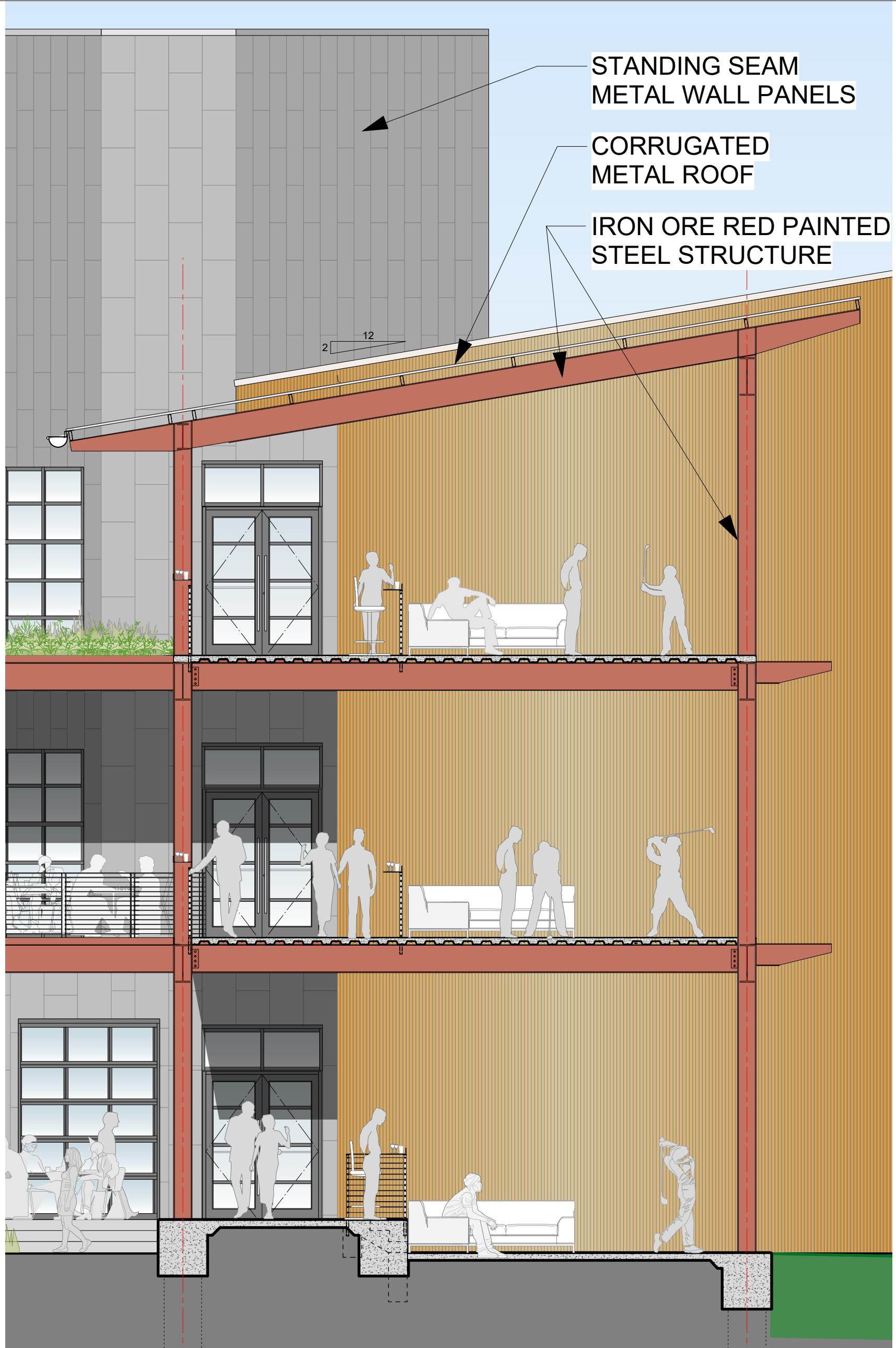
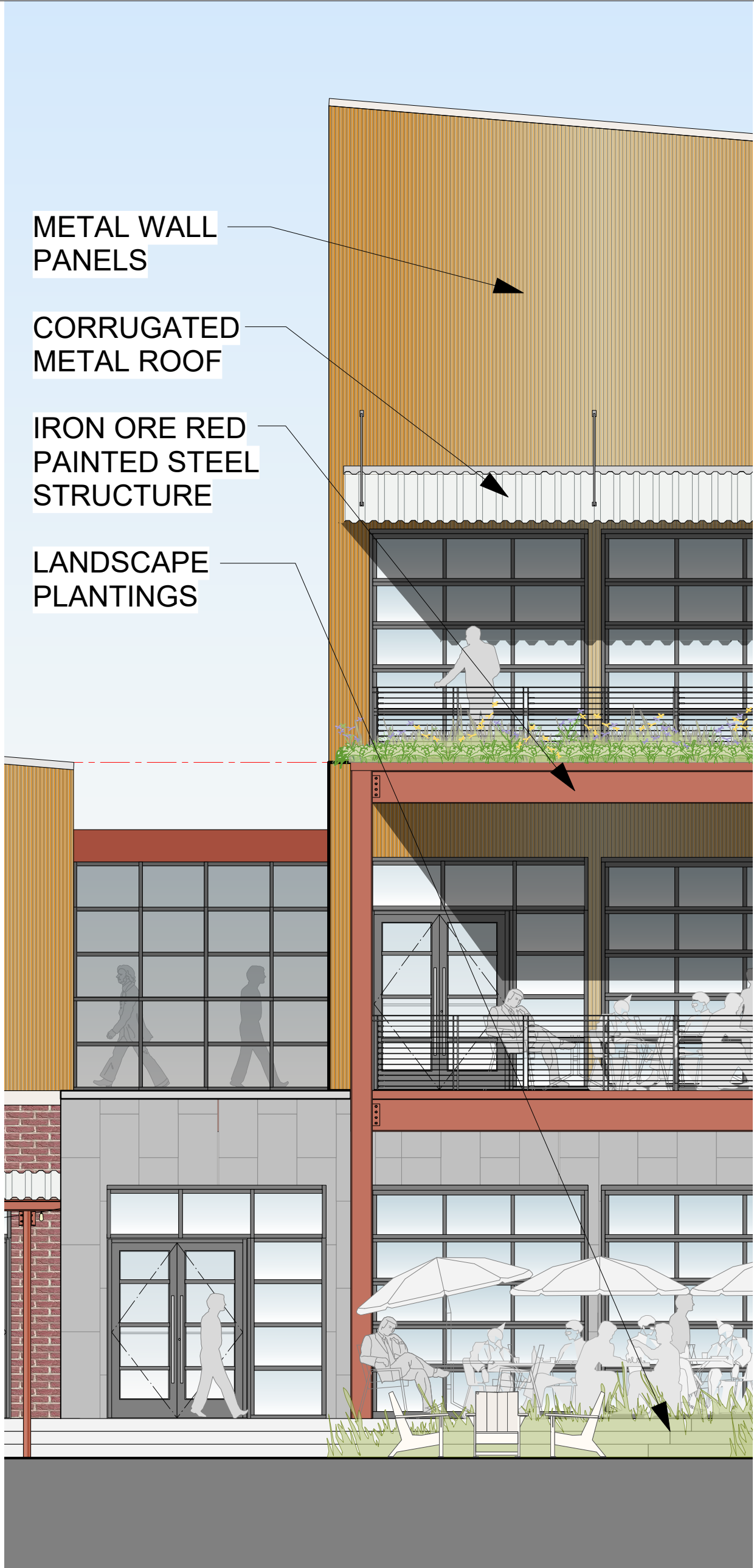
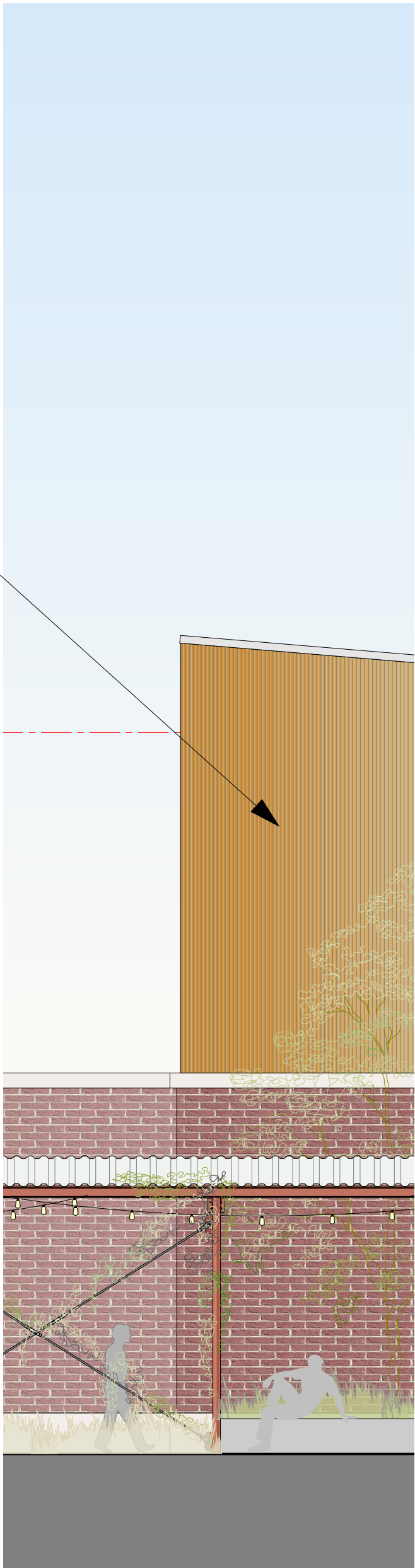
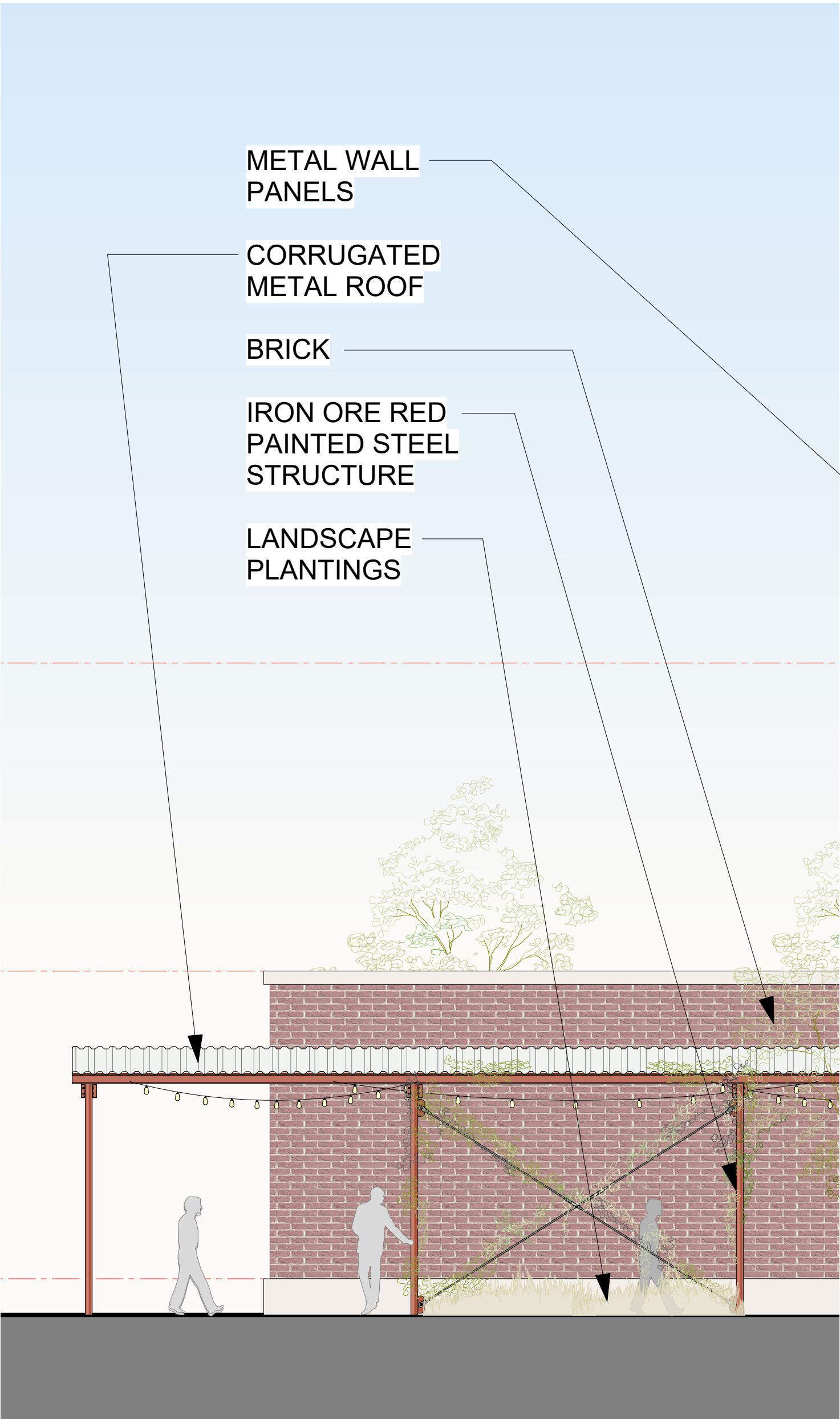
DATE	DESCRIPTION
07.19.2023	SCHEMATIC REDESIGN
08.07.2023	SUP COMMENT REVISIONS
03.15.2024	SITE PLAN REVIEW

ELEVATIONS

ZONING CASE:
Z2023-035



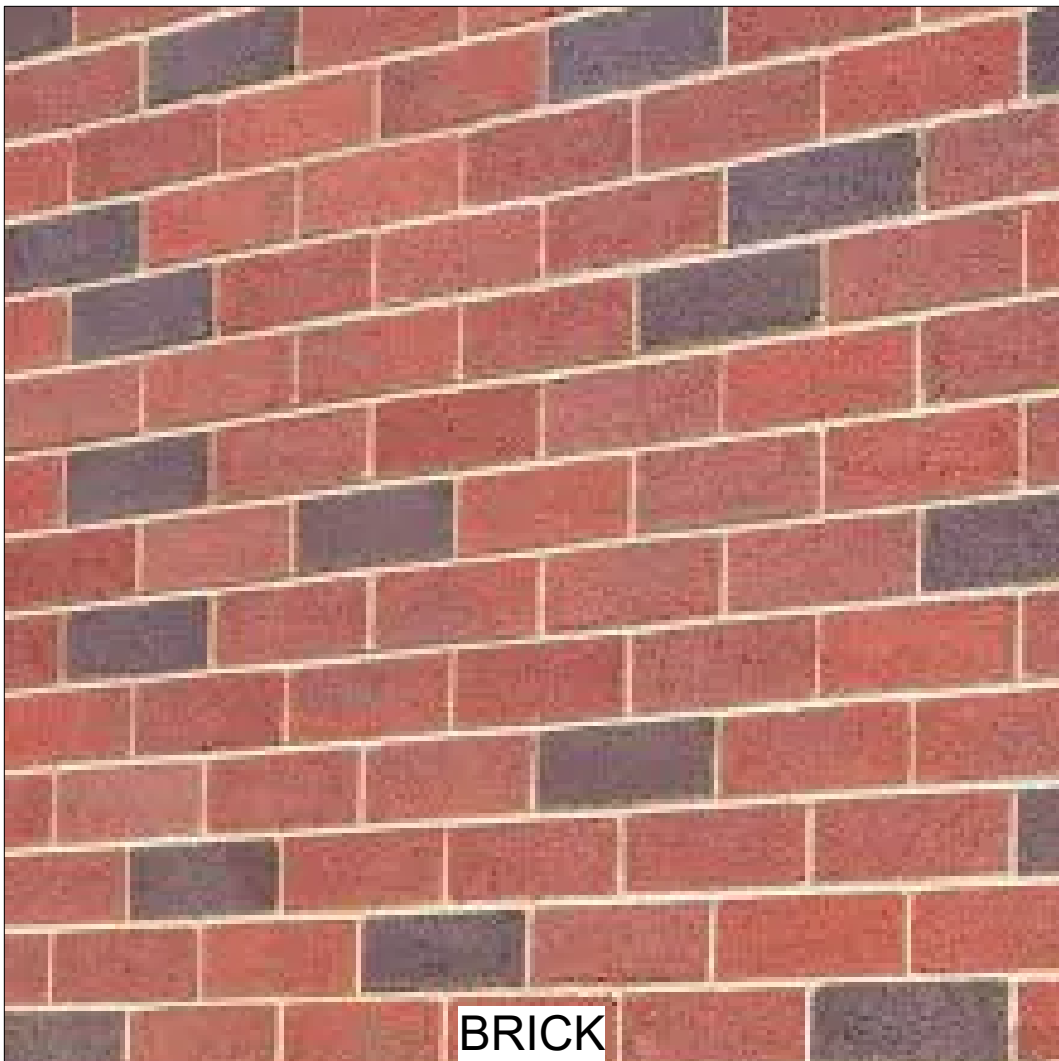
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LANDSCAPE PLANTINGS



LANDSCAPE PLANTINGS



BRICK



CORRUGATED METAL ROOF



METAL WALL PANELS



STANDING SEAM METAL WALL PANELS



IRON ORE RED PAINTED STEEL STRUCTURE

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

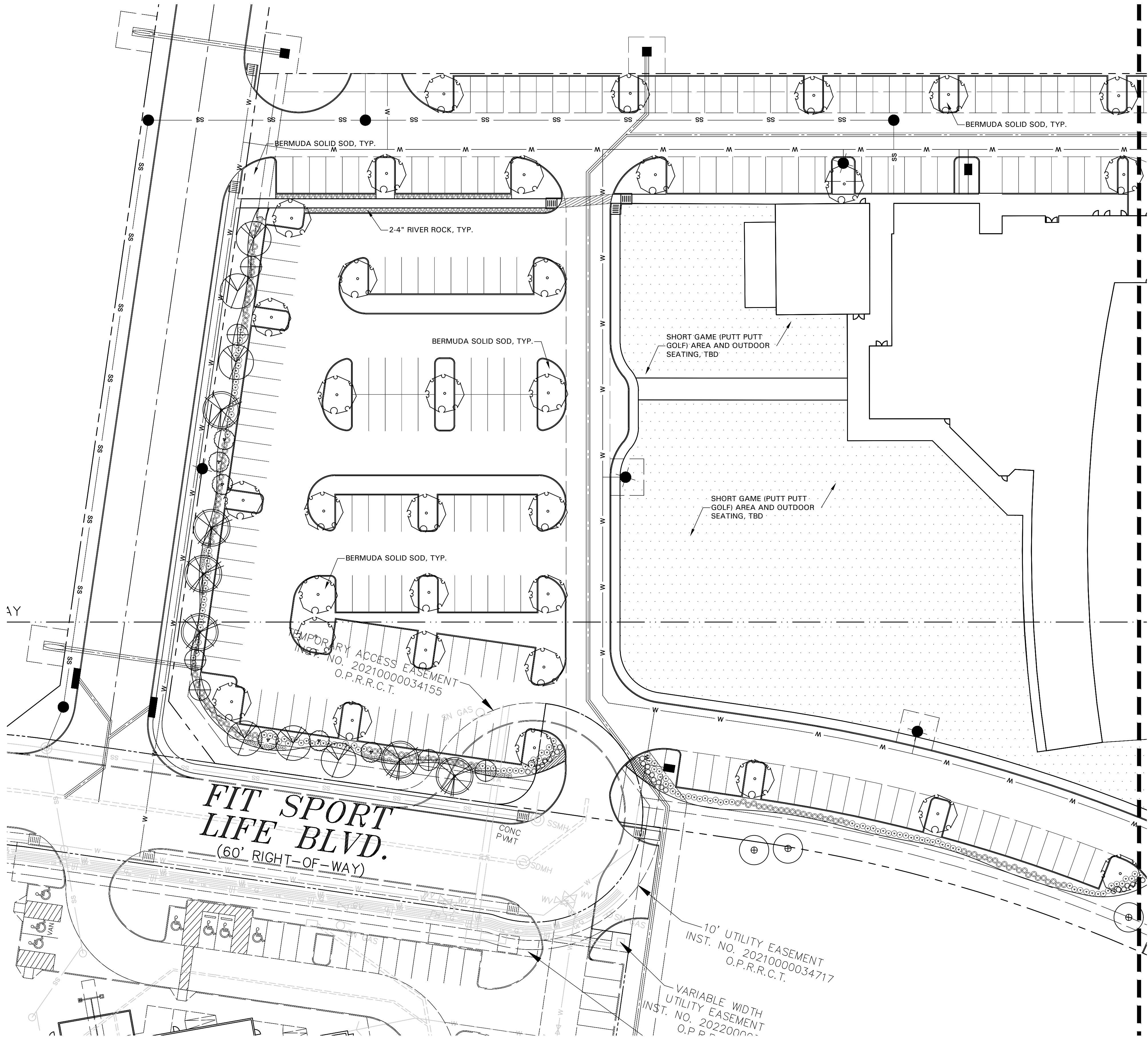
SUBMISSION	
DATE	DESCRIPTION
07.19.2023	SCHEMATIC REDESIGN
08.07.2023	SUP COMMENT REVISIONS
03.15.2024	SITE PLAN REVIEW

ZONING CASE:
Z2023-035

TEXAS WEDGE
SCRATCH GOLF KITCHEN • BAR

MATERIALS BOARD

A-2.1



GENERAL LAWN NOTES

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- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE, SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE

LABEL	COMMON NAME
SHADE TREES	
CE	Cedar Elm
CO	Chinkapin Oak
RO	Texas Red Oak

ORNAMENTAL TREES

DW	Desert Willow
RB	Oklahoma Redbud

SHRUBS

AB	Edward Goucher Abelia
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DN	Dwarf Nandina 'Flirt'
LM	Lindheimer Muhly Grass

GROUND COVER/VINES/GRASS

GL	Giant Liriope
	Bermuda Solid Sod TifTuf
	2-4" River Rock

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2", 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
- BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

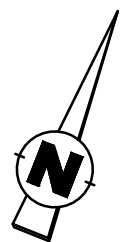
PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT TOP OR HEAD TREES.
- IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

L1.03 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -----

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287

PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION



GRAPHIC SCALE

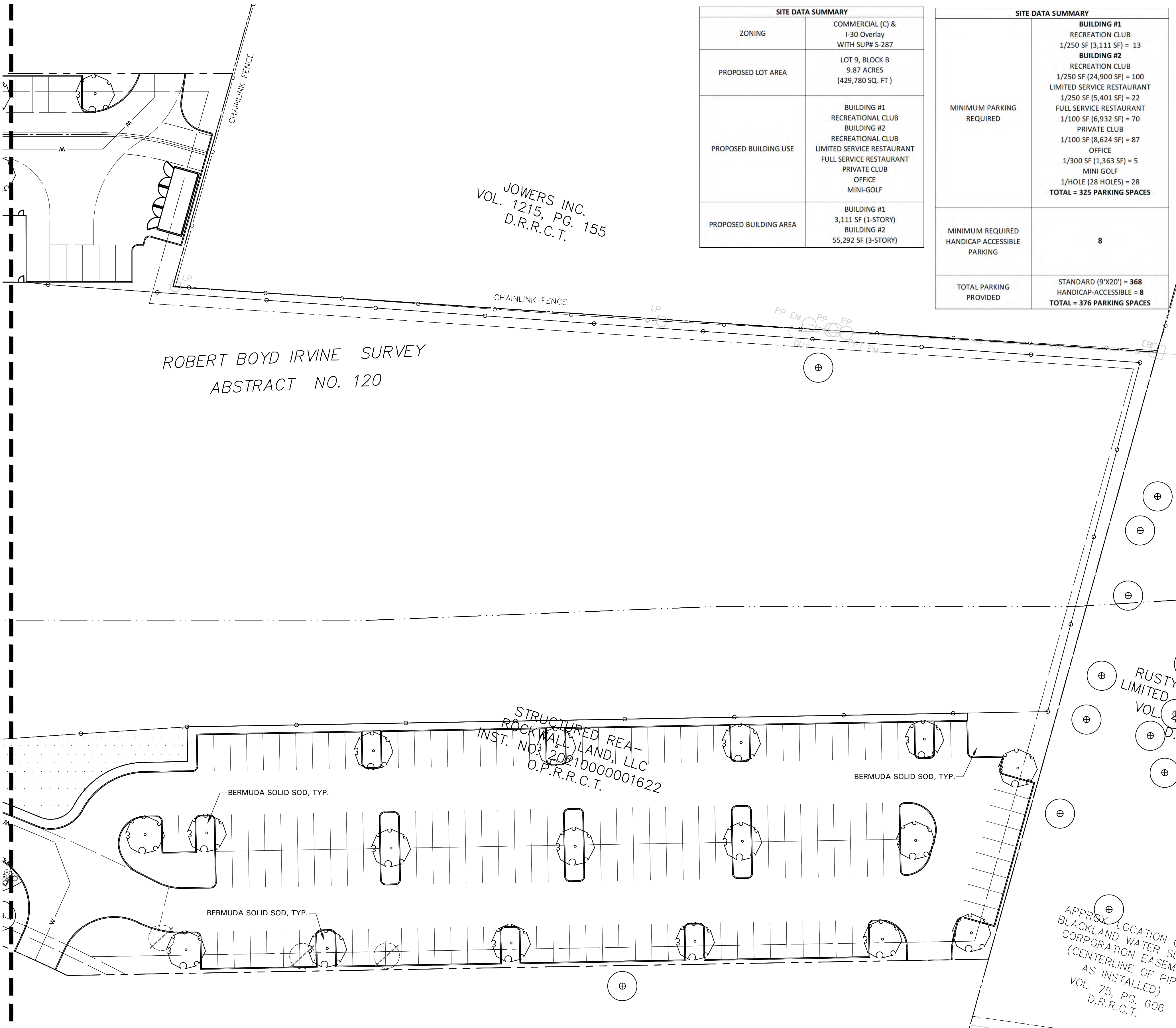
0 30 60 FEET

Scale 1"=30' - 0"



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MATCHLINE REF. L1.03



SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	BUILDING #1 RECREATION CLUB 1/250 SF (3,111 SF) = 13 BUILDING #2 RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 TOTAL = 325 PARKING SPACES
	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 368 HANDICAP-ACCESSIBLE = 8 TOTAL = 376 PARKING SPACES

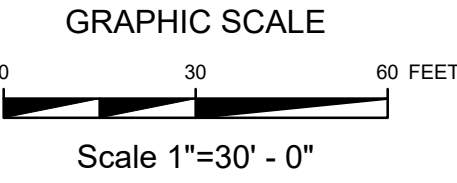
LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
NON RESIDENTIAL BUFFERS ABUTTING R-O-W	
1. Buffer strips shall be a minimum of 15'/20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incorporate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.	
3. Per Article 5, subsection 6.02 - Two shade trees shall be provided for every 100 l.f.	
Fit Sport Life Blvd = 268 l.f.	
REQUIRED	PROVIDED
20' wide buffer	23' wide buffer
berm and/or shrubs	shrubs 36" ht.
5 canopy trees, 4" cal.	5 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.
Roadway (no name) = 347 l.f.	
REQUIRED	PROVIDED
15' wide buffer	15' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	7 canopy trees, 4" cal.
7 accent trees, 4' ht.	7 accent trees, 4' ht.
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.	
Parking spaces: 378	
REQUIRED	PROVIDED
36" screen	36" screen
38 canopy trees, 4" cal.	51 canopy trees, 4" cal.

PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE
SHADE TREES				
CE		Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.
CO		Chinkapin Oak	<i>Quercus muhlenbergii</i>	4" cal.
RO		Texas Red Oak	<i>Quercus texana</i>	4" cal.
ORNAMENTAL TREES				
DW		Desert Willow	<i>Chilopsis linearis</i>	30 gal.
RB		Oklahoma Redbud	<i>Cercis reniformis</i> 'Oklahoma'	30 gal.
SHRUBS				
AB		Edward Goucher Abelia	<i>Abelia x grandiflora</i> 'Edward Goucher'	36" ht.
BAR		Crimson Pygmy Barberry	<i>Berberis thunbergii</i> 'Crimson Pygmy'	5 gal.
DBH		Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'	36" ht.
DN		Dwarf Nandina 'Flirt'	<i>Nandina domestica</i> 'Flirt'	5 gal.
LM		Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.
GROUND COVER/VINES/GRASS				
GL		Giant Liriope	<i>Liriope gigantea</i>	1 gal.
		Bermuda Solid Sod TrifTuf		full, 18" o.c.
		2-4" River Rock		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

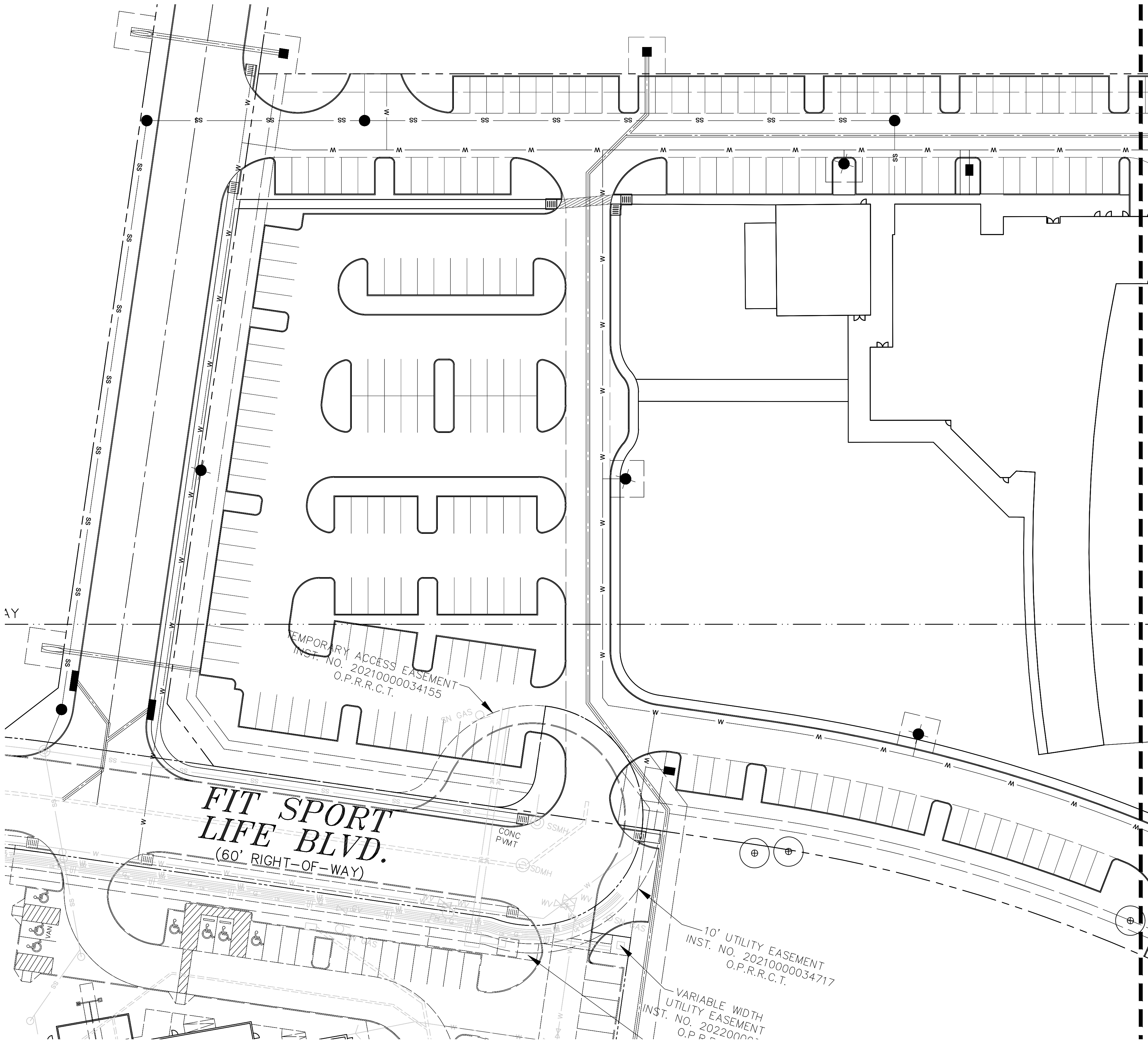
IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

L1.04 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----
EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION





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SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & 1-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	BUILDING #1 RECREATION CLUB 1/250 SF (3,111 SF) = 13
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MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 368 HANDICAP-ACCESSIBLE = 8 TOTAL = 376 PARKING SPACES

- TREE PRESERVATION LEGEND
- TREE TO BE REMOVED
 - TREE TO REMAIN
 - TREE PRESERVATION FENCING

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

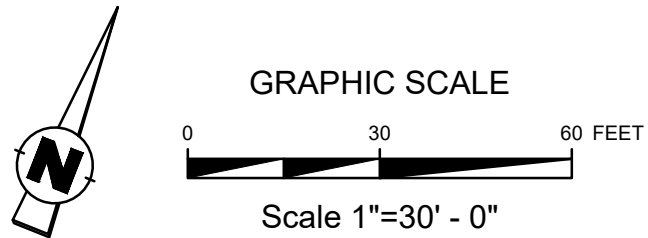
VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

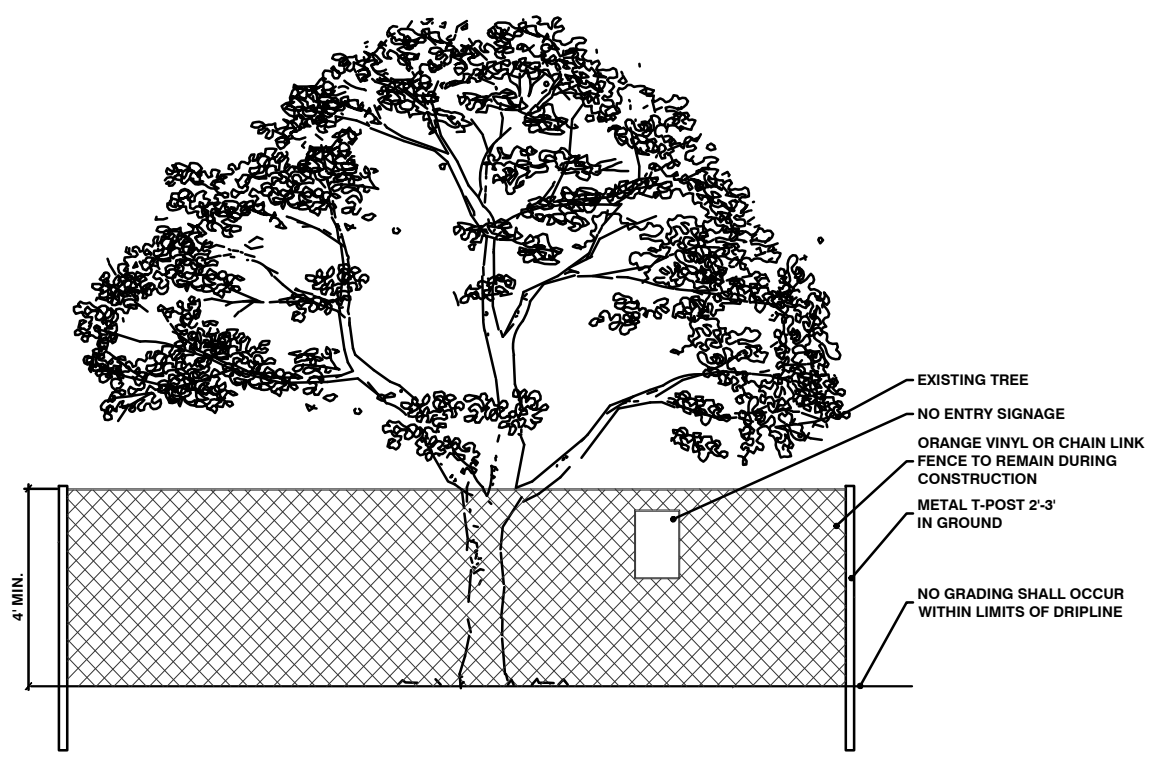
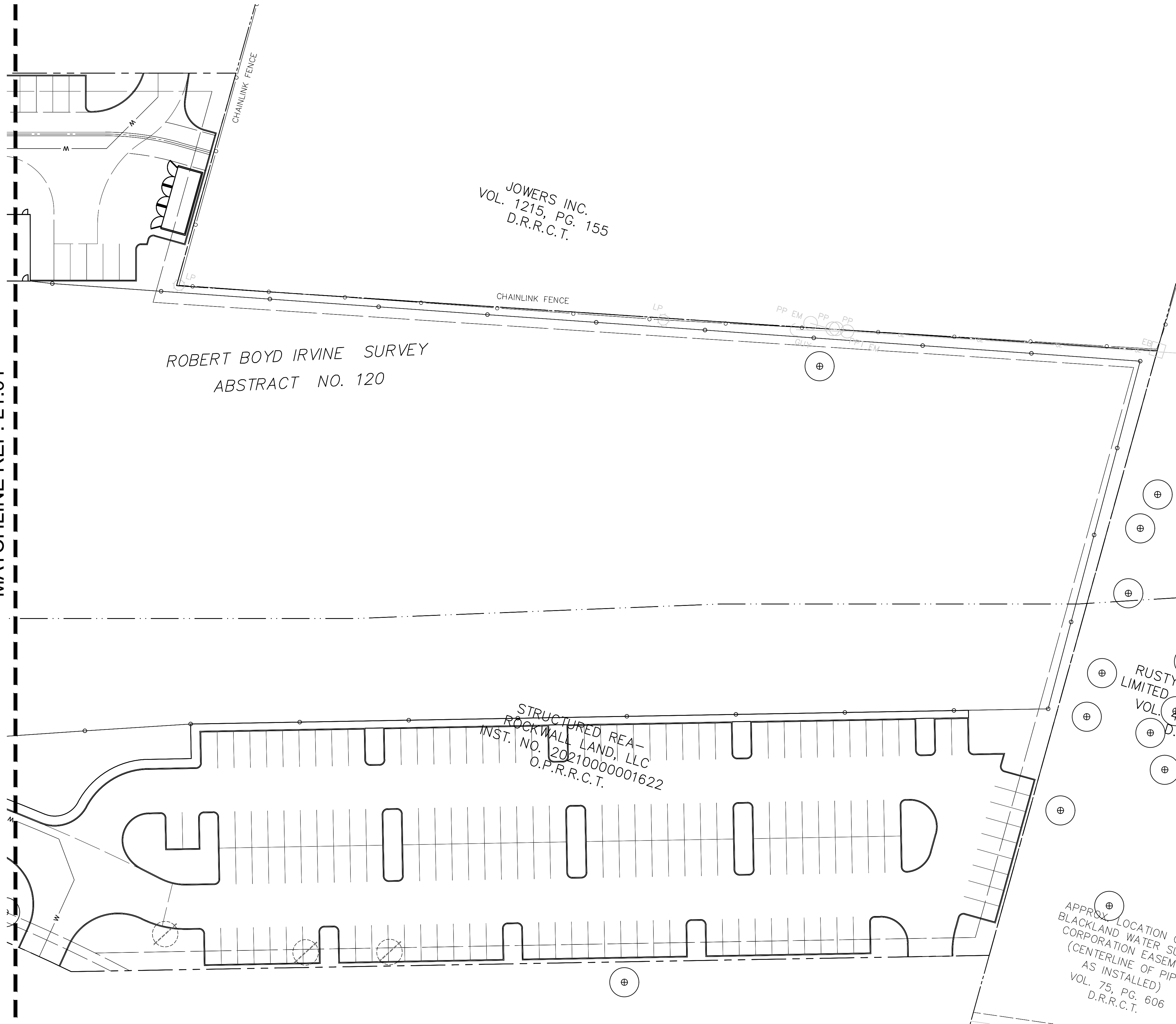
BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

L1.01 TREE PRESERVATION PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-----
EXISTING ZONING: COMMERCIAL & 1-30 OVERLAY
WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION

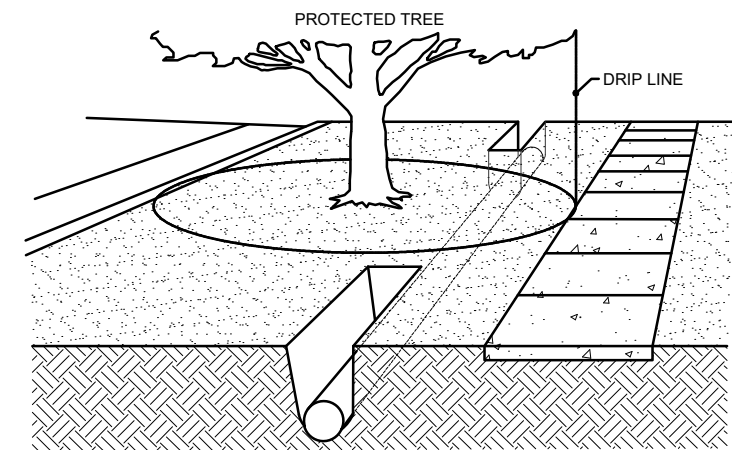


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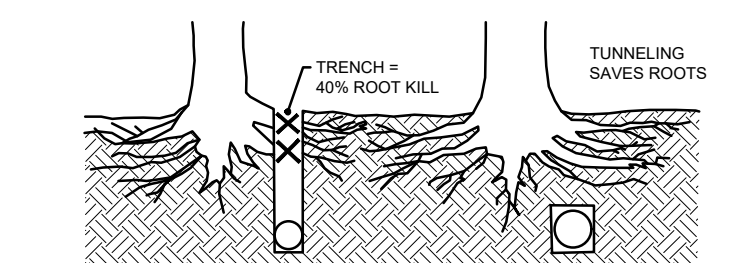
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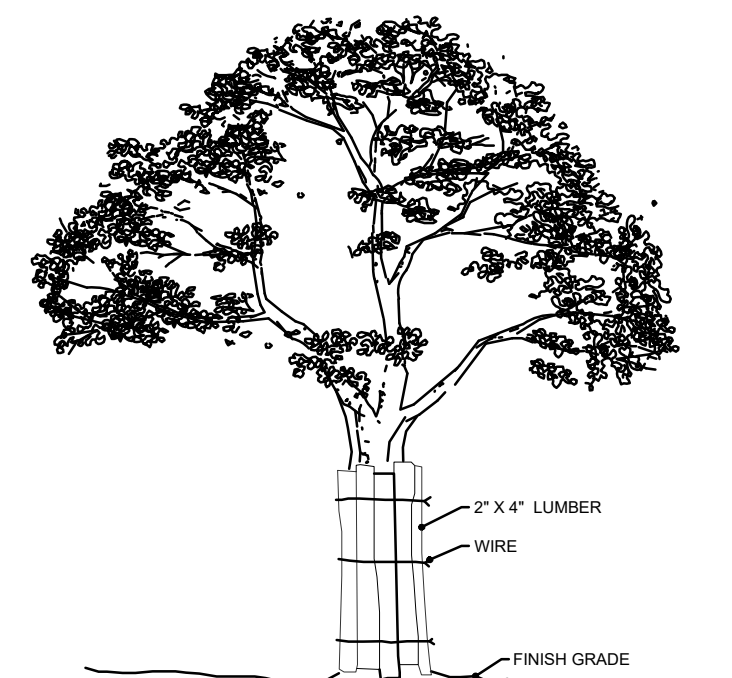
1 TREE PROTECTION FENCING
N.T.S.



BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48) INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2\"/>

3 BARK PROTECTION
N.T.S.

- TREE PRESERVATION LEGEND**
- TREE TO BE REMOVED
 - TREE TO REMAIN
 - TREE PRESERVATION FENCING

L1.02 TREE PRESERVATION PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -----
EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION

Scale: 1 inch= 80 Ft.

Project Name: Texas Wedge

Client:

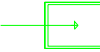
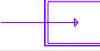
Date:3/14/2024

Drawn By: CM

Version:



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	A1	6	Single	CREE OSQL-C-30L-40K7-5M	0.900	30000
	A2	2	Single	CREE OSQL-C-30L-40K7-3B	0.900	19600
	A3	16	Single	CREE OSQL-C-30L-40K7-4B	0.900	18000
	A4	16	Single	CREE OSQL-C-30L-40K7-4M	0.900	28500

Calculation Summary											
Label	CalcType	Units	PtSpCLr	PtSpCTb	Avg	Max	Min	Avg/Min	Max/Min	Description	
OVERALL CALCULATIONS	Illuminance	Fc	10	10	0.37	6.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.00	4.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	
PARKING LOT 1	Illuminance	Fc			2.56	6.0	0.3	8.53	20.00	Readings taken at 0'-0" AFG	
PARKING LOT 2	Illuminance	Fc			2.10	5.9	0.4	5.25	14.75	Readings taken at 0'-0" AFG	

- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
 - 2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 - 3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
 - 4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
 - 5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Wedge

Client:

Drawn By: CM

Date:3/14/2024

Version:



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-011
PROJECT NAME: Amended Site Plan for 1220 Data Drive
SITE ADDRESS/LOCATIONS: 1220 DATA DR, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: I.1 This is a request for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2024-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 If any changes to platted easements or new easements are added, the subject property will be required to replat.

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)

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 provide the project data table that can be found on the site plan of the previously approved case, SP2021-027. (Subsection 03.04. B, of Article 11, UDC)
(2) There appears to be a future proposed chiller located within a fire lane. Please move this chiller as it may not be located within the fire lane. (Subsection 01.05. C, of Article 05, UDC)

M.7 Landscape Plan.

(1) Please provide an updated landscape plan, as the chillers and silos will need additional landscape screening. According to Subsection 01.05. D, of Article 05, of the Unified Development Code, Aboveground Storage Tanks shall require primary (i.e. screening wall) and secondary (i.e. landscaping) screening. In this case, only the wall is being proposed. Staff would recommend the use of large evergreen canopy trees adjacent to the wall and between the drive and detention pond east of the proposed silos. (Subsection 01.05. D, of Article 05, UDC)

M.8 Building Elevations

- (1) Please clarify if the silos are to be painted or finished in a non-reflective coating to reduce glare and mitigate visibility. (Subsection 01.05. D, of Article 05, UDC)
- (2) Please ghost the silos in elevations where they are in the background. (Subsection 01.05. D, of Article 05, UDC)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

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 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Is the existing parking bay here being removed? This does not match what was built in the field.

2. Resubmitted Civil Engineering plans will be required for review and approval if you are changing what was previously approved.

3. No structures will be allowed in easements

4. Need to know what the water and sewer usage will be for this entire lot. Maximum water allowed is 2,000 gallons/acre/day and sewer is 1,000 gal/acre/day. Any more usage will not be allowed and can't be supplied

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.

- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

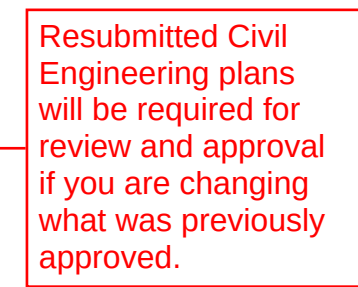
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	03/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Please provide and landscape plan with plant legend



ADAM MITCHELL
(VOL. 5283, PG. 290)
O.P.R.R.C.T.

No structures will be allowed in easements

Need to know what the water and sewer usage will be for this entire lot. Maximum water allowed is 2,000 gallons/acre/day and sewer is 1,000 gal/acre/day. Any more usage will not be allowed and can't be supplied

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
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- Fire lane (if needed) 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.

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".

APPROVED:

I hereby certify that the above and forgoing 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 _____, 20____.

WITNESS OUR HANDS, this day of

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
USEF ROCKWALL OWNER, LLC
 3030 LBJ Freeway Suite 1650
 Dallas, TX 75234
 Contact: Jaymie Bullard
 Tel: 214-393-6060

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN

1 SITE PLAN

SCALE: 1/64" = 1'-0"

drawn: AA checked --- date 03/13/2024

[illegible]

cross design group, incorporated
3310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no
2152
sheet
A1.0



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1220 Data Drive**

SUBDIVISION **Seefried Rockwall Addition**

LOT

1

BLOCK

A

GENERAL LOCATION **I-30 and Data Drive**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant Warehouse**

PROPOSED ZONING **No change**

PROPOSED USE **Plastics Recycling**

ACREAGE **12.101**

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER **USEF ROCKWALL OWNER, LLC,**

☐ APPLICANT **Pross Design Group**

CONTACT PERSON **Jaymie Bullard**

CONTACT PERSON **Bobby Pross**

ADDRESS **3030 LBJ Freeway Suite 1650**

ADDRESS **5310 Harvest Hill Rd. Suite 180**

CITY, STATE & ZIP **Dallas Tx 75234**

CITY, STATE & ZIP **Dallas Tx 75230**

PHONE **214-393-6060**

PHONE **972-759-1400**

E-MAIL **jaymiebullard@seefriedproperties.com**

E-MAIL **bpross@pdgarch.net**

NOTARY VERIFICATION [REQUIRED]

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

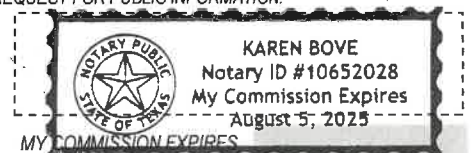
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MARCH, 2024 BY SIGNING THIS APPLICATION, 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."

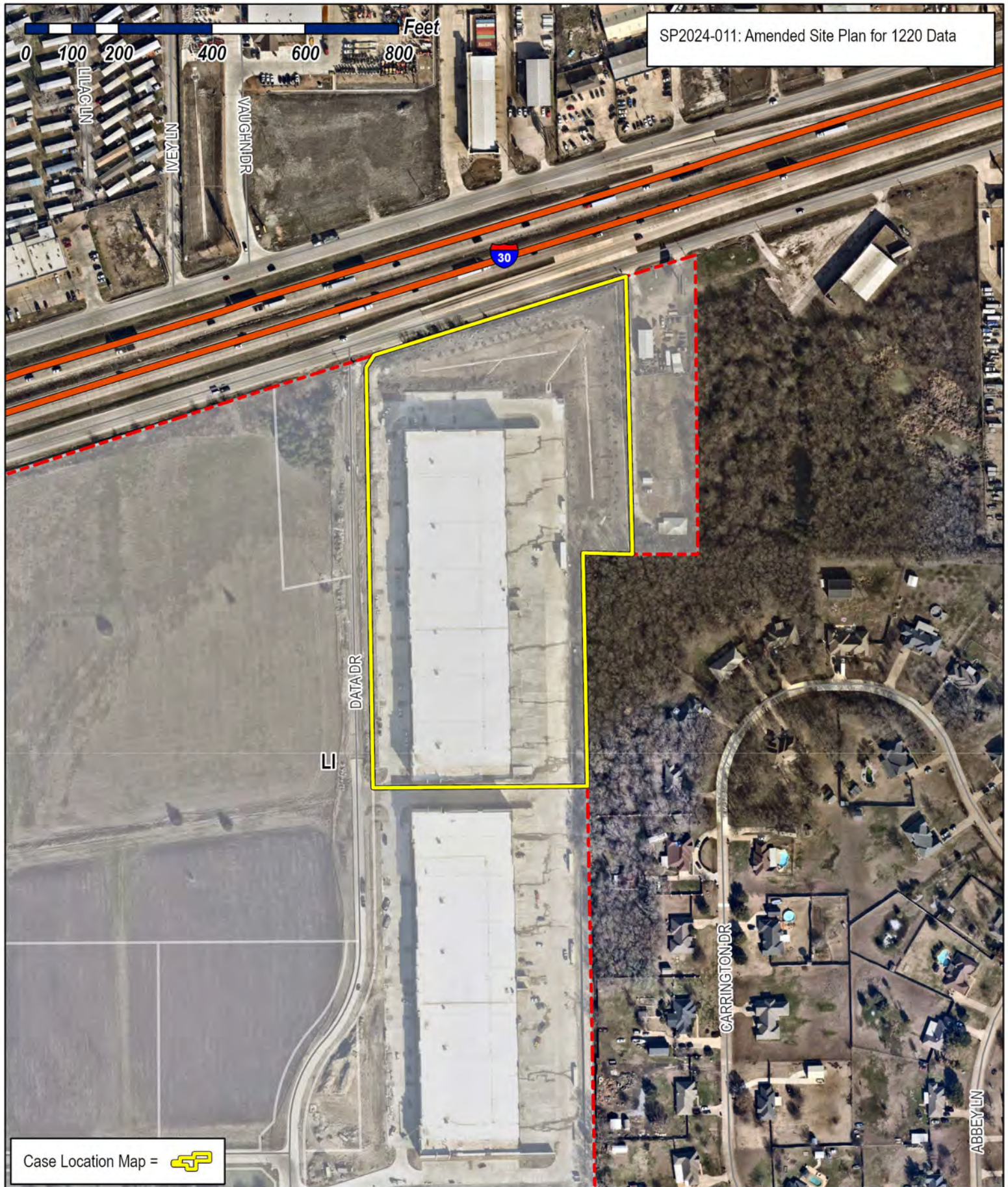
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF MARCH, 2024

OWNER'S SIGNATURE

Jaymie Bullard
Karen Bove

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2024-011: Amended Site Plan for 1220 Data

Case Location Map = 

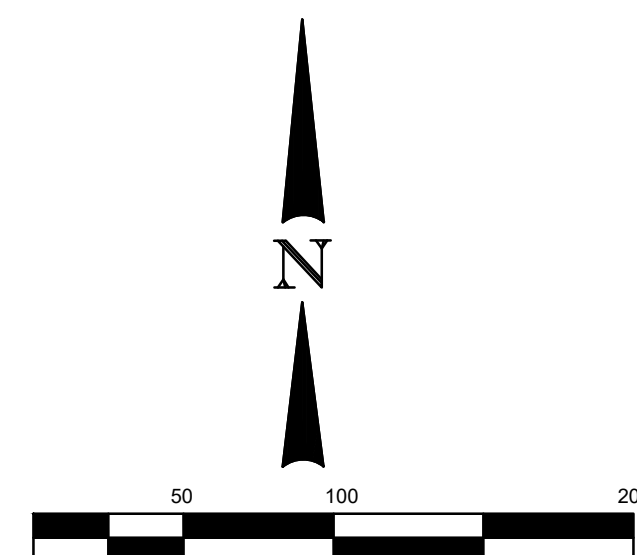


City of Rockwall

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.





2.

EXISTING LIVING SCREEN 20

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 233)
O.P.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)
O.P.R.R.C.T.

19

60' NO BUILD ESMT

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 141)
SUBJECT

18

SCALE: 1/64" = 1'-0"

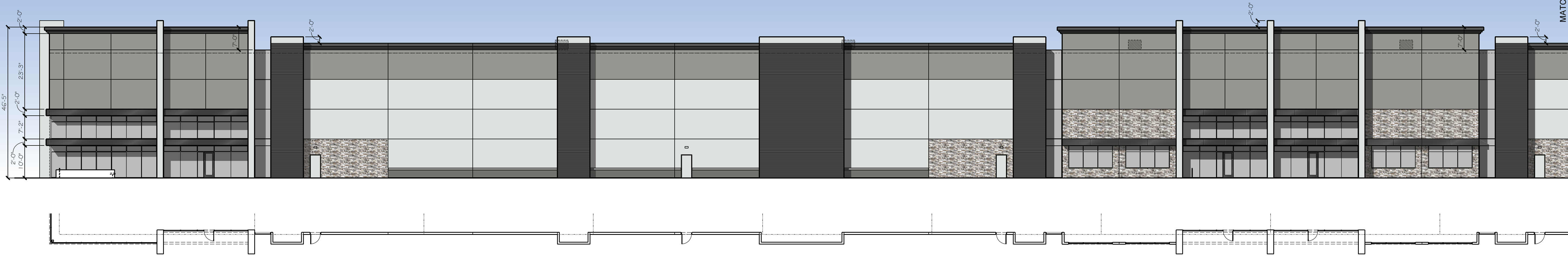
ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN

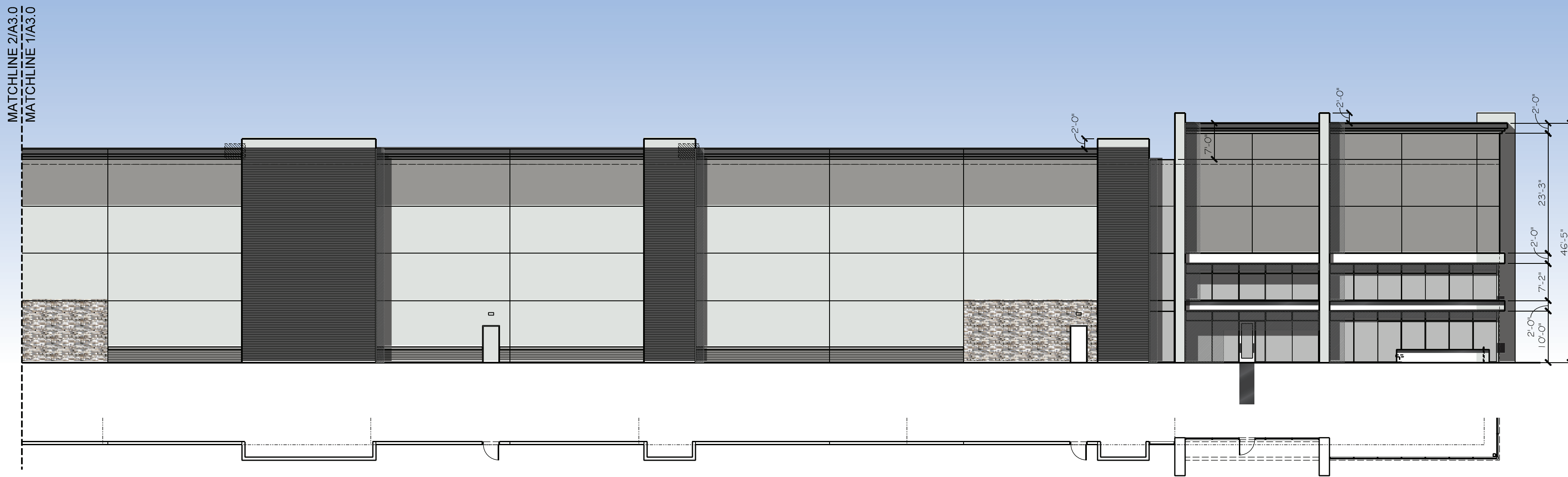
Rocky
press design group, incorporated
5535 J Harvest Hill Road, Suite 180, Dallas, Texas 75236, 972/769-1400

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

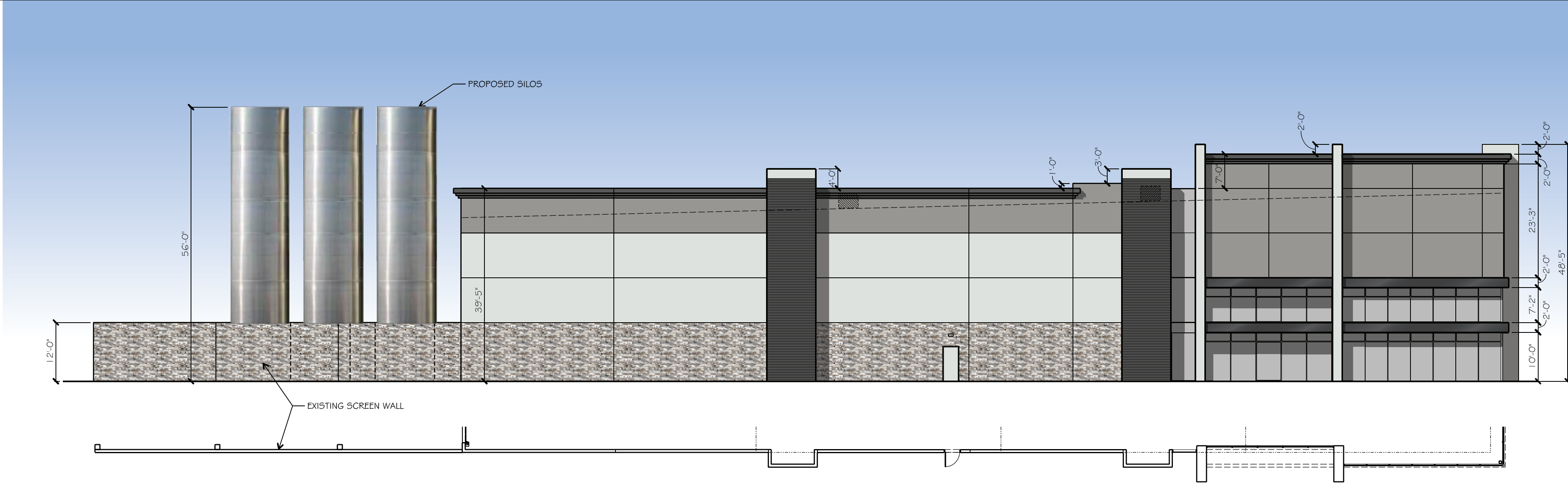
job no
2152
sheet
A1.0



2 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"



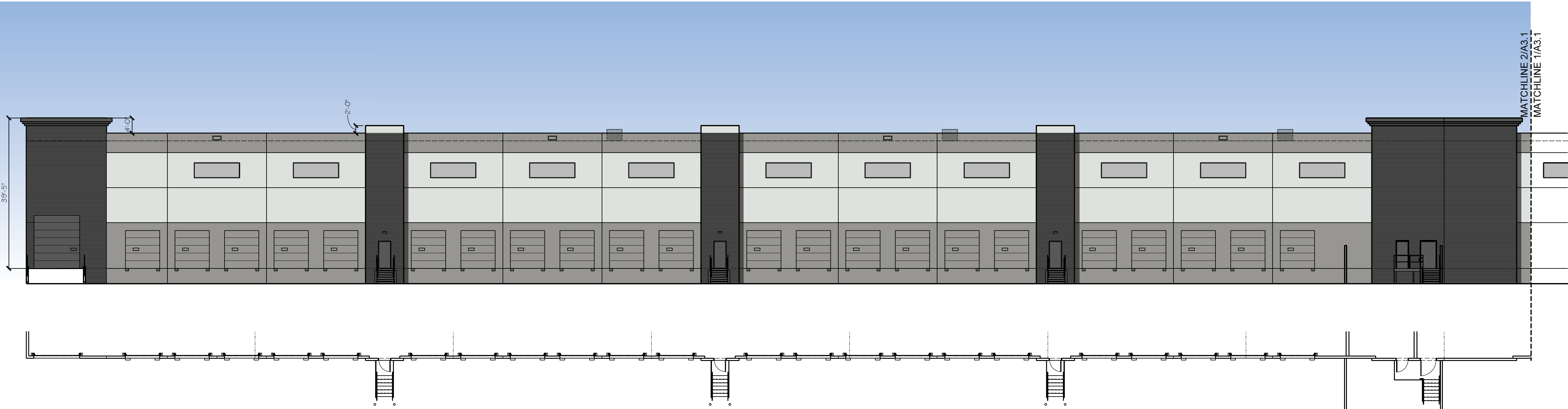
1 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"



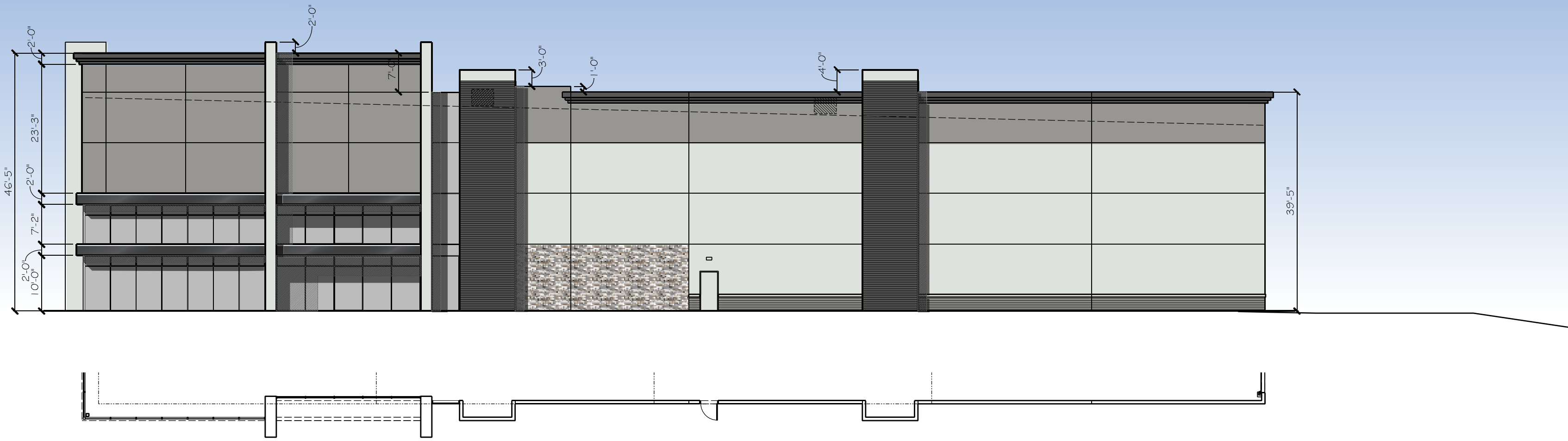
3 EXISTING BUILDING 1
NORTH ELEVATION
SCALE: 1/16"=1'-0"



1 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



2 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



3 EXISTING BUILDING 1
SOUTH ELEVATION
SCALE: 1/16"=1'-0"

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-012
PROJECT NAME: Site Plan for 1775 Airport Road
SITE ADDRESS/LOCATIONS: 1775 AIRPORT RD, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an Industrial/Warehouse Building on a 6.68-acre tract of land identified as Tracts 21 & 21-01 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 1735 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-012; Site Plan for 1775 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an Industrial/Warehouse Building on a 6.68-acre tract of land identified as Tracts 21 & 21-01 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, and addressed as 1775 Airport Road.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2024-012) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Provide the standard signature block on the photometric plan. (Subsection 03.04.A, of Article 11, UDC)
- I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.
- M.6 Provide a letter from the FAA confirming compliance.
- M.7 Site Plan
- 1) Provide a vicinity map. (Subsection 03.04, of Article 11, UDC)
 - 2) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
 - 3) Indicate all easements. (Subsection 03.04.B, of Article 11, UDC)
 - 4) Indicate the 5-foot required sidewalk along Airport Road. (Subsection 03.04.B, of Article 11, UDC)
 - 5) Indicate the centerline for Airport Road. (Subsection 03.04.B, of Article 11, UDC)
 - 6) Pickle ball courts are not allowed in LI Districts by current UDC. This will be updated in the upcoming UDC amendment. Hold off until phase 2 site plan. (Land Use Table, Article 04, UDC)
 - 7) Delineate loading areas. Loading spaces shall be 12' x 65'; cannot block parking spaces. (Subsection 06.04, Article 06, UDC)

M.8 Landscape Plan

- 1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
- 2) Indicate shrub screening of dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 3) Nine (9) Canopy trees and nine (9) accent trees are required for the frontage of Airport road. (Subsection 05.01, Article 08, UDC)
- 4) Provide shrubs adjacent to the parking spaces facing to Airport Road. (Subsection 05.02.C, Article 08, UDC)
- 5) Residential Adjacency screening is required along the north, south and west property lines. Provide three (3)-tiered screening along these adjacencies in a minimum 20-foot landscape buffer. (Subsection 01.06, of Article 05, UDC)
- 6) Indicate the 10-foot landscape buffer required along Airport Road. (Subsection 05.01, Article 08, UDC)
- 7) All parking spaces shall be within 80' of a tree. Place a tree by loading area to meet this requirement. (Subsection 05.03.E, Article 08, UDC)
- 8) Vertical walls are not allowed in detention. Please show on the site plan that the proposed retaining wall is outside of the proposed detention easement. (Engineering Standards of Design)
- 9) Provide the surface area for the detention basin. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. (Subsection 05.03.D, of Article 08, UDC)
- 10) All required landscaping must be planted at phase one (1) plantings. (i.e. residential adjacency, detention, etc.)
- 11) Indicate the existing trees at the North end of the lot. (Subsection 03.01.E, of Article 09, UDC)

M.9 Building Elevations

- 1) Please dash in all roof top mounted equipment and demonstrate that it will be fully screened.
- 2) Cementitious materials shall not be used within the first four (4) feet of grade. (Subsection 05.01.A.2, Article 05, UDC)
- 3) Accent brick and stone patterns are required to create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation. In this case, there does not appear to be enough masonry material to meet this requirement. (Subsection 05.01.A.1.b, Article 05, UDC)
- 4) The building articulation does not meet the primary or secondary articulation requirements. Specifically, project height, width, as well as wall length requirements. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.C.1, Article 05, UDC)
- 5) The building materials excludes any stone. This will require an exception to the 20% stone requirement. (Subsection 05.01.A.1.a.1, of Article 05, UDC)
- 6) The building materials do not incorporate 90% masonry. This will require an exception to the 90% masonry requirement. (Subsection 05.01.A.1, of Article 05, UDC)
- 7) The building materials incorporate more than 10% secondary materials. This will require an exception to the 10% secondary materials requirement. (Subsection 05.01.A.1, of Article 05, UDC)
- 8) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 9) Please demonstrate that the building has parapets by dashing in the proposed roof deck. Parapets are required for all buildings that do not have a pitched roof. (Subsection 05.01.A. 2, of Article 05, UDC)
- 10) Dumpster enclosure must be finished with the same primary materials as the building (i.e. stucco). (Subsection 01.05.B, Article 05, UDC)

M.10 Staff has identified some of the following exception(s) associated with the proposed request (however, there are more deficiencies list above): [1] Primary building articulation, [2] Secondary building articulation, [3] 20% stone, [4] 90% masonry, [5] Cementitious material within 4 feet of grade, [6] accent brick or stone, and [7] excess of 10% secondary materials. 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.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

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 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. Wall must be 10' from 12" water line
2. Will need to pothole and tie ex. 12" water line
3. No detention is allowed in the FEMA 100-year nor local 100-year fully developed floodplain. No detention pond is allowed with outlet elevation below a receiving stream's or channel's 100-year fully developed flood elevation.
4. No vertical walls allowed within the detention easement. The detention easement will be set at the freeboard elevation. Ensure these proposed walls do not fall within that easement.
5. Walls will need to be set back from the property lines to be able to construct/maintain.
6. Is the dashed area future improvements? If so, please label/clarify.
7. Add any proposed storm drainage structures/pipes to the site plan.
8. Existing 12" water
9. This existing drive isn't dedicated as access or fire lane easement.
10. Is this parking inside of covered garage? Parking spaces shall be a min 20'x9'.
11. What is this? Is this another small building? Clarify.
12. Show the water easements for all FHs and meters. You will need a minimum 20' wide easement.
13. Backflow preventors need to be "testable". Please add "testable" to the label.
14. A 10' utility easement is required along all street frontages.
15. Please show the utility lines on the landscape plan. No trees to be with 10' of any water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any water, sewer, or storm line that is less than 10".

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Detention is required.
- Detention is not allowed within the 100yr floodplain.

- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems and for the 100-year Floodplain.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system or the 100yr floodplain. FEE must be a minimum 2' above the 100-year WSEL for the detention system and the floodplain.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Must have a flood study if you touch/cross the 100yr floodplain limits. Review fees apply.
- See Engineering Standards of Design for the required erosion hazard setback for all floodplain/creeks.
- Flood plain and erosion hazard setback to be in a drainage easement.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" sewer/manhole available to tie into.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" water stub available to tie into. There is also a 12" water main along Airport Road that is available for tie in.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed for utility connection not under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Water line must have 10' either side of the water line in an easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements. Driveway spacing is 100ft.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	03/21/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments
No Comments			

MICHAEL L. PEOPLES JR.
& SHERYL PEOPLES
INST. NO. 20190000013271
O.P.R.R.C.T.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

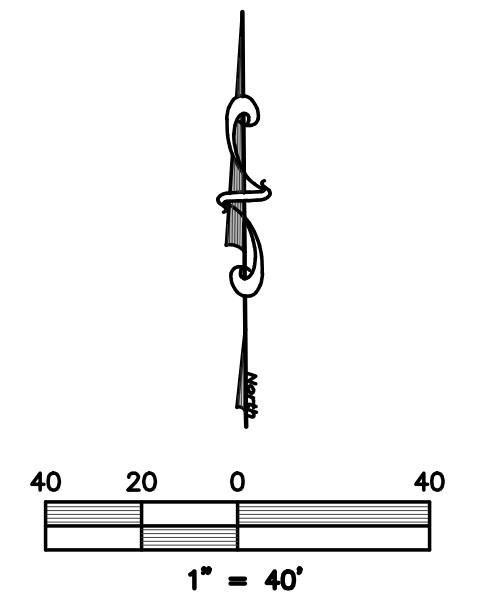
- PAVING NOTES:**
- 1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.
 - 6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

INSTALL 14LF OF 6" PVC CLASS 200:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

Delineate loading areas. Loading spaces shall be 12' x 65'; cannot block parking spaces.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY TEXAS HERITAGE SURVEYING, LCC OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



LEGEND

---	= PROPERTY LINE
SS	= EXISTING SANITARY SEWER LINE
W	= EXISTING WATER LINE
G	= EXISTING GAS LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
⊙	= EXISTING SEWER MANHOLE
⊙	= EXISTING GAS METER
B-B	= BACK OF CURB TO BACK OF CURB
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
⊙	= PROPOSED FIRE HYDRANT
---	= PROPOSED FIRELANE

SITE DATA:

LOT AREA:
6.685 Acres, 291,202 sq.ft.

LOT COVERAGE:
14.76%

FLOOR TO AREA RATIO:
6.78:1

BUILDING AREA:
Office: 8,399 sq.ft.
Warehouse: 35,575 sq.ft.
Total: 42,974 sq.ft.

BUILDING HEIGHT:
1 STORY

PROPOSED FUTURE USE:
Office

IMPERVIOUS AREA
(including buildings):
55,535 sq.ft.

ONING:
D-10/C
ARKING:
equiped:
office (1/300sf) = 28
warehouse (1/1000sf) = 36
andicap = 3
rovided:
tandard = 60
andicap = 4
otal Provided = 64
ANDSCAPE AREA:
equiped: (20%)
rovided: sq.ft.
RESPRINKLER:
ES
THERE ARE NO EXIST. BUILDINGS ON THIS SITE
* THERE ARE TREES ON THIS SITE

Pickle ball courts are not allowed in LI Districts by current UDC. This will be updated in the upcoming UDC amendment. Hold off until phase 2 site plan...

FOR IRRIGATION SERVICE INSTALL:
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT. & BACKFLOW PREVENTOR

FOR DOMESTIC SERVICE INSTALL:
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT. & BACKFLOW PREVENTOR

INSTALL 39LF OF 6" PVC CLASS 200:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

PROP. CONCRETE ENTRANCE. SAWCUT & REMOVE EX. CURB CONST. LONGITUDINAL BUTT JOINT PER CITY STDS.

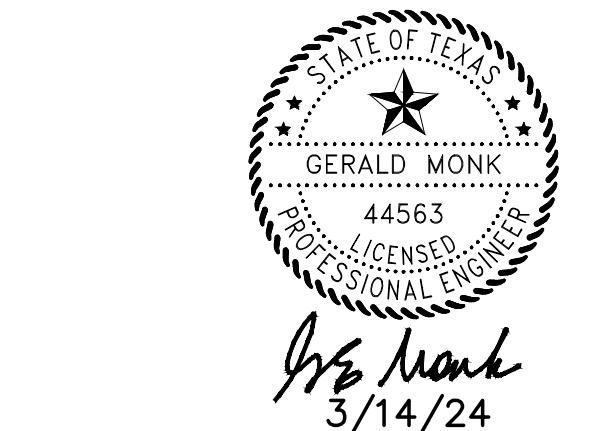
SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



CASE #: SP2024-

SITE PLAN

TEXAS PRODUCTS CORPORATE OFFICE

1775 AIRPORT ROAD
David Harr Survey, Abstract No. 102,
6.685 ACRES
City of Rockwall, Rockwall County, Texas

OWNER
TEXAS PRODUCTS
Rockwall, Texas
Contact: Jeff Carroll (972)732-6085

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG. NO.: F-2567
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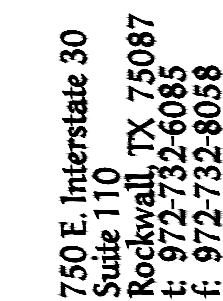
date: 3/14/24 scale: 1" = 20' sheet: C101

NOTES:

1. ALL MECHANICAL EQUIPMENT IS BEHIND PARAPET WALLS
2. ALL PARAPET WALLS WILL BE FINISHED ON BACK SIDE

ISSUE:

- No Stone. Exception to 20% Stone requirement.
- Less than 90% masonry exception required.



DATE: SHEET NO

MAR 2024

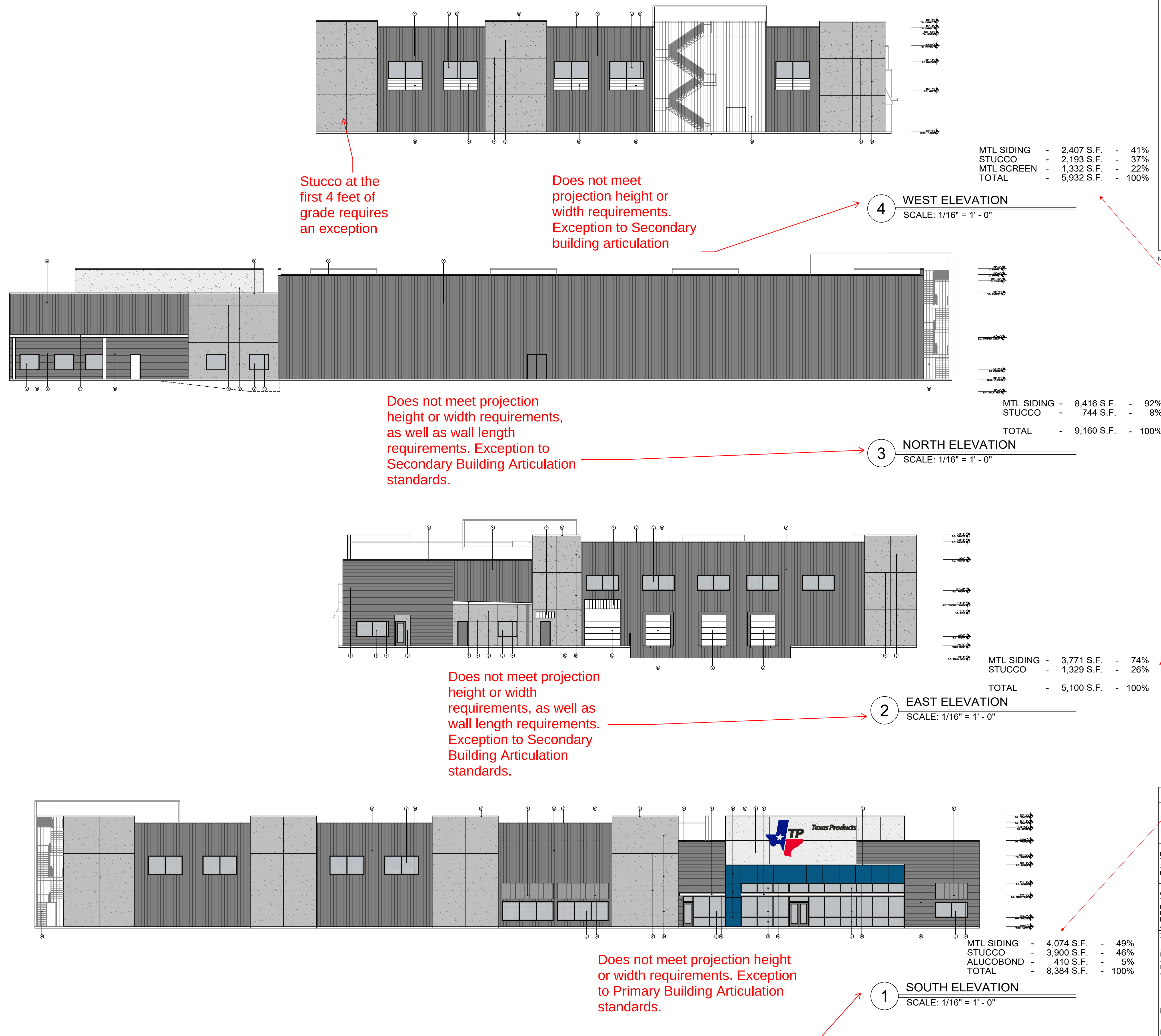
PROJECT NO:

2023083

DRAWN BY:

Zu

A501





RTUs will need to be screened by parapets or using a louver system.

Parapets shall be extended back and finished on the backside same as front.

Pickle ball courts are currently not allowed in LI Districts. This will be updated in the upcoming UDC amendment. Hold off until phase 2 site plan...

Indicate
Existing Trees
and caliper
size.

Detention Pond
Landscaping (1 Canopy
per 750 SF and 1
accent per 1500 SF)

Residential
Adjacency (need
3-tiered screening)

Residential
Adjacency (need
3-tiered screening)

Provide Dumpster
Screening

Need a tree here
for these 11
parking spaces

9 Canopy and 9
Accent required along
Airport As well as
headlight screening
shrubs.

Walls are not allowed
in detention.
Detention shall be 4:1
slope.

All required landscaping
must be planted at
Phase 1 plantings. (i.e.
residential adjacency,
detention, etc.)

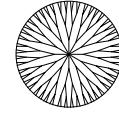
Residential
Adjacency (need
3-tiered screening)

SITE DATA TABLE	
SITE AREA PHASE 1	2.9 ACRES (126,462 S.F.)
ZONING	LI LIGHT INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING AREA PHASE 1: OFFICE - WAREHOUSE -	42,974 S.F. 8,399 S.F. 35,575 S.F.
LOT COVERAGE (GROSS AREA)	34%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA PHASE 1	2.9 ACRES (126,462 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 126,462 S.F.	25,292.4 S.F.
PROVIDED LANDSCAPE AREA-- 25% OF 126,462 S.F.	31,081 S.F.
IMPERVIOUS COVERAGE-- 70% OF 126,462 S.F.	95,381 S.F.

NOTES:

- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property. All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
 CEDAR ELM	 BURM
 BALD CYPRESS (DETENTION POND)	 DESERT WILLOW
 WINTER BOXWOOD (SHRUB) 5 GALLON INSTALLATION	

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

GENERAL NOTES:

- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50- FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
- OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
- DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
- ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
- THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
- NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
- ALL PARKING SPACES ARE WITHIN 80' OF A TREE

CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.	
OWNER Mr. Frank Conselman Texas Products, LLC 5925 Rugar Dr. Royse City, TX 75189	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023. WITNESS OUR HANDS, this _____ day of _____, 2023. Planning & Zoning Commission, Chairman Director of Planning and Zoning	

NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPE SITE PLAN

DATE: MAR 2024
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:

A100

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f: 972-732-8058

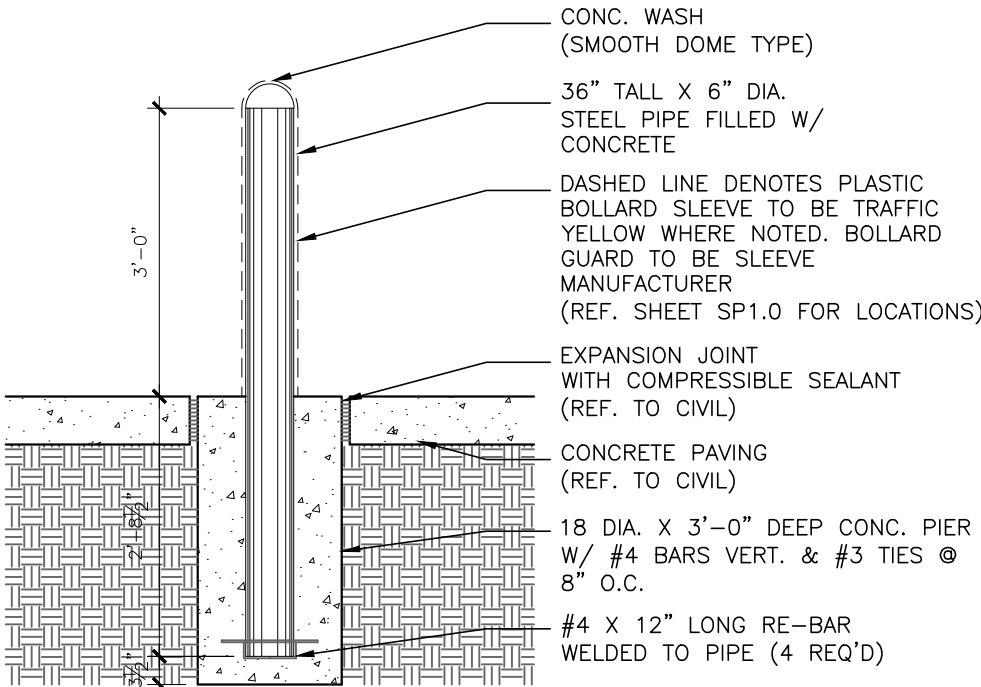
DUMPSTER

ENCLOSURE

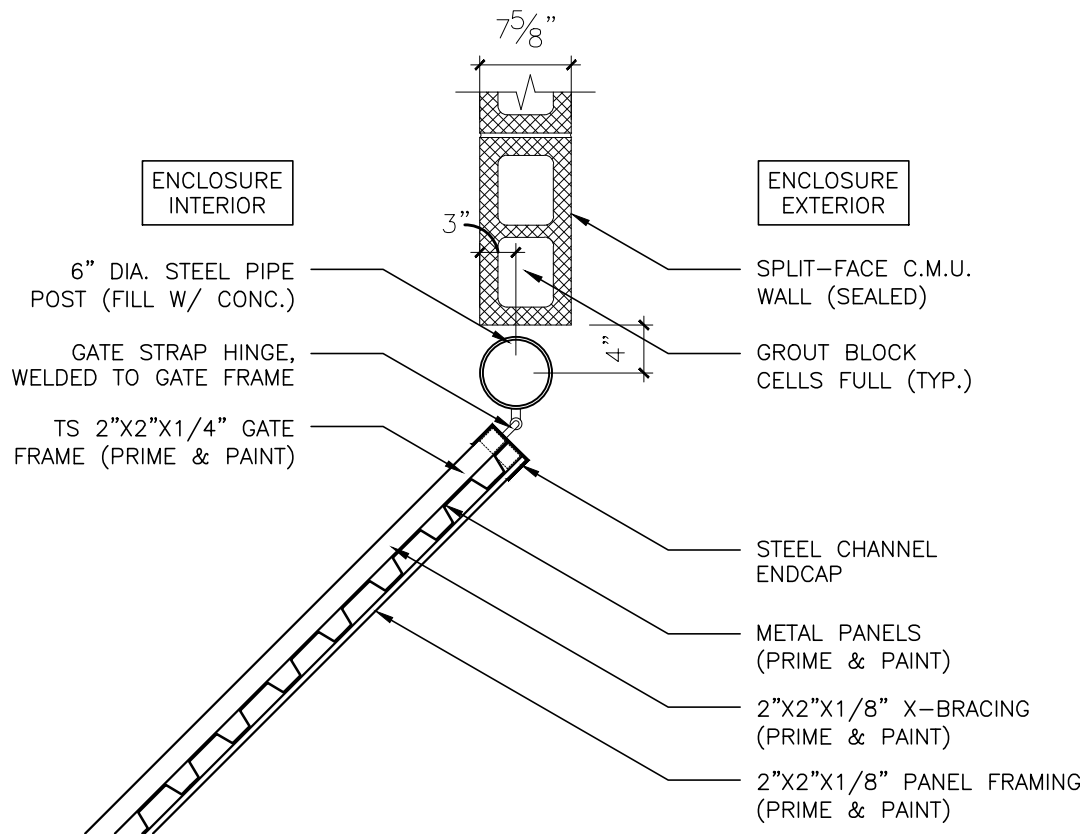
DETAILS

DATE: MAR 2024
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:

A203

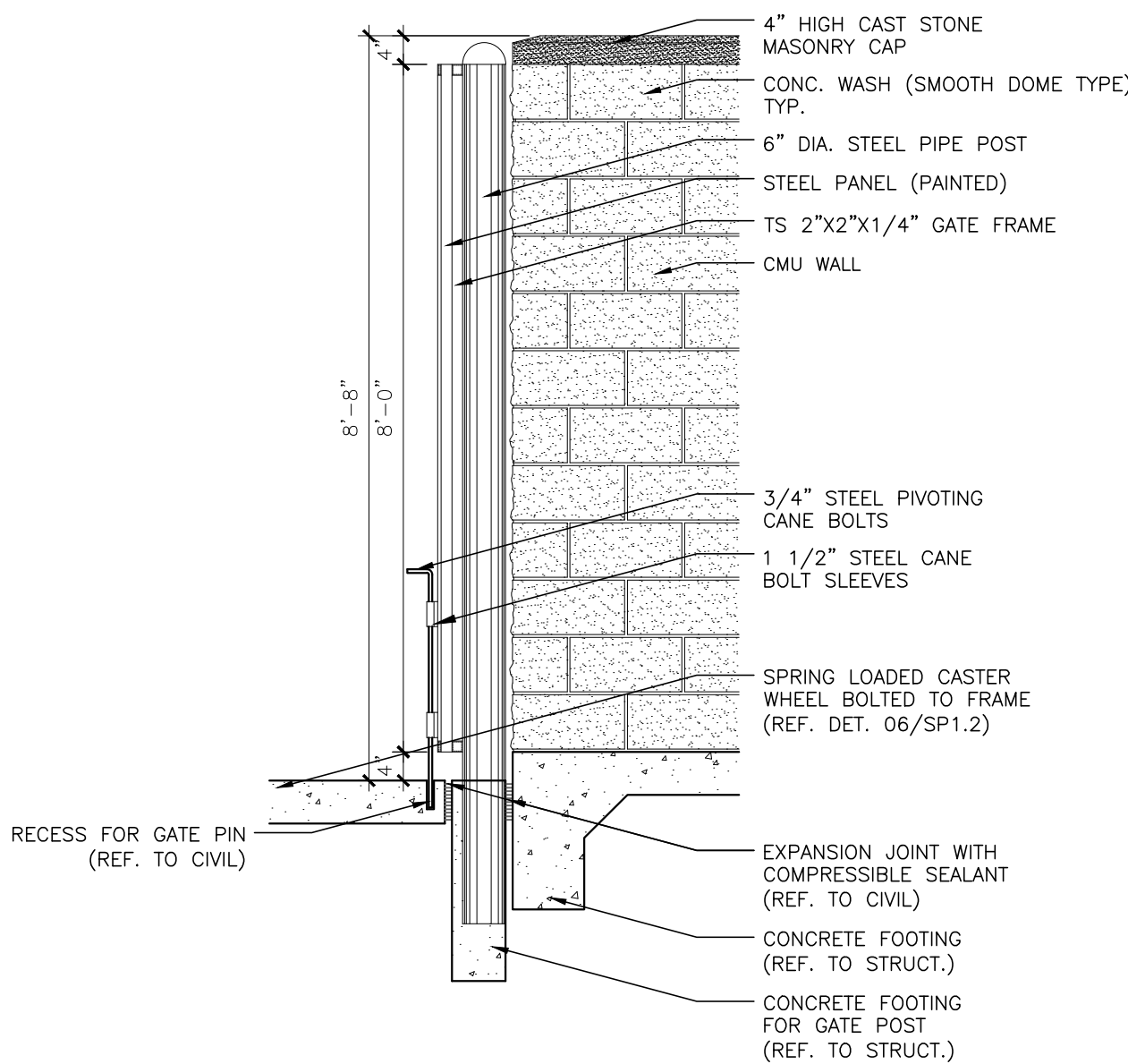


8 BOLLARD DETAIL @ DUMPSTER
SCALE: 1/2" = 1'-0"

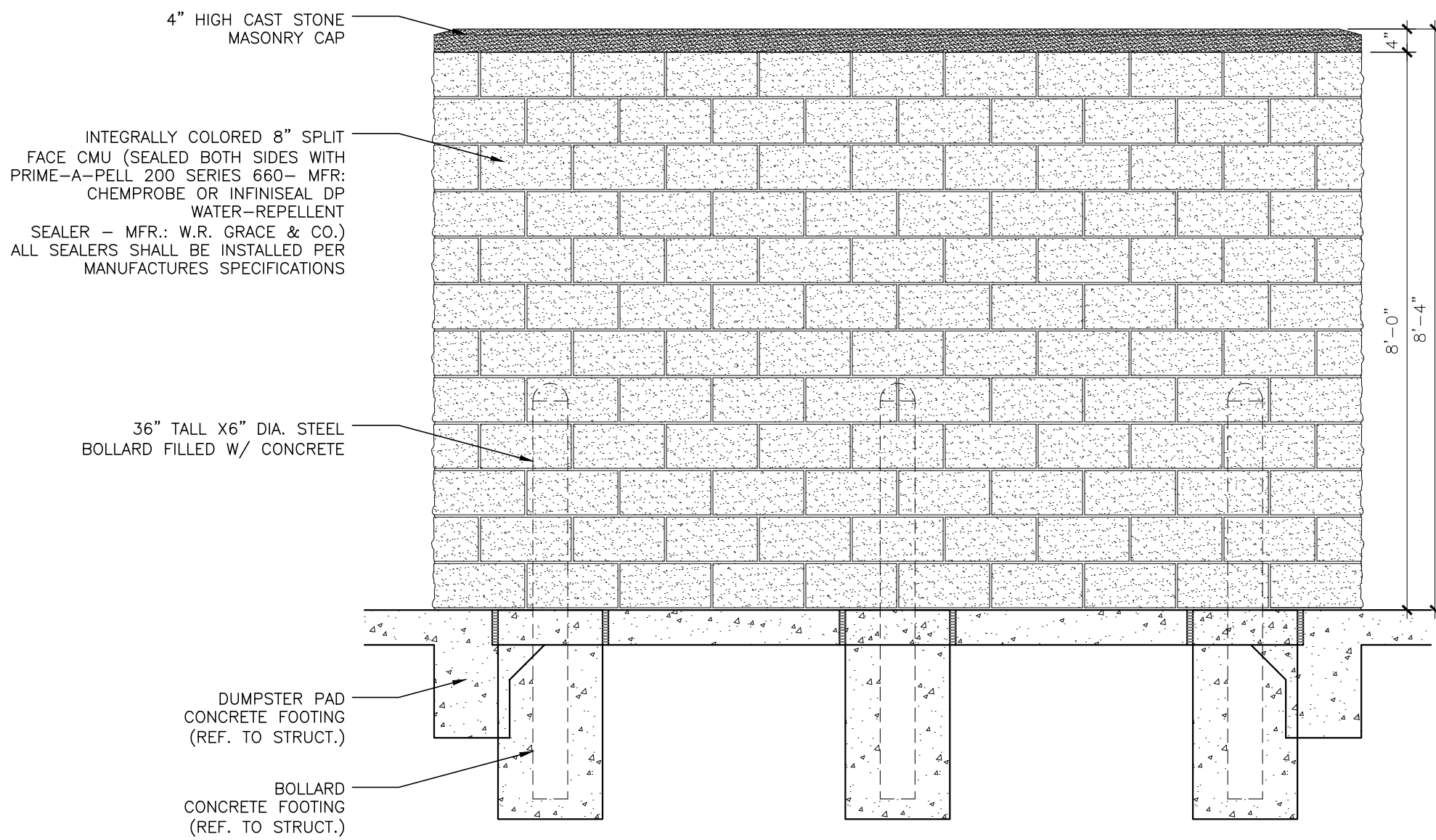


7 DUMPSTER ENCLOSURE GATE DETAIL
SCALE: 3/4" = 1'-0"

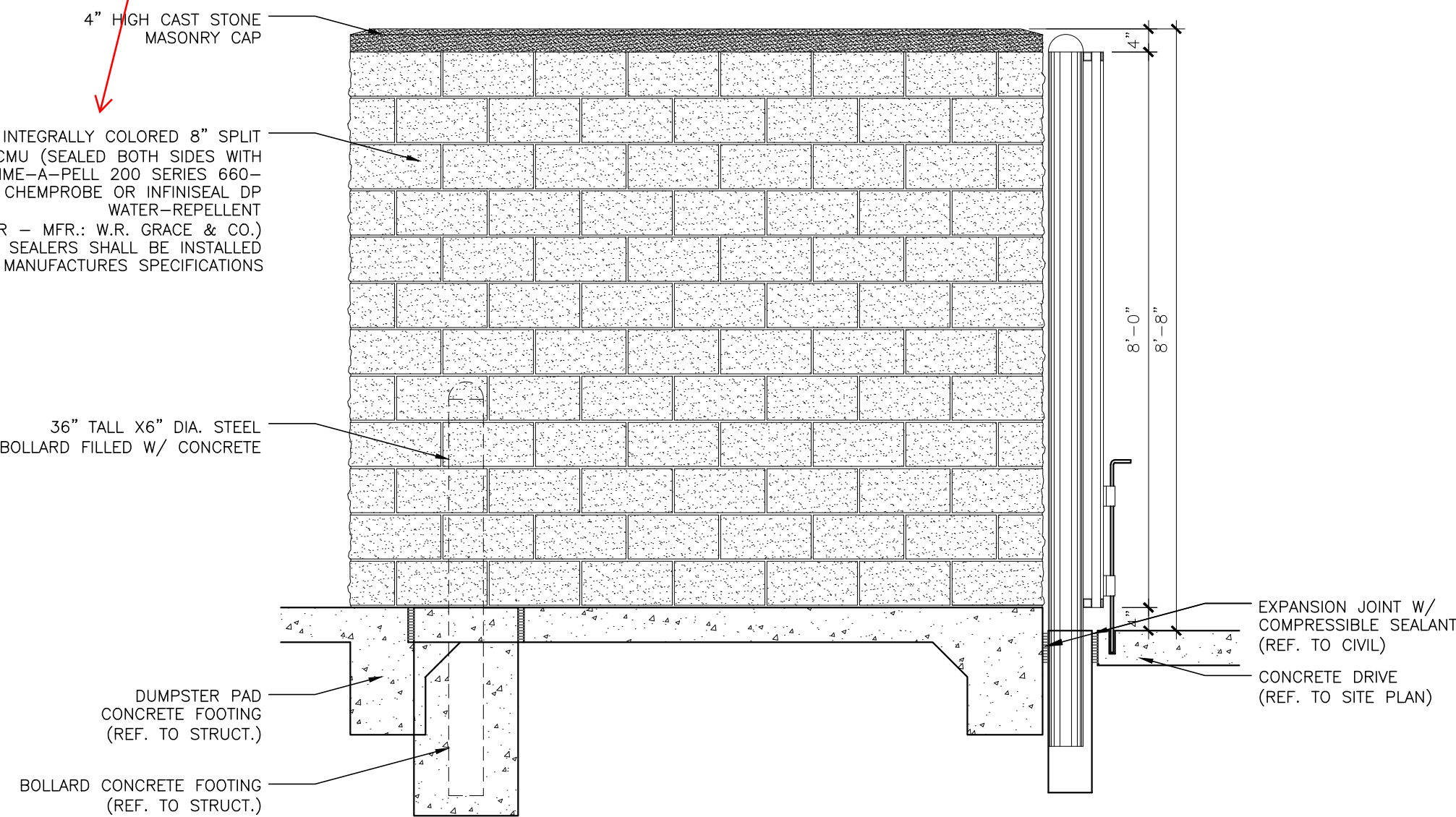
Dumpster need to be enclosed with primary building materials. (i.e. Stucco)



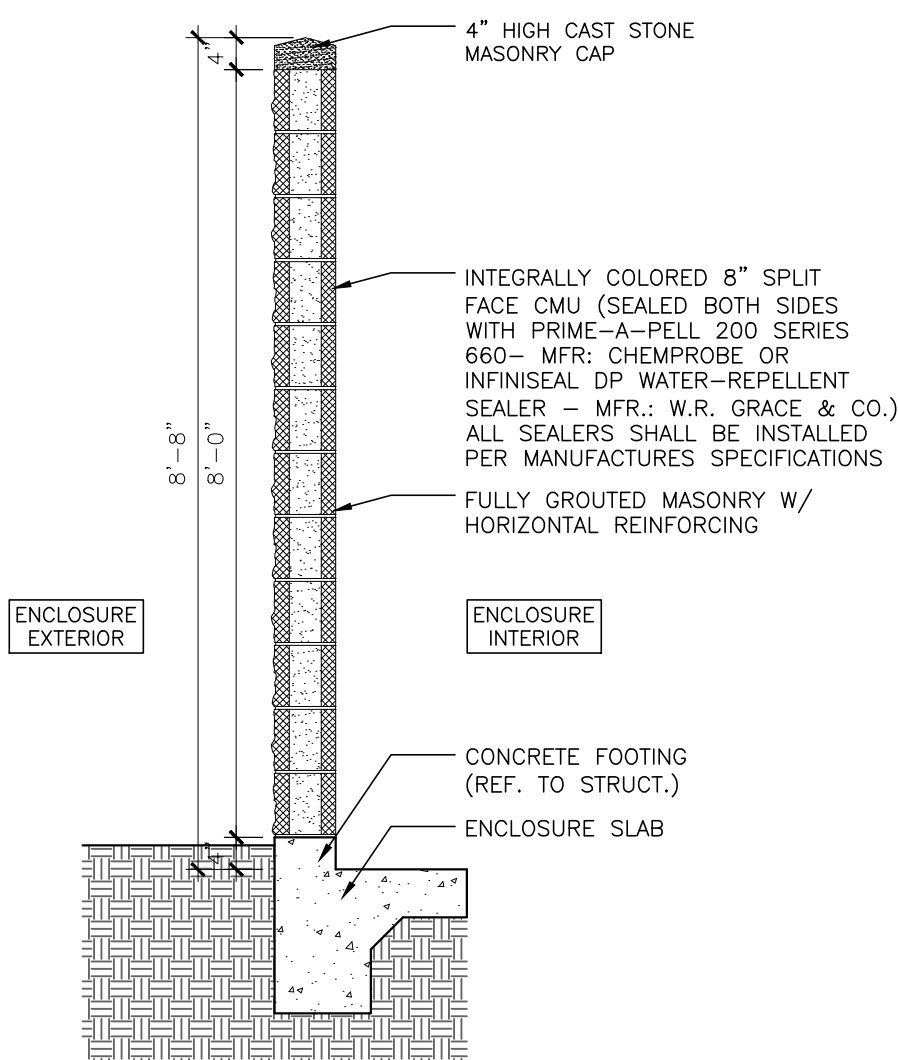
6 GATE SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



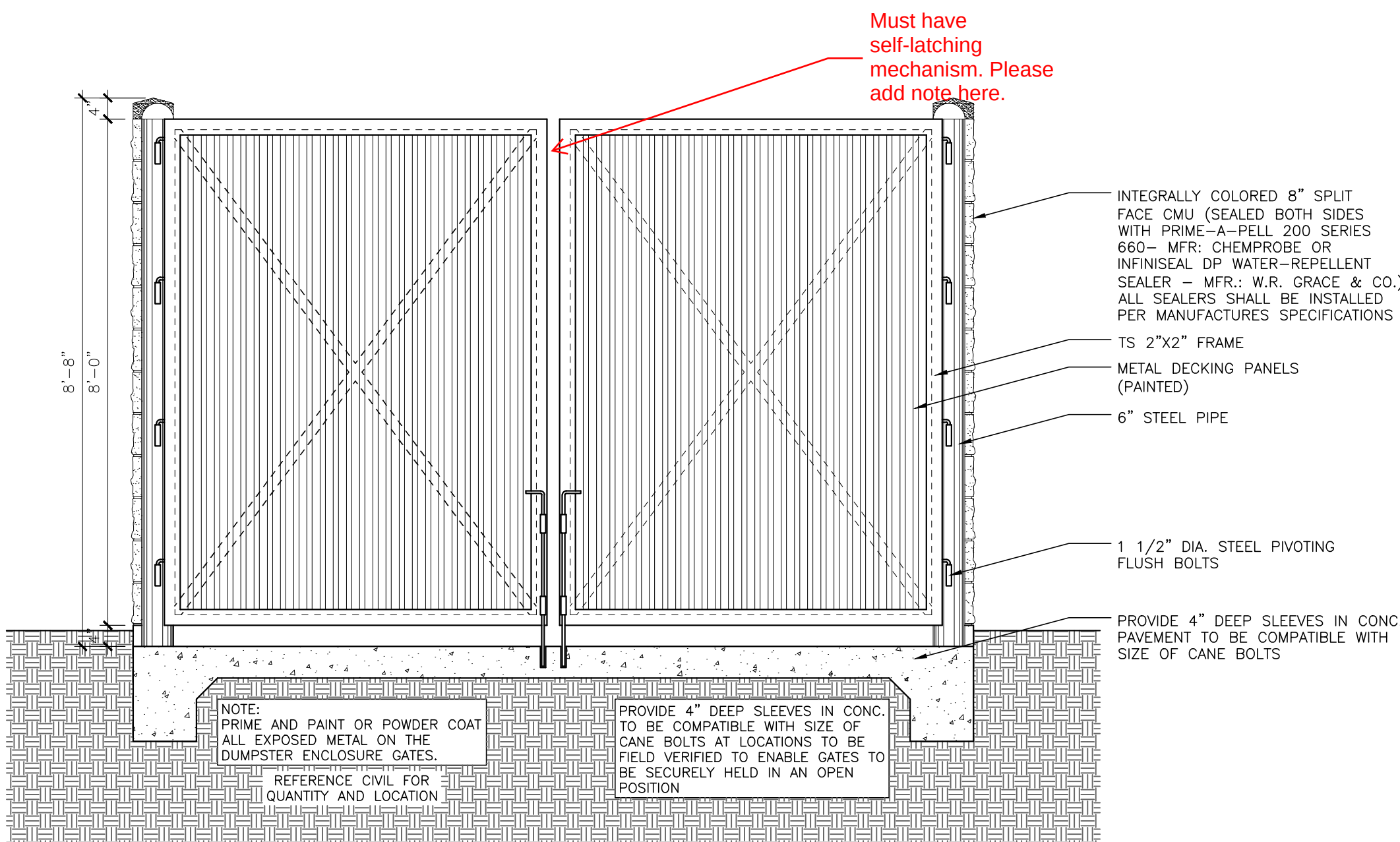
5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



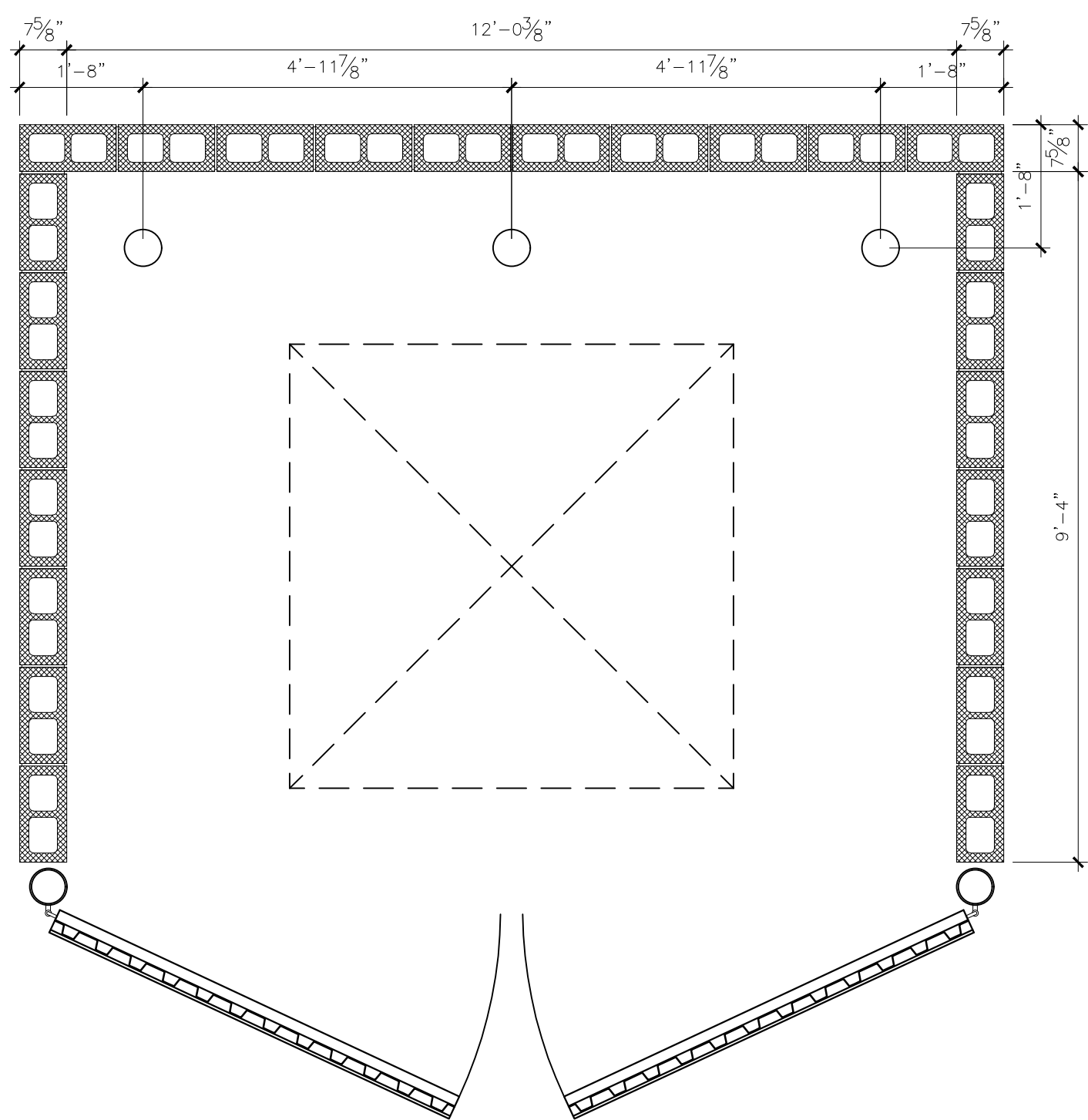
4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

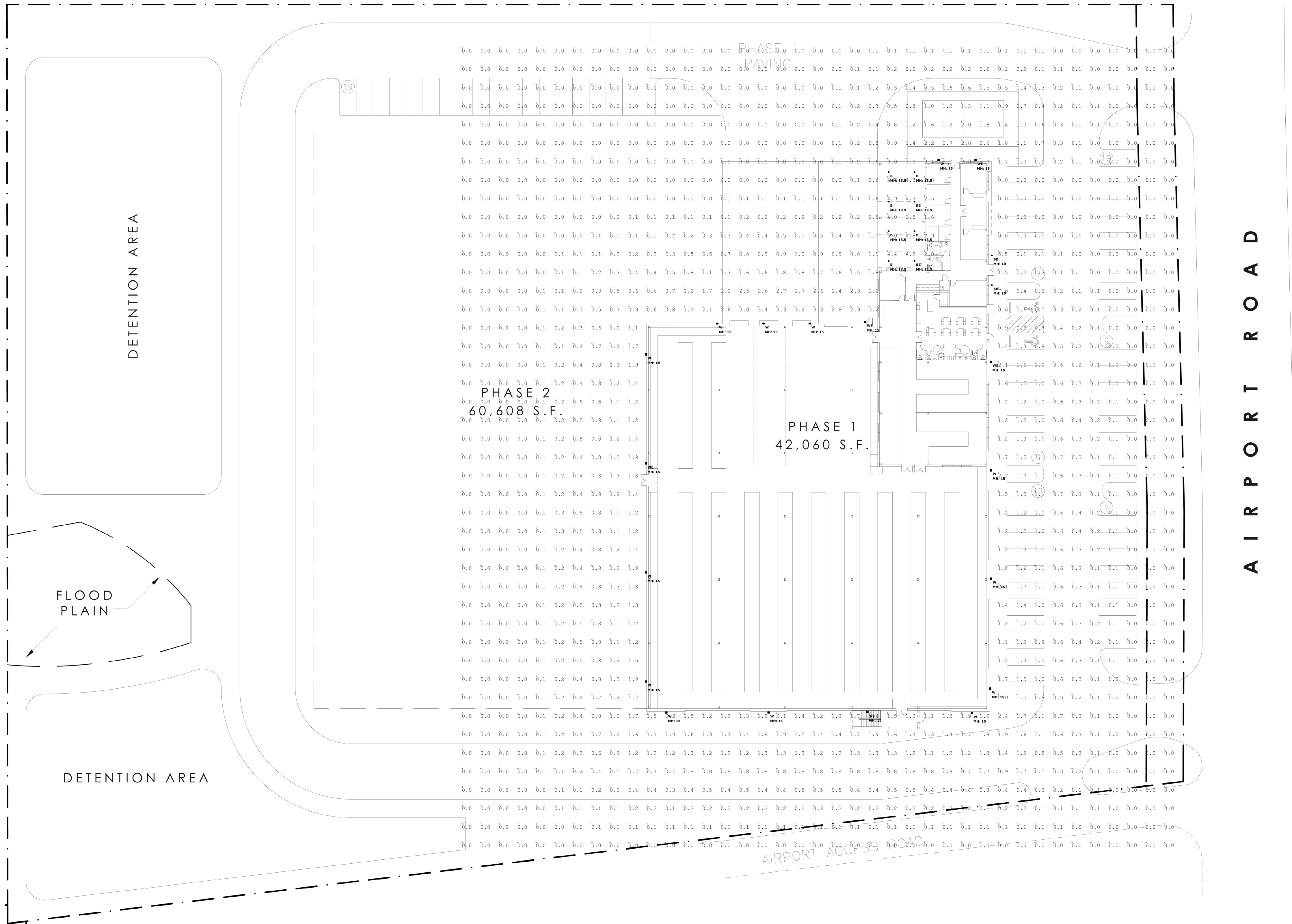


2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.	
OWNER Mr. Frank Conselman Texas Products, LLC 3925 Ruger Dr. Royse City, TX 75189	
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SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, WITNESS OUR HANDS, this _____ day of _____, Planning & Zoning Commission, Chairman Director of Planning and Zoning	



Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor
B	W	10	LITHONIA LDNA 40/10 LOKAR LSS RVOLT DRIVER	1047	10.58	1.000	0.850
B	W	18	LITHONIA WDG2 LED P4 40K 80CRI 14H MVOLT MOUNT FINISH	4179	46.659	1.000	0.850

BE & WE PROVIDED WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY BACKUP

Calculation Summary							
Calculation Grid Location	Calc Height (ft.)	Units	Avg	Max	Min	Avg/Min	
GRADE - Planar	0	FC	0.46	7.0	0.0	N/A	

1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

JFTE
James F. Turner
Engineers, L.P.
Consulting Engineers
8540 Meadow Rd., Suite 160
Dallas, Texas 75231
TEL: 214-750-2000
TX REGISTRATION # 35906

DATE: FEB 2024
SHEET NO.:
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:
E101A

ISSUE:
SITE PLAN: 03-15-2024

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PHOTOMETRIC
PLAN

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Glare in Interior Lighting. [UGR FAQs](#)

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are ROHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PERFORMANCE DATA

LDN4			
Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes

Tested in accordance with IESNA LM-79-08

Tested to current IES and NEMA standards under stabilized laboratory conditions

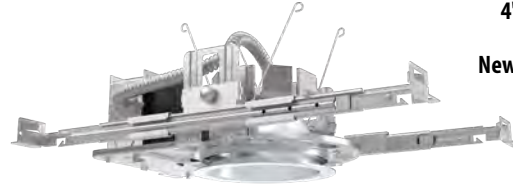
Based on LDN4 AR LSS 35K 80CRI



Catalog Number	LDN4-40/10-LO4AR-LSS-
Notes	
Type	B/BE

LDN4 STATIC WHITE

**4" Open and Wallwash LED
Non-IC
New Construction Downlight**

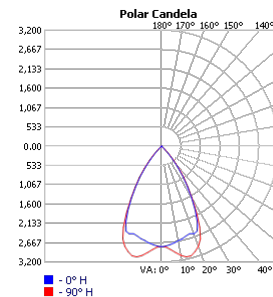


Open Trim

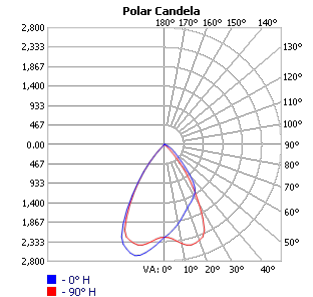


Wallwash Trim

DISTRIBUTIONS



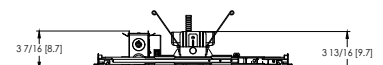
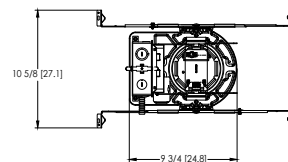
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Rangleless

See page 4 for other fixture dimensions

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 L04 AR LSS MVOLT EZ1

LDN4		Color temperature		Lumens ‡		Trim Style		Trim Color		Trim Finish		Flange Color ‡	
Series													
LDN4 4" round	27/	2700K	05	500 lumens	20	2000 lumens	L04 Downlight LW4 Wallwash	AR	Clear	LSS	Semi-specular	TRW	White painted flange
	30/	3000K	07	750 lumens	25	2500 lumens		WR ‡	White	LD	Matte diffuse	TRBL	Black painted flange
	35/	3500K	10	1000 lumens	30	3000 lumens		BR ‡	Black	LS	Specular	FRALTB	RAL painted flange only
	40/	4000K	15	1500 lumens	40	4000 lumens		TRALTB ‡	RAL painted trim			FCPC	Custom painted flange only
	50/	5000K						TCPC ‡	Custom painted trim				

Voltage		Driver		Emergency ‡		Control Input ‡	
MVOLT	Multi-volt						
120	120V	GZ10	0-10V driver dims to 10%	(blank)	No emergency option	(blank)	No control option
277	277V	GZ1	0-10V driver dims to 1%	EL	Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16D	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
347 ‡	347V	D10	Minimum dimming 10% driver for use with JOT	ELR	Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16DER	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
		D1	Minimum dimming 1% driver for use with JOT	ELSD	Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS	N80	nLight™ Lumen Compensation
		EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% eldoLED DALI SOLDRIVE dim to dark	ELRSD	Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS	JOT	Wireless room control with "Just One Touch" pairing
		EDAB		E10WCP	Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS	NPS80EZ	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
				E10WCPR	Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS	NPS80EZER	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
				E10WRSTAR	Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2	nLight® Air enabled
						NLTAIRER2	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
						NLTAIREM2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options

HAO ‡	High ambient option (40°C)
CP ‡	Chicago Plenum
RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
BAA	Buy America(n) Act Compliant
90CRI	High CRI (90+)
SF ‡	Single fuse



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumen Packages	Overall height varies based on lumen package, refer to dimensional charts on page 4
WR, BR	Not available with finish (LSS, LD, LS)
TRALTB, FRALTB	RALTB for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TRW, TRBL	Available with clear (AR) trim color only
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
347	Not available with emergency options
All Emergency	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER	Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
SF	Must specify 120 or 277 volt
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
NLTAIR2	When combined with EZ1 or EZ10 drivers, can be used as a normal power
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
HAO	Fixture height is 5-11/16" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm. Not available with emergency battery pack option.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

Accessories: <i>Order as separate catalog number.</i>	
PS1055CP	FMC Power Sentry battery pack, T20 compliant, field installable, 10w constant power
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA46 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D.

Emergency Battery Pack Options - Field Installable

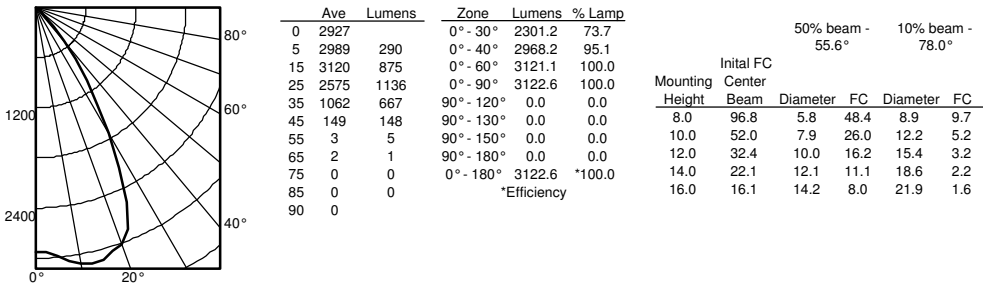
Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter/ 2-hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL 924 Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illuminations outperforms legacy 1400 lumen fluorescent emergency ballasts.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Illuminance Data at 30" Above Floor for a Single Luminaire
--------------------	-------------------	-------------	--

LDN4 35/30 L04AR, input watts: 32.1, delivered lumens: 3122.6, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P249.



LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

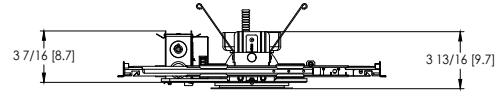
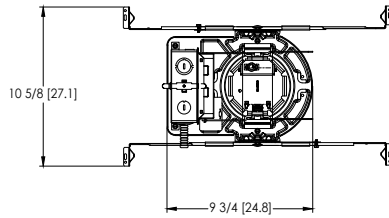
The LPW rating is also available at [Designlight Consortium](#).

- Notes
- Tested in accordance with IESNA LM-79-08.
 - Tested to current IES and NEMA standards under stabilized laboratory conditions.
 - CRI: 80 typical.

LDN4

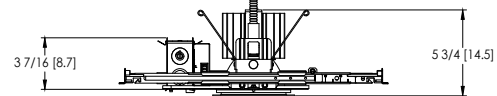
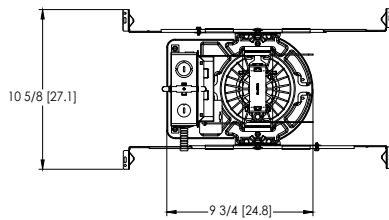
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 500-2000 Lumens



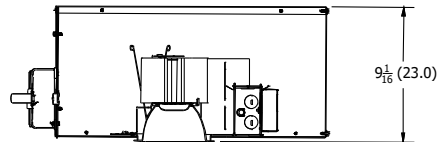
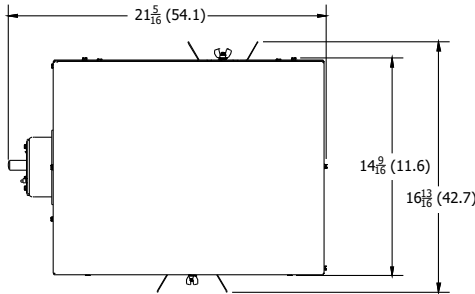
Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

LDN4 2000-4000 Lumens



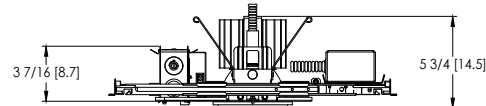
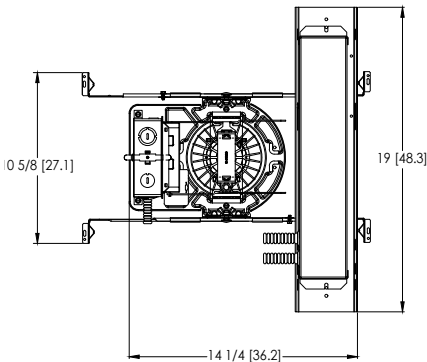
Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

LDN4 CP



Aperture: 4-5/16" (11)
 Ceiling Opening: 5-1/8" (13)
 Overlap Trim: 5-7/16" (13.8)

LDN4 EL



Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN4 Series



Sensor Switch
WSXA JOT

- 1. **Power:** Install JOT enabled fixtures and controls as instructed.
- 2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- 3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

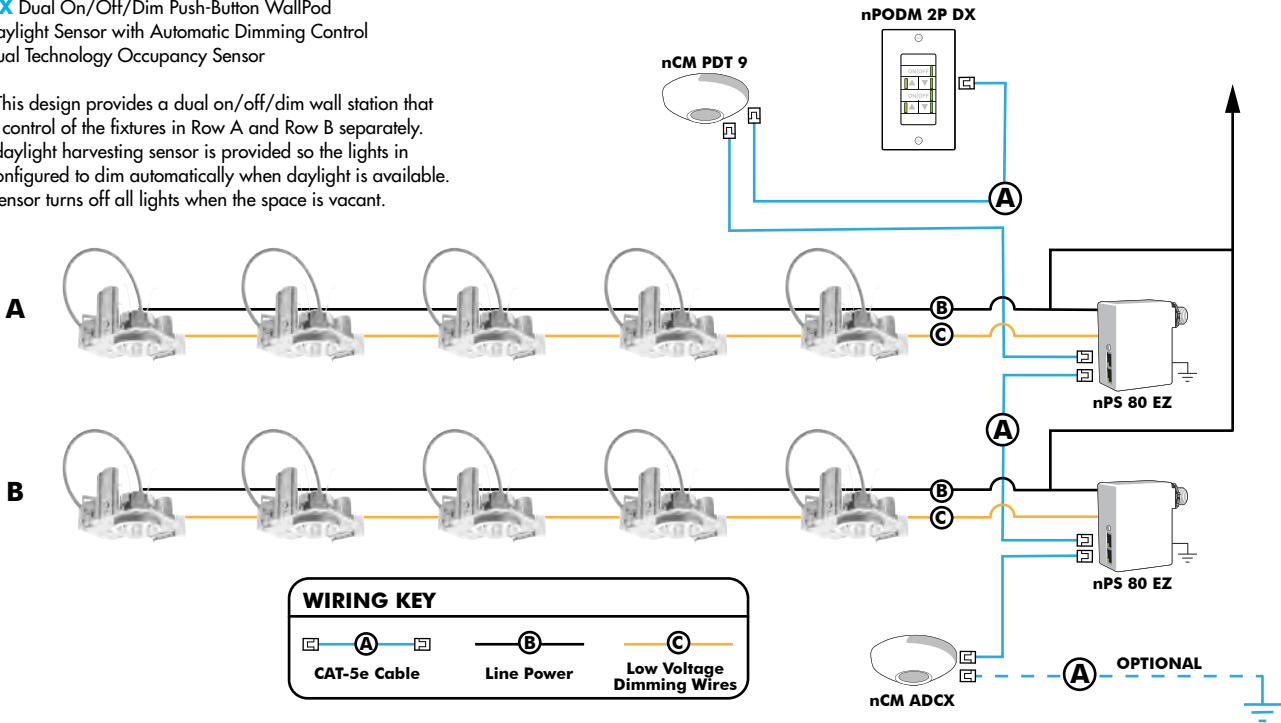
COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSC TV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

EXAMPLE

Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty: 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories:	
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair .	
Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

1 Can only be ordered with the RES7Z zone control sensor version.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic



Catalog
Number

WDGE2-LED-P4-40K-

Notes

80CRI-T4M-MVOLT-

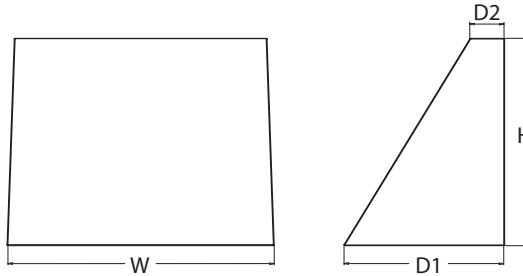
Type

W/WE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹ P1 ² P2 ² P3 ² P4 ²	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB ³ Amber	70CRI ⁴ 80CRI LW ³ Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶ Shipped separately AWS 3/8inch Architectural wall spacer ⁷ PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁷

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE ⁸ Photocell, Button Type DMG ⁹ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant CCE Coastal Construction ⁷	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRHH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRHH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	



COMMERCIAL OUTDOOR

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WDGE2 LED
Rev. 02/28/24

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U WDGE2 surface-mounted back box (specify finish)

NOTES

- 1 PO option not available with sensors/controls.
- 2 P1-P4 not available with AMB and LW.
- 3 AMB and LW always go together.
- 4 70CRI only available with T3M and T4M.
- 5 347V and 480V not available with E10WH or E20WC.
- 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 7 For PBBW and AWS require an RFA.
- 8 PE not available in 480V or with sensors/controls.
- 9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode
(4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

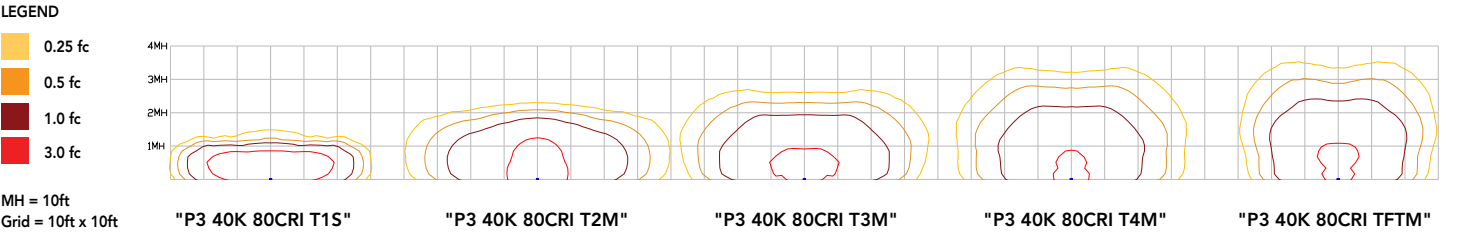
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Motion/Ambient Sensor (PIR_, PIRH_)

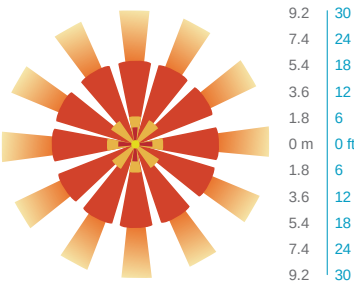
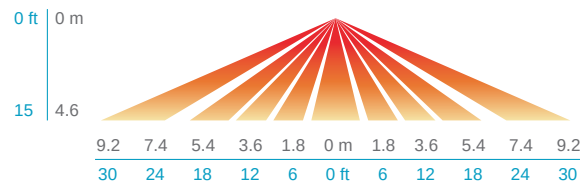
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

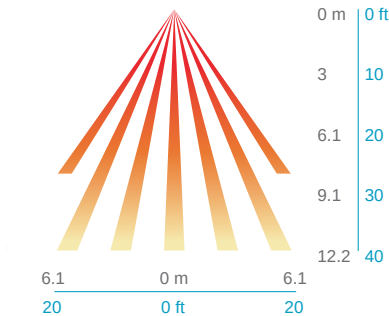
PIR

HIGH VIEW

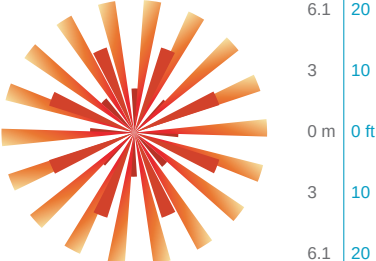


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

MICHAEL L. PEOPLES JR.
& SHERYL PEOPLES
INST. NO. 20190000013271
O.P.R.R.C.T.

Wall must be 10' from
12" water line

No vertical walls allowed within the detention
easement. The detention easement will be set
at the freeboard elevation. Ensure these
proposed walls do not fall within that
easement.

Walls will need to be set back from
the property lines to be able to
construct/maintain.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN OBTAINED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

PAVING NOTES:

- 1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER. (O.C.)
- 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" TO 95% OF STD. PROCTOR @ MOISTURE RANGE OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) ROLLER.
- 6) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi.
- 7) NO SAND UNDER PAVING.
- 8) NO PAVING, INCLUDING SLAB, TO BE INSTALLED OVER EXISTING UTILITIES. SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY AND ANCHORED SEEDER CURLEX OR SOD ON THE SITE.

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

INSTALL 14LF OF 6" PVC CLASS 200:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

Is the dashed area
future improvements?
If so, please
label/clarify.

**** NOTICE TO CONTRACTORS**

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRA-
PHIC SURVEY PERFORMED BY TEXAS HERITAGE SURVEY
DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE
OWNER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES
TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION
(HORIZONTAL/VERTICAL) OF ANY BURIED CABLES,
PIPES, AND STRUCTURES (STORM SEWER, SANITARY
SEWER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH
CROSS THE PROJECT. THE CONTRACTOR(S) SHALL NOTIFY
THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE
FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE
INFORMATION SHOWN ON THE PLANS. ANY COSTS INCURRED
AS A RESULT OF NOT CONFIRMING THE ACTUAL LOCATION
(HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS,
OR STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE
OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES
ARE FOUND IN THE CONSTRUCTION DOCUMENTS (PS&E), WHICH
IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE
INDEMNIFIED OF PROBLEMS AND/OR COSTS WHICH
RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER
OF SUCH DISCREPANCIES.

SITE DATA:

LOT AREA:
6.685 Acres, 291,202 sq.ft.

LOT COVERAGE:
14.76%

FLOOR TO AREA RATIO:
6.78:1

BUILDING AREA:
Office: 8,399 sq.ft.

Warehouse: 35,575 sq.ft.

Total: 42,974 sq.ft.

BUILDING HEIGHT:
1 STORY

PROPOSED FUTURE USE:
Office

IMPERVIOUS AREA
(including buildings):
55,535 sq.ft.

ZONING:
PD-10/C

PARKING:
Required:
Office (1/300sf) = 28
Warehouse (1/1000sf) = 36
Handicap = 3
Provided:
Standard = 60
Handicap = 4
Total Provided = 64

LANDSCAPE AREA:
Required: (20%)
Provided: sq.ft.

FIRESPRINKLER:
YES

* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

* THERE ARE TREES ON THIS SITE

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Detention is required.
- Detention is not allowed within the 100yr floodplain.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems and for the 100-year Floodplain.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system or the 100yr floodplain. FEE must be a minimum 2' above the 100-year WSEL for the detention system and the floodplain.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Must have a flood study if you touch/cross the 100yr floodplain limits. Review fees apply.
- See Engineering Standards of Design for the required erosion hazard setback for all floodplain/creeks.
- Flood plain and erosion hazard setback to be in a drainage easement.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" sewer/manhole available to tie into.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" water stub available to tie into. There is also a 12" water main along Airport Road that is available for tie in.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed for utility connection not under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Water line must have 10' either side of the water line in an easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements. Driveway spacing is 100ft.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive aisles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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".

PROPOSED FIRELANE



CASE #: SP2024-

SITE PLAN

**TEXAS PRODUCTS
CORPORATE OFFICE**

1775 AIRPORT ROAD
David Harr Survey, Abstract No. 102,
6.685 ACRES
City of Rockwall, Rockwall County, Texas

OWNER
TEXAS PRODUCTS
Rockwall, Texas
Contact: Jeff Carroll (972)732-6085

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG. NO.: F-2567

©2024 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 3/14/24 scale: 1" = 20' sheet: C101

SITE PLAN SIGNATURE BLOCK

APPROVED:

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

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PROP. DRAIN BOX
DUMPSTER PAD
& INLINE OIL/WATER
SEPARATOR.

PROP. DUMPSTER PAD
W/ 8" PAVING. CONSTRUCT
8" MASONRY ENCLOSURE TO
MATCH BLDG & SELF
LATCHING METAL GATES.
(SEE SITE DETAILS)

PROP. BLDG.
42,974 S.F.
FF=575.0

PROPOSED PARKING
(TYPICAL)

Show the water
easements for all FHS
and meters. You will
need a minimum 20'
wide easement.

FOR IRRIGATION
SERVICE INSTALL:
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT.
& BACKFLOW PREVENTOR

FOR DOMESTIC SERVICE
INSTALL:
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT.
& BACKFLOW PREVENTOR

INSTALL 39LF OF 6" PVC CLASS 200:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

PROP. CONCRETE
ENTRANCE. SAWCUT
& REMOVE EX. CURB
CONST. LONGITUDINAL
BUTT JOINT PER CITY
STDS.

INSTALL 8" WATER LINE:
(1) 12"x8" SADDLE TAP
(1) 8" VALVE

A 10' utility easement is
required along all street
frontages.

HANDICAP PARKING W/
WHEELSTOP & SIGN (TYP)

INSTALL 8" WATER LINE:
(1) 12"x8" SADDLE TAP
(1) 8" VALVE

No detention is allowed in the FEMA 100-year
nor local 100-year fully developed floodplain.

No detention pond is allowed with outlet
elevation below a receiving stream's or channel's
100-year fully developed flood elevation.

EXISTING FIRE HYDRANT

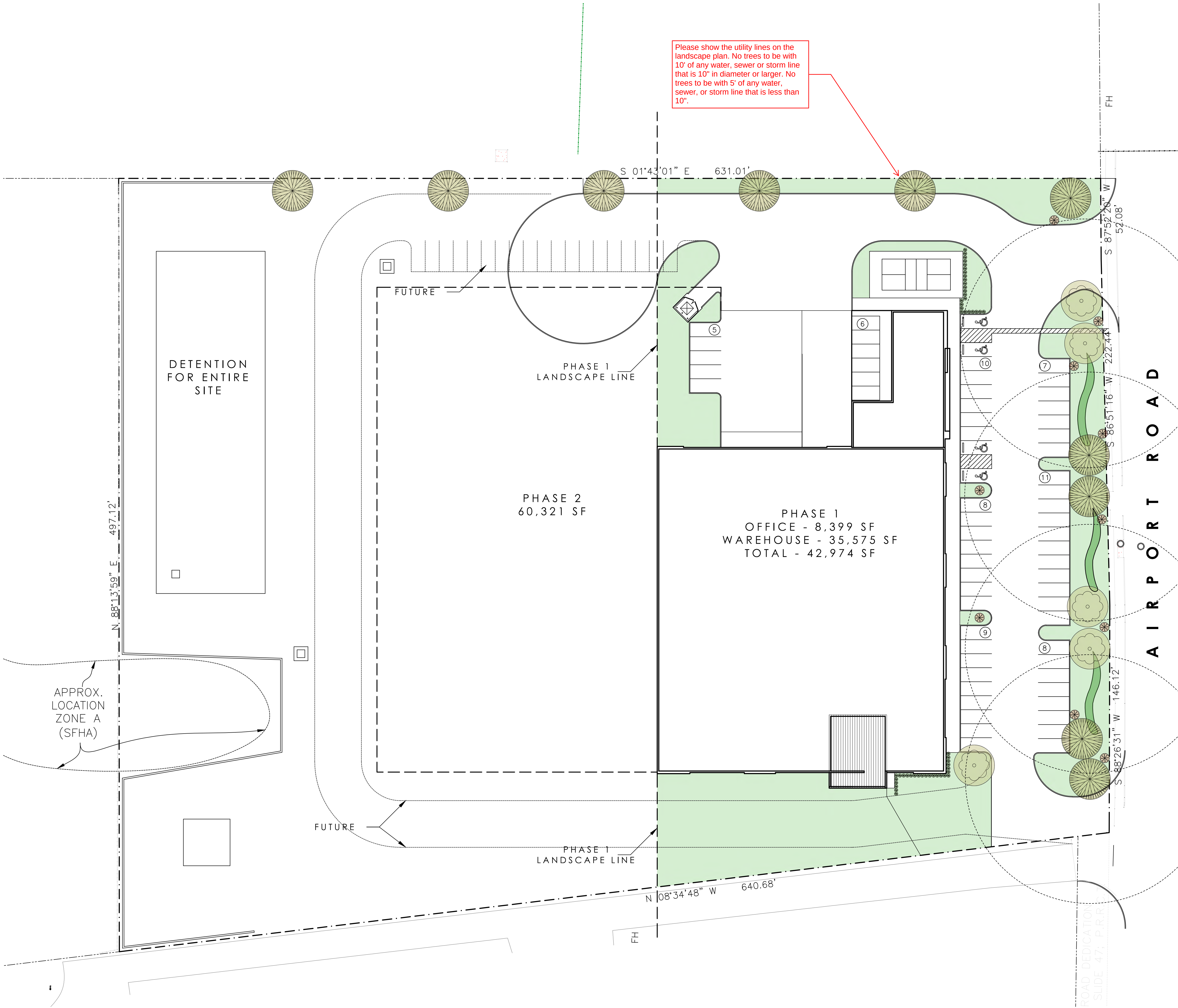
LOT 1
ROCKWALL MUNICIPAL
AIRPORT ADDITION
CAB. B, SLIDE 47
P.R.R.C.T.

Add any proposed
storm drainage
structures/pipes to the
site plan.

Existing 12" water

This existing drive
isn't dedicated as
access or fire lane
easement.

PROP. CONCRETE
MUTUAL ENTRANCE.
REMOVE EX. CURB
& REPLACE EX.
ENTRANCE AS NEEDED
CONST. LONGITUDINAL
BUTT JOINT PER CITY
STDS.



SITE DATA TABLE	
SITE AREA PHASE 1	2.9 ACRES (126,462 S.F.)
ZONING	LI LIGHT INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING AREA PHASE 1:	42,974 S.F.
OFFICE -	8,399 S.F.
WAREHOUSE -	35,575 S.F.
LOT COVERAGE (GROSS AREA)	34%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA PHASE 1	2.9 ACRES (126,462 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 126,462 S.F.	25,292.4 S.F.
PROVIDED LANDSCAPE AREA-- 25% OF 126,462 S.F.	31,081 S.F.
IMPERVIOUS COVERAGE-- 75% OF 126,462 S.F.	95,381 S.F.

NOTES:

- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property. All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

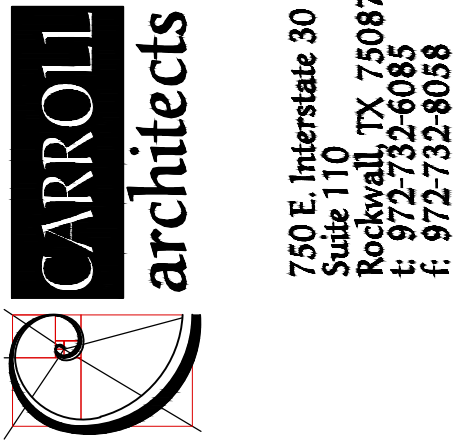
TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	CEDAR ELM
	BALD CYPRESS (DETENTION POND)
	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
	BURM
	DESERT WILLOW

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

- GENERAL NOTES:
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.	
OWNER Mr. Frank Conselman Texas Products, LLC 5925 Rugar Dr. Royse City, TX 75189	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023. WITNESS OUR HANDS, this _____ day of _____, 2023. Planning & Zoning Commission, Chairman Director of Planning and Zoning	

NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087



LANDSCAPE SITE PLAN

DATE:	MAR 2024	SHEET NO:	A100
PROJECT NO:	2023083		
DRAWN BY:	ZJ		
CHECKED BY:			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2024-012**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1775 AIRPORT RD.**

SUBDIVISION **DAVID HARR SURVEY ABSTRACT 102**

LOT

BLOCK

GENERAL LOCATION **NEXT TO MUNIC. AIRPORT**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL**

CURRENT USE **N/A**

PROPOSED ZONING **SAME**

PROPOSED USE **OFFICE W/HSE**

ACREAGE **6.68 AC**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **TEXAS PRODUCT, LLC**

☒ APPLICANT **CARROLL ARCHITECTS, INC.**

CONTACT PERSON **FRANK CONSELMAN**

CONTACT PERSON **JEFF CARROLL**

ADDRESS **3925 RUGER DR**

ADDRESS **750 E. INTERSTATE 30**

CITY, STATE & ZIP **ROYSE CITY, TX 75189**

CITY, STATE & ZIP **ROCKWALL, TX 75087**

PHONE **469.323.1937**

PHONE **214.632.1762**

E-MAIL **FRANK@TEXASPRODUCTS.COM**

E-MAIL **JCE@CARROLLARCH.COM**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Jeff Carroll** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

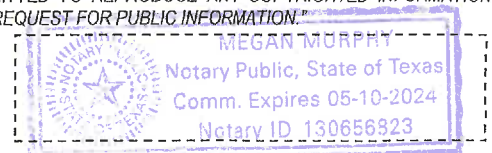
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **1500** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS **15th** DAY OF **MARCH**, 20**24** BY SIGNING THIS 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 **15th** DAY OF **March**, 20**24**

Applicant's

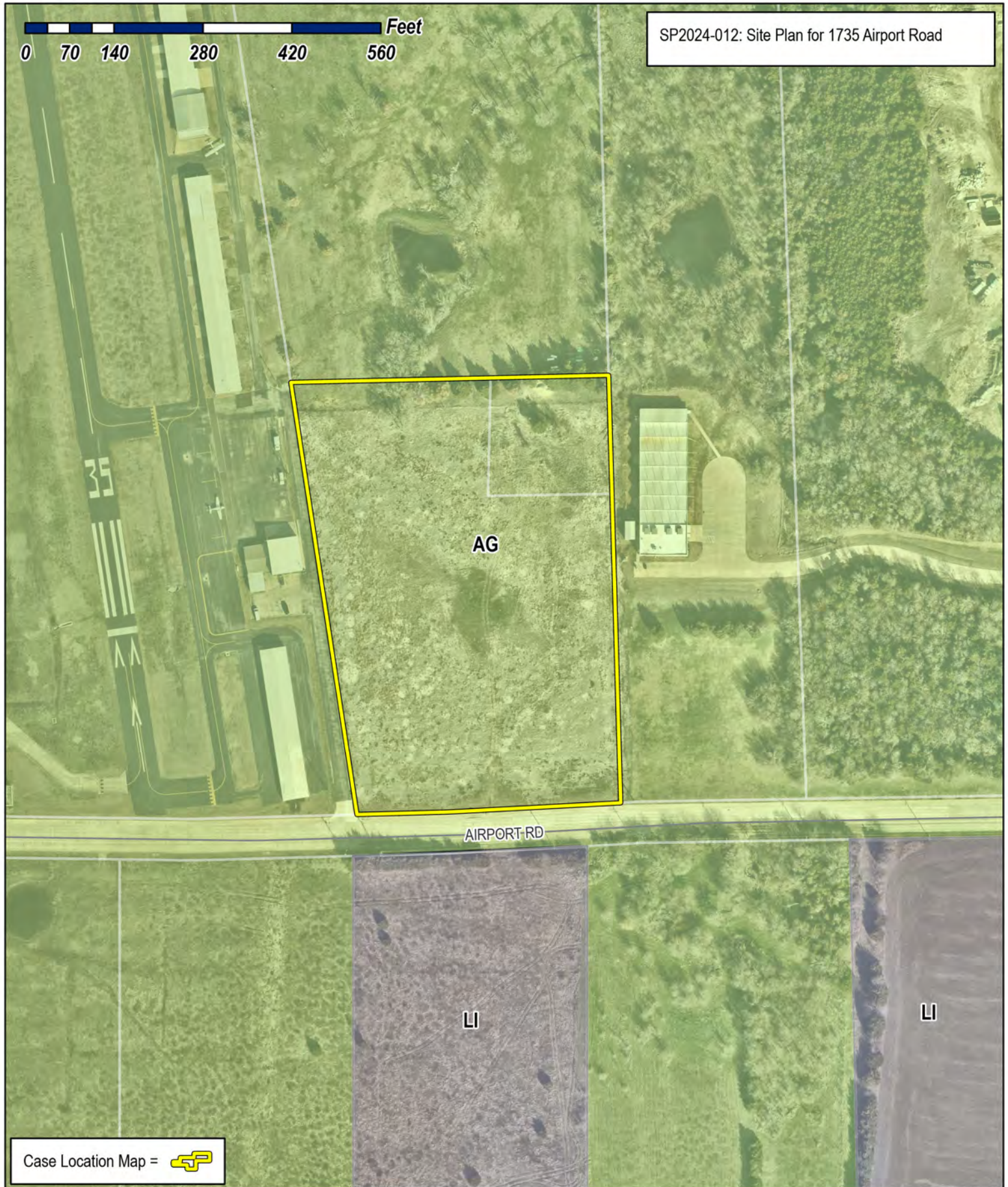
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5.10.24



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.



MICHAEL L. PEOPLES JR.
& SHERYL PEOPLES
INST. NO. 20190000013271
O.P.R.R.C.T.

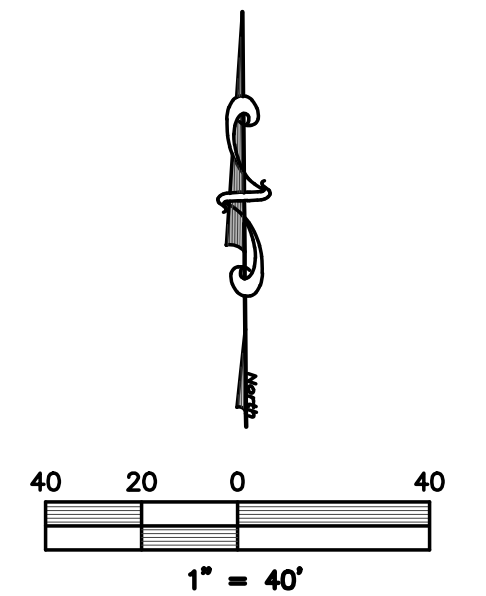
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- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
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- PAVING NOTES:**
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 - 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.
 - 6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

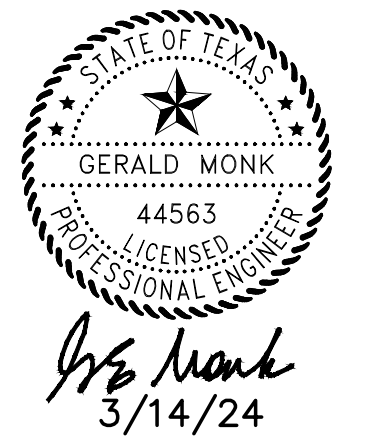
**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **TEXAS HERITAGE SURVEYING, LCC** OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



LEGEND

- = PROPERTY LINE
- SS --- = EXISTING SANITARY SEWER LINE
- W --- = EXISTING WATER LINE
- G --- = EXISTING GAS LINE
- ⊙ FH = EXISTING FIRE HYDRANT
- ⊙ WM = EXISTING WATER METER
- ⊙ PP = EXISTING POWER POLE
- ⊙ LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING GAS METER
- B-B = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- ⊙ = PROPOSED FIRE HYDRANT
- ⊙ = PROPOSED FIRELANE



CASE #: SP2024-

SITE PLAN

**TEXAS PRODUCTS
CORPORATE OFFICE**

1775 AIRPORT ROAD
David Harr Survey, Abstract No. 102,
6.685 ACRES
City of Rockwall, Rockwall County, Texas

OWNER
TEXAS PRODUCTS
Rockwall, Texas
Contact: Jeff Carroll (972)732-6085

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG. NO.: F-2567
©2024 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 3/14/24 scale: 1" = 20' sheet: C101

SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

EXISTING
FIRE HYDRANT

APPROX. LOCATION
ZONE A (SFHA)

DETENTION AREA

DETENTION AREA

PROP. STORM
TO POND

PROP. POND
OUTFALL

NEW 8" W

PROP. STORM
TO POND

PROP. WYE
INLET

INSTALL 14LF OF 6"
PVC CLASS 200:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

PROP. DRAIN BOX
⊙ DUMPSTER PAD
& INLINE OIL/WATER
SEPARATOR.

PROP. DUMPSTER PAD
W/ 8" PAVING. CONSTRUCT
8" MASONRY ENCLOSURE TO
MATCH BLDG & SELF
LATCHING METAL GATES.
(SEE SITE DETAILS)

FUTURE BLDG.
60,321 S.F.

PROP. BLDG.
42,974 S.F.
FF=575.0

PROPOSED
PARKING
(TYPICAL)

PROP. FIRELANE,
ACCESS & UTILITY
EASEMENT

AIRPORT ROAD
(VARIABLE WIDTH R.O.W.)

HANDICAP PARKING W/
WHEELSTOP & SIGN (TYP)

INSTALL 8" WATER LINE:
(1) 12"x8" SADDLE TAP
(1) 8" VALVE

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CONST. LONGITUDINAL
BUTT JOINT PER CITY
STDS.

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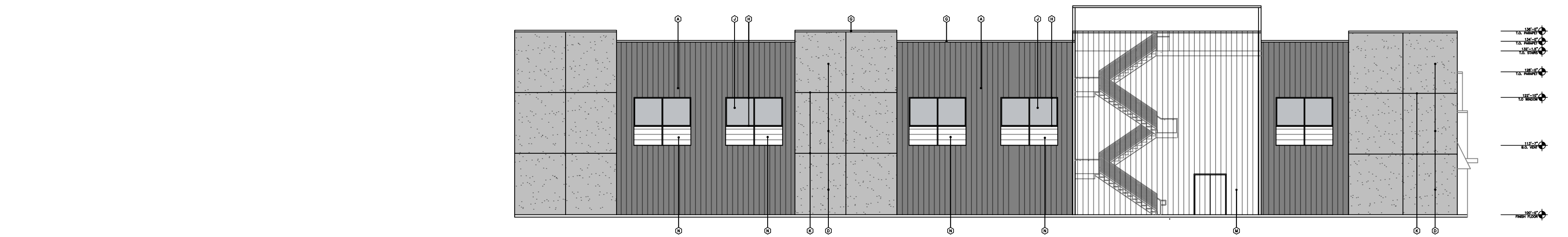
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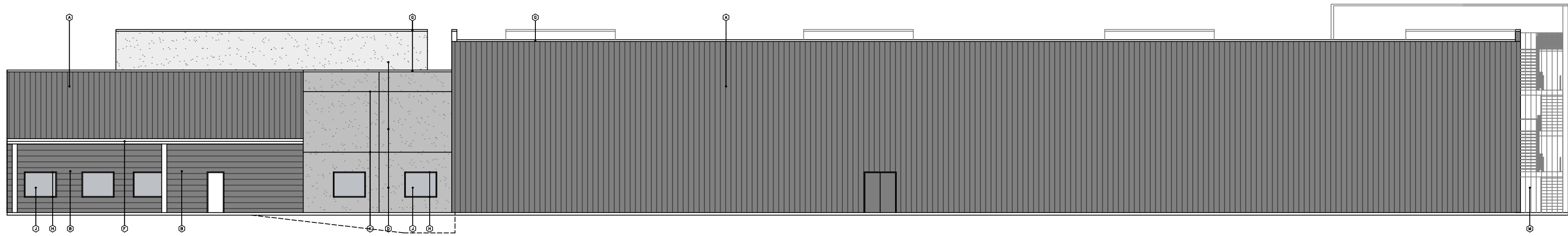
PROP. CONCRETE
ENT



MTL SIDING	-	2,407 S.F.	-	41%
STUCCO	-	2,193 S.F.	-	37%
MTL SCREEN	-	1,332 S.F.	-	22%
TOTAL	-	5,932 S.F.	-	100%

4 WEST ELEVATION

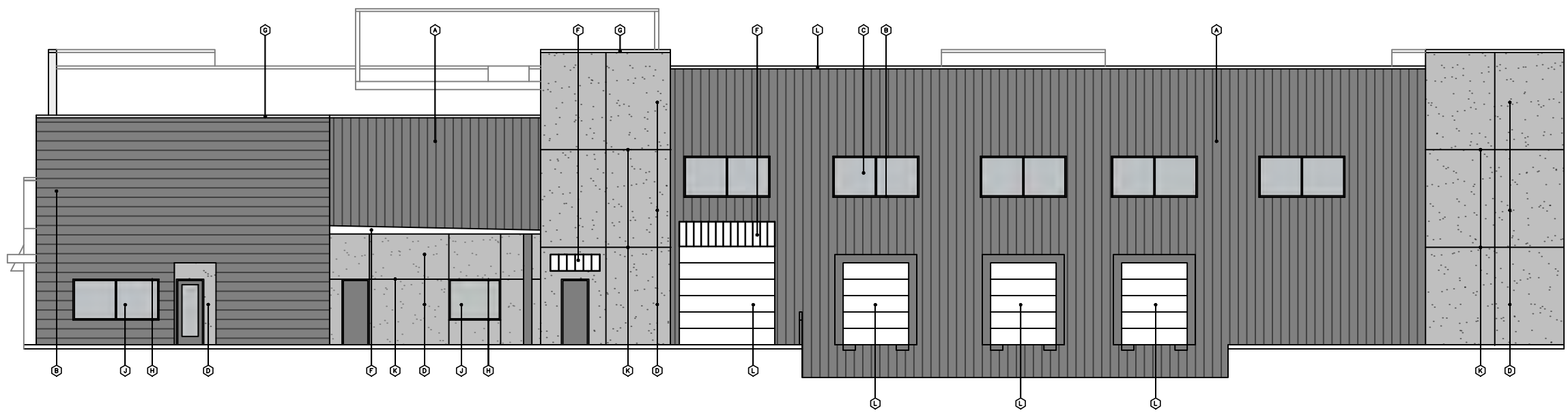
SCALE: 1/16" = 1' - 0"



MTL SIDING	-	8,416 S.F.	-	92%
STUCCO	-	744 S.F.	-	8%
TOTAL	-	9,160 S.F.	-	100%

3 NORTH ELEVATION

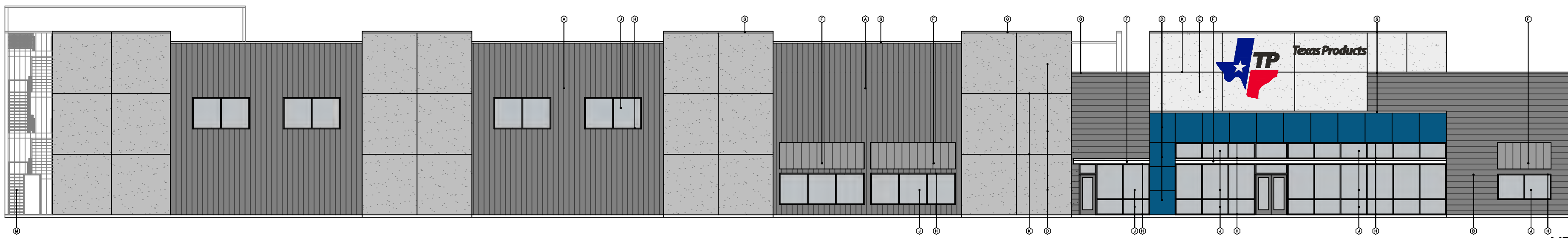
SCALE: 1/16" = 1' - 0"



MTL SIDING	-	3,771 S.F.	-	74%
STUCCO	-	1,329 S.F.	-	26%
TOTAL	-	5,100 S.F.	-	100%

2 EAST ELEVATION

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



MTL SIDING	-	4,074 S.F.	-	49%
STUCCO	-	3,900 S.F.	-	46%
ALUCOBOND	-	410 S.F.	-	5%
TOTAL	-	8,384 S.F.	-	100%

1 SOUTH ELEVATION

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

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR METAL, SIDING PANELS, VERTICAL, COLOR - BLACK
B	EXTERIOR METAL, SIDING PANELS, HORIZONTAL, COLOR - BLACK
C	ALUCOBOND METAL PANEL, SIZE AS SHOWN, COLOR INTERSTATE BLUE - MFG PAC-CLAD
D	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT - COLOR - SW 9163 TIN LIZZIE
E	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT - COLOR - SW 7661 REFLECTION @ LOGO PANEL
F	AWNINGS: PREFINISHED MTL. AWNINGS PANELS COLOR - GREY
G	PREFINISHED METAL COPING COLOR - GREY
H	ALUMINUM STOREFRONT, COLOR - ANODIZED ALUM
J	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 20% - BLUE
K	STUCCO: CONTROL JOINTS AS SHOWN
L	OVERHEAD SECTIONAL DOOR, COLOR - MED GREY
M	STAIR SCREEN
N	METAL VENTS, COLOR - BLACK

NOTES:
1. ALL MECHANICAL EQUIPMENT IS BEHIND PARAPET WALLS
2. ALL PARAPET WALLS WILL BE FINISHED ON BACK SIDE

NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: MAR 2024 SHEET NO:

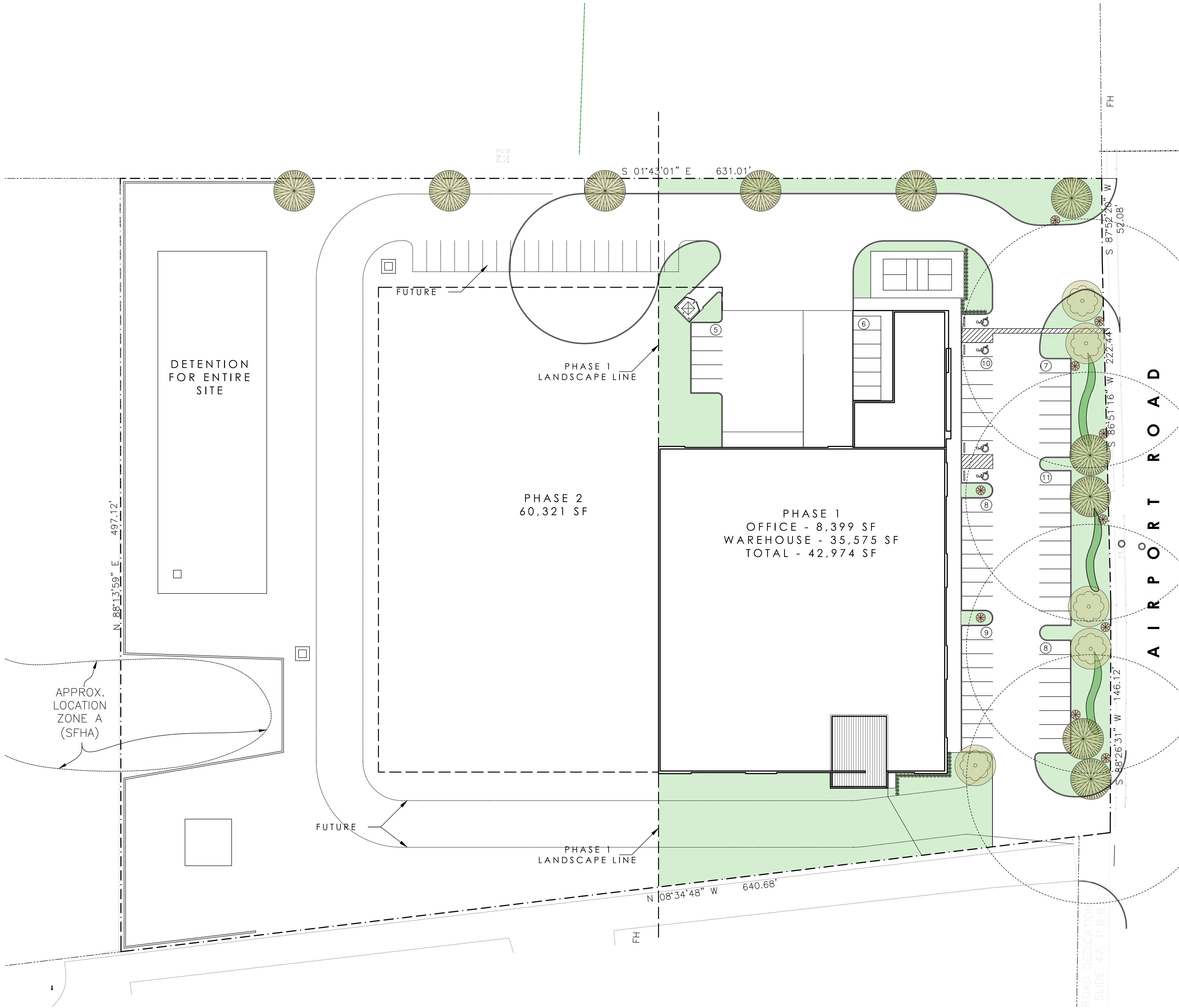
PROJECT NO: 2023083

DRAWN BY: ZJ

CHECKED BY:

A501





SITE DATA TABLE	
SITE AREA PHASE 1	2.9 ACRES (126,462 S.F.)
ZONING	LI LIGHT INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING AREA PHASE 1: OFFICE - WAREHOUSE -	42,974 S.F. 8,399 S.F. 35,575 S.F.
LOT COVERAGE (GROSS AREA)	34%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA PHASE 1	2.9 ACRES (126,462 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 126,462 S.F.	25,292.4 S.F.
PROVIDED LANDSCAPE AREA-- 25% OF 126,462 S.F.	31,081 S.F.
IMPERVIOUS COVERAGE-- 70% OF 126,462 S.F.	95,381 S.F.

NOTES:

- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

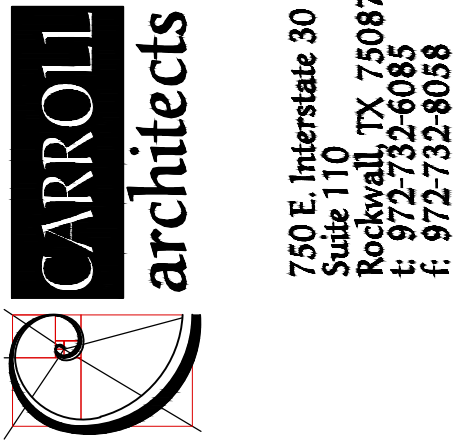
TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	CEDAR ELM
	BALD CYPRESS (DETENTION POND)
	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
	BURM
	DESERT WILLOW

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

- GENERAL NOTES:
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.	
OWNER Mr. Frank Conselman Texas Products, LLC 5925 Rugar Dr. Royse City, TX 75189	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.	
WITNESS OUR HANDS, this _____ day of _____, 2023.	
Planning & Zoning Commission, Chairman Director of Planning and Zoning	

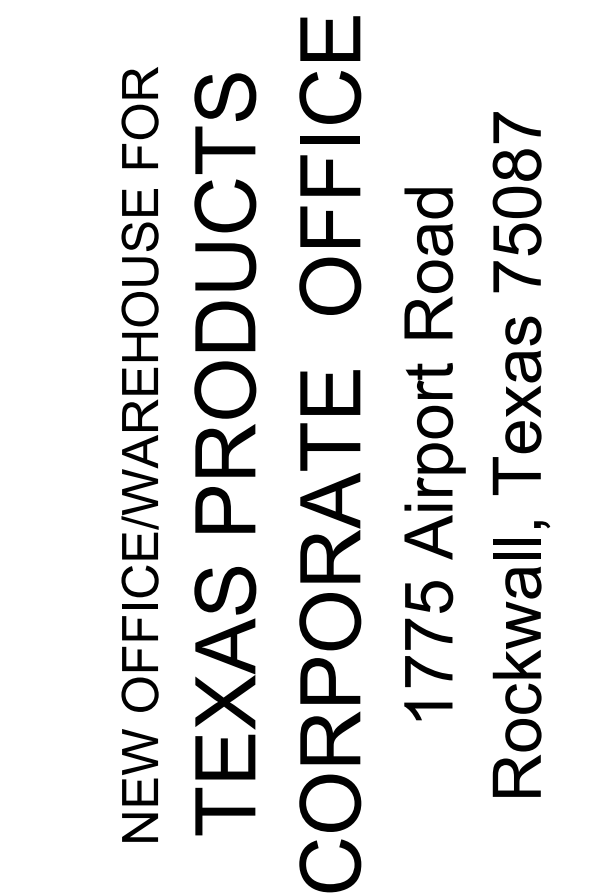
NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087



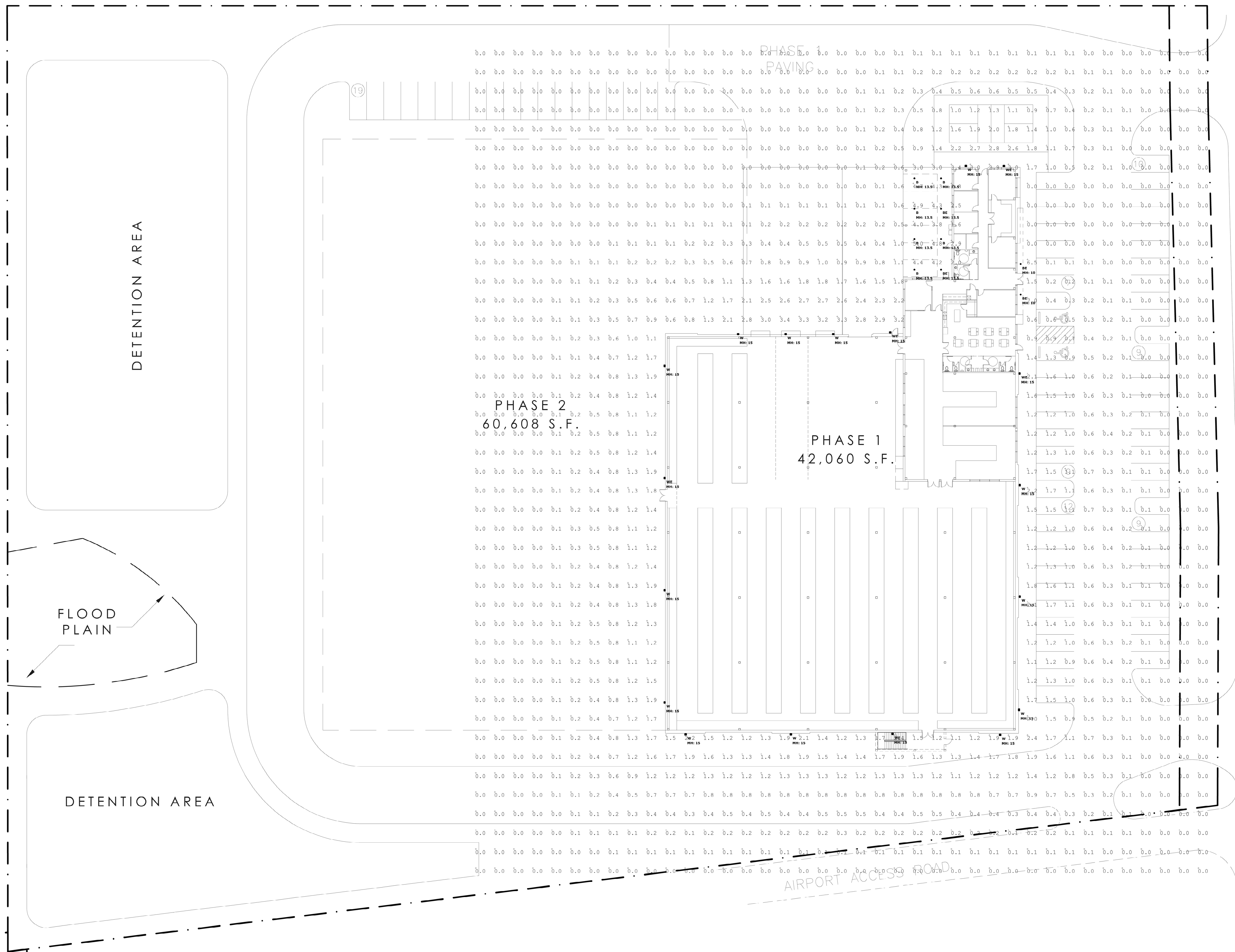
LANDSCAPE SITE PLAN

DATE:	MAR 2024	SHEET NO:	A100
PROJECT NO:	2023083		
DRAWN BY:	ZJ		
CHECKED BY:			





DUMPSTER ENCLOSURE DETAILS



Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor
B	10	10	LITHONIA LDNA 40/10 LOKAR LSS MVOLT DRIVER	1047	10.58	1.000	0.850
W	18	18	LITHONIA WDG2 LED P4 40K 80CRI 14H MVOLT MOUNT FINISH	4179	46.659	1.000	0.850

BE & WE PROVIDED WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY BACKUP

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	
GRADE - Planar	0	FC	0.46	7.0	0.0	N/A	

1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

JFTE

James F. Turner
Engineers, L.P.
Consulting Engineers
8540 Meadow Rd., Suite 160
Dallas, Texas 75231
TEL: 214-760-2000
TX REGISTRATION # 35906

DRAWN/DESIGN: TNM/TNM | QC/APPD: JBM/TNM

DATE: FEB 2024
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:

SHEET NO:
E101A

ISSUE: 03-15-2024
SITE PLAN:

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NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

PHOTOMETRIC
PLAN

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Glare in Interior Lighting. [UGR FAQs](#)

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are ROHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PERFORMANCE DATA

LDN4			
Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes

Tested in accordance with IESNA LM-79-08

Tested to current IES and NEMA standards under stabilized laboratory conditions

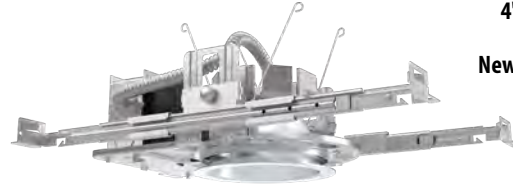
Based on LDN4 AR LSS 35K 80CRI



Catalog Number	LDN4-40/10-LO4AR-LSS-
Notes	MVOLT-GZ10
Type	B/BE

LDN4 STATIC WHITE

**4" Open and Wallwash LED
Non-IC
New Construction Downlight**

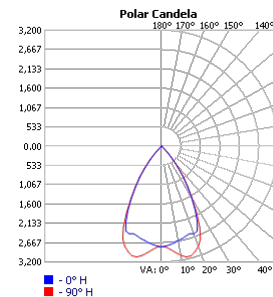


Open Trim

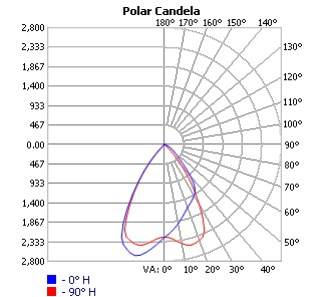


Wallwash Trim

DISTRIBUTIONS



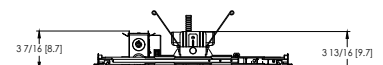
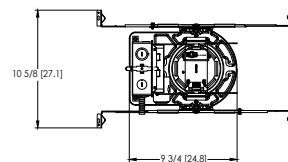
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

See page 4 for other fixture dimensions

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 L04 AR LSS MVOLT EZ1

LDN4		Color temperature		Lumens ‡		Trim Style		Trim Color		Trim Finish		Flange Color ‡	
Series													
LDN4 4" round	27/	2700K	05	500 lumens	20	2000 lumens	L04 Downlight LW4 Wallwash	AR	Clear	LSS	Semi-specular	TRW	White painted flange
	30/	3000K	07	750 lumens	25	2500 lumens		WR ‡	White	LD	Matte diffuse	TRBL	Black painted flange
	35/	3500K	10	1000 lumens	30	3000 lumens		BR ‡	Black	LS	Specular	FRALTB	RAL painted flange only
	40/	4000K	15	1500 lumens	40	4000 lumens		TRALTB ‡	RAL painted trim			FCPC	Custom painted flange only
	50/	5000K						TCPC ‡	Custom painted trim				

Voltage		Driver		Emergency ‡		Control Input ‡	
MVOLT	Multi-volt						
120	120V	GZ10	0-10V driver dims to 10%	(blank)	No emergency option	(blank)	No control option
277	277V	GZ1	0-10V driver dims to 1%	EL	Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16D	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
347 ‡	347V	D10	Minimum dimming 10% driver for use with JOT	ELR	Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16DER	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
		D1	Minimum dimming 1% driver for use with JOT	ELSD	Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS	N80	nLight™ Lumen Compensation
		EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% eldoLED DALI SOLDRIVE dim to dark	ELRSD	Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS	JOT	Wireless room control with "Just One Touch" pairing
		EDAB		E10WCP	Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS	NPS80EZ	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
				E10WCPR	Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS	NPS80EZER	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
				E10WRSTAR	Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2	nLight® Air enabled
						NLTAIRER2	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
						NLTAIREM2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options

HAO ‡	High ambient option (40°C)
CP ‡	Chicago Plenum
RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
BAA	Buy America(n) Act Compliant
90CRI	High CRI (90+)
SF ‡	Single fuse



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumen Packages	Overall height varies based on lumen package, refer to dimensional charts on page 4
WR, BR	Not available with finish (LSS, LD, LS)
TRALTB, FRALTB	RALTB for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TRW, TRBL	Available with clear (AR) trim color only
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
347	Not available with emergency options
All Emergency	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER	Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
SF	Must specify 120 or 277 volt
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
NLTAIR2	When combined with EZ1 or EZ10 drivers, can be used as a normal power
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
HAO	Fixture height is 5-11/16" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm. Not available with emergency battery pack option.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

Accessories: <i>Order as separate catalog number.</i>	
PS1055CP	FMC Power Sentry battery pack, T20 compliant, field installable, 10w constant power
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA46 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D.

Emergency Battery Pack Options - Field Installable

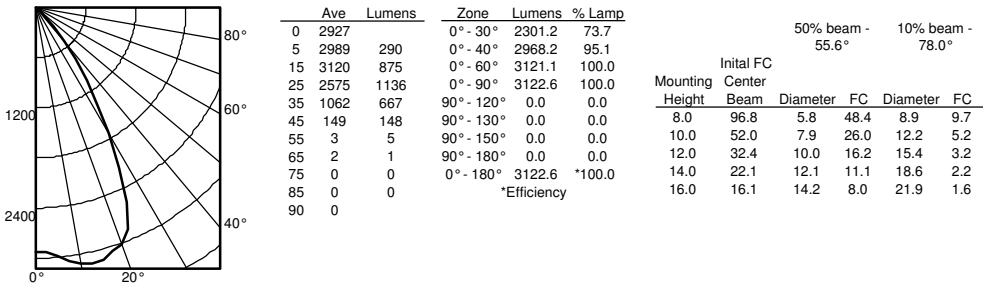
Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter/ 2-hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL 924 Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illuminations outperforms legacy 1400 lumen fluorescent emergency ballasts.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Illuminance Data at 30" Above Floor for a Single Luminaire
--------------------	-------------------	-------------	--

LDN4 35/30 L04AR, input watts: 32.1, delivered lumens: 3122.6, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P249.



LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

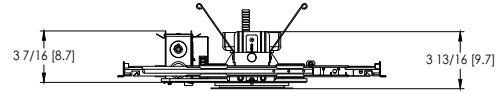
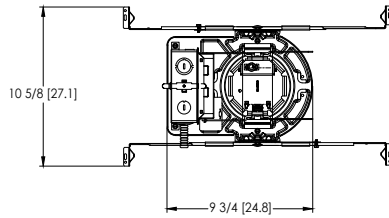
The LPW rating is also available at [Designlight Consortium](#).

- Notes
- Tested in accordance with IESNA LM-79-08.
 - Tested to current IES and NEMA standards under stabilized laboratory conditions.
 - CRI: 80 typical.

LDN4

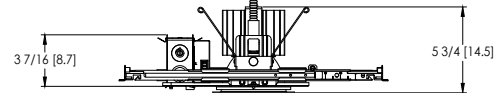
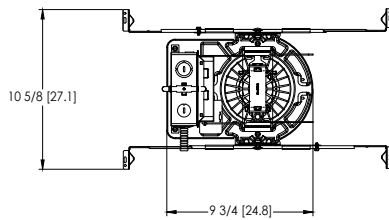
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 500-2000 Lumens



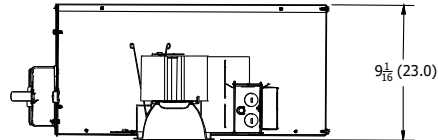
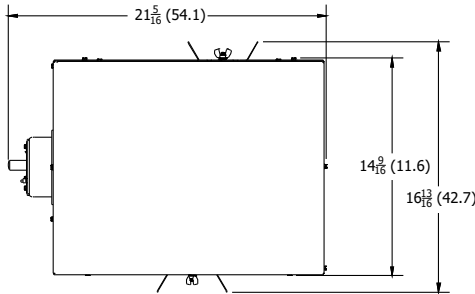
Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

LDN4 2000-4000 Lumens



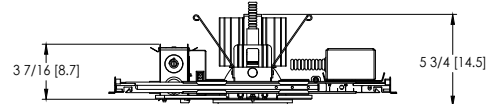
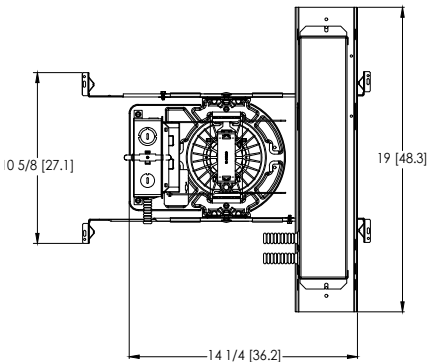
Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

LDN4 CP



Aperture: 4-5/16" (11)
 Ceiling Opening: 5-1/8" (13)
 Overlap Trim: 5-7/16" (13.8)

LDN4 EL



Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN4 Series



Sensor Switch
WSXA JOT

- 1. **Power:** Install JOT enabled fixtures and controls as instructed.
- 2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- 3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

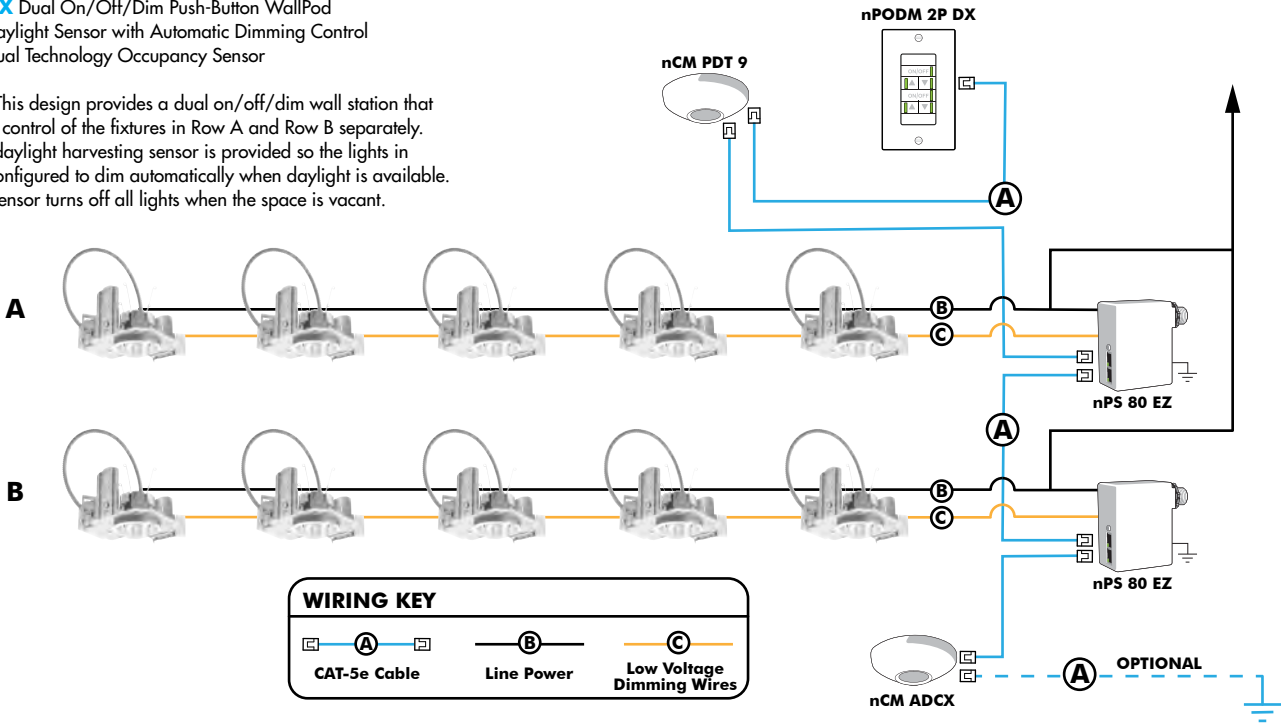
COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSC TV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

EXAMPLE

Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty: 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories:	
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair .	
Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

1 Can only be ordered with the RES7Z zone control sensor version.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





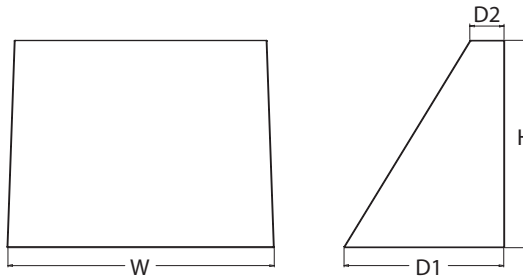
WDGE2-LED-P4-40K-

80CRI-T4M-MVOLT-

WWE

Hit the Tab key or mouse over the page to see all interactive elements.

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0 ¹	27K 2700K	70CRI ⁴	T1S Type I Short	MVOLT	Shipped included	Shipped separately
	P1 ²	30K 3000K	80CRI	T2M Type II Medium	347 ⁵	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer ⁷
	P2 ²	40K 4000K	LW ³ Limited Wavelength	T3M Type III Medium	480 ⁵	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁷
	P3 ²	50K 5000K		T4M Type IV Medium			
	P4 ²	AMB ³ Amber		TFTM Forward Throw Medium			

Options		Finish	
ET0WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	Standalone Sensors/Controls	DDBXD Dark bronze
EZ0WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
PE⁸	Photocell, Button Type	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD Natural aluminum
DMG⁹	0-10W dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
BAA	Buy America(n) Act Compliant	Networked Sensors/Controls	DBBTXD Textured dark bronze
CCE	Coastal Construction ⁷	NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD Textured black
		NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD Textured natural aluminum
		See page 4 for out of box functionality	DWHGXD Textured white
			DSSTXD Textured sandstone



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED
Rev. 02/28/24

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U WDGE2 surface-mounted back box (specify finish)

NOTES

- 1 PO option not available with sensors/controls.
- 2 P1-P4 not available with AMB and LW.
- 3 AMB and LW always go together.
- 4 70CRI only available with T3M and T4M.
- 5 347V and 480V not available with E10WH or E20WC.
- 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 7 For PBBW and AWS require an RFA.
- 8 PE not available in 480V or with sensors/controls.
- 9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode
(4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

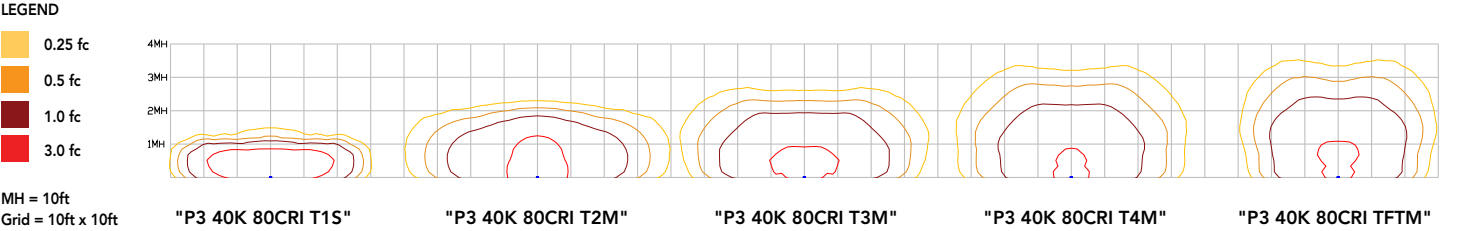
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Motion/Ambient Sensor (PIR_, PIRH_)

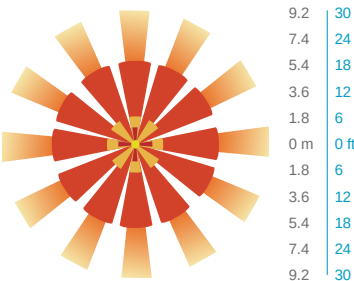
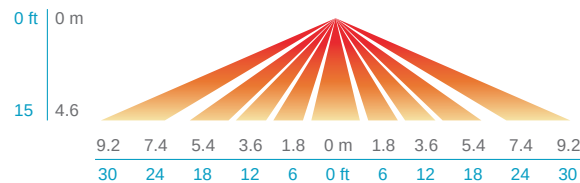
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

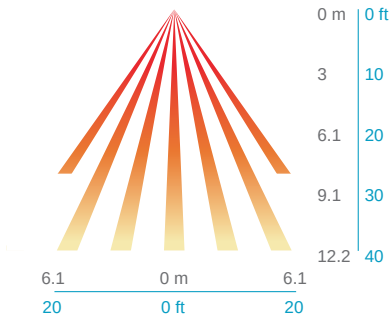
PIR

HIGH VIEW

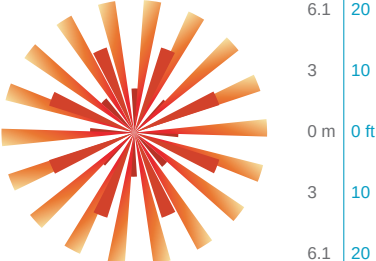


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-013
PROJECT NAME: Site Plan for 1780 Airport Road
SITE ADDRESS/LOCATIONS: 1780 AIRPORT RD, ROCKWALL, TX 75087

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 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 1780 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-013; Site Plan for 1780 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 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 1780 Airport Road.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2024-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Provide the standard signature block on the site plan, dumpster elevations, and photometric plan. (Subsection 03.04.A, of Article 11, UDC)
- I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.
- M.6 Provide a letter from the FAA confirming compliance.
- M.7 Site Plan
- 1) Provide a vicinity map. (Subsection 03.04, of Article 11, UDC)
 - 2) Cross access needs to be provided to the adjacent parcel of land (i.e. Lot 1, Block A). This can be achieved by moving the driveway over between the two (2) properties or providing an access easement to the driveway.
 - 3) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
 - 4) Indicate all easements. (Subsection 03.04.B, of Article 11, UDC)
 - 5) Indicate the 5-foot required sidewalk along Airport Road. (Subsection 03.04.B, of Article 11, UDC)
 - 6) Delineate loading areas. Loading spaces shall be 12' x 65'; cannot block parking spaces. (Subsection 06.04, Article 06, UDC)
 - 7) Indicate the type and depth of the paving material. (Subsection 03.02, of Article 06, UDC)

M.8 Landscape Plan

- 1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
- 2) Indicate shrub screening of dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 3) Five (5) Canopy trees and five (5) accent trees are required for the frontage of Airport road. (Subsection 05.01, Article 08, UDC)
- 4) Provide shrubs adjacent to the parking spaces facing airport and adjacent properties. (Subsection 05.02.C, Article 08, UDC)
- 5) Residential Adjacency screening is required along the south property line. Provide three (3)-tiered screening along this adjacency in a 20-foot landscape buffer. Alternative method of screening in this area can be proposed and accepted by the Planning and Zoning Commission. (Subsection 01.06, of Article 05, UDC)
- 6) Indicate the 10-foot landscape buffer required along Airport Road. (Subsection 05.01, Article 08, UDC)
- 7) Ensure that all parking spaces shall be within 80' of a tree. (Subsection 05.03.E, Article 08, UDC)
- 8) Provide the surface area for the detention basin. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. (Subsection 05.03.D, of Article 08, UDC)
- 9) How are the trees in the detention pond being preserved? The grading will necessitate these trees to be removed.
- 10) Indicate the existing trees throughout the site. (Subsection 03.01.E, of Article 09, UDC)
- 11) Please provide an exhibit showing that all parking spaces are within 80-feet of a tree.
- 12) Please provide heavier landscape screening adjacent to the property line where the loading dock is located.

M.9 Building Elevations

- 1) Please dash in all roof top mounted equipment and demonstrate that it will be fully screened.
- 2) The building articulation does not meet the primary or secondary articulation requirements. Specifically, wall length requirements. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.C.1, Article 05, UDC)
- 3) The building materials do not meet the 20% stone requirement. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.A.1.a.1, of Article 05, UDC)
- 4) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 5) Provide a note indicating a self-latching gate on the dumpster elevations. (Subsection 01.05.B, of Article 05, UDC)

M.10 Staff has identified the following exception(s) associated with the proposed request: [1] Primary building articulation, and [2] Secondary building articulation, [3] exceeds 10% secondary materials/under 90% masonry materials and [4] 20% stone. 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 increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

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 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. Shift drive aisle to property line for mutual access to Lot 1
2. Drainage must be piped to drainage or an open swale system at Airport and John King.
3. Please note, drainage system in Airport was not designed for this property to drain to.
4. Install 5' sidewalk 2' inside ROW or in an a pedestrian easement in the property. If the sidewalk is adjacent to curb the sidewalk will need to be 6' and doweled into the curb per City standards.
5. Commercial driveway entrances require a 30' radius.
6. A 10' utility easement is required along all street frontages.
7. Label the proposed fire lane for this site.
8. Site Plans require all proposed utilities to be shown (water, sewer, storm). Please add to the site plan for preliminary review.
9. Dumpster enclosure to require oil/water separator that will be piped to the storm drainage system.
10. All parking spaces shall be 20'x9'.
11. Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
12. Trees are within proposed detention pond.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.
- Need to show existing and proposed water and sewer on site plan.

Drainage Items:

- Detention is required.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained. Drainage must be piped to drainage system at Airport and John King. The drainage system in Airport was not designed for this property to drain to.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main on the other side of Airport Road available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Closing of Airport isn't allowed. If Airport is cut for water tie in, full concrete panel replacement is required per City requirements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

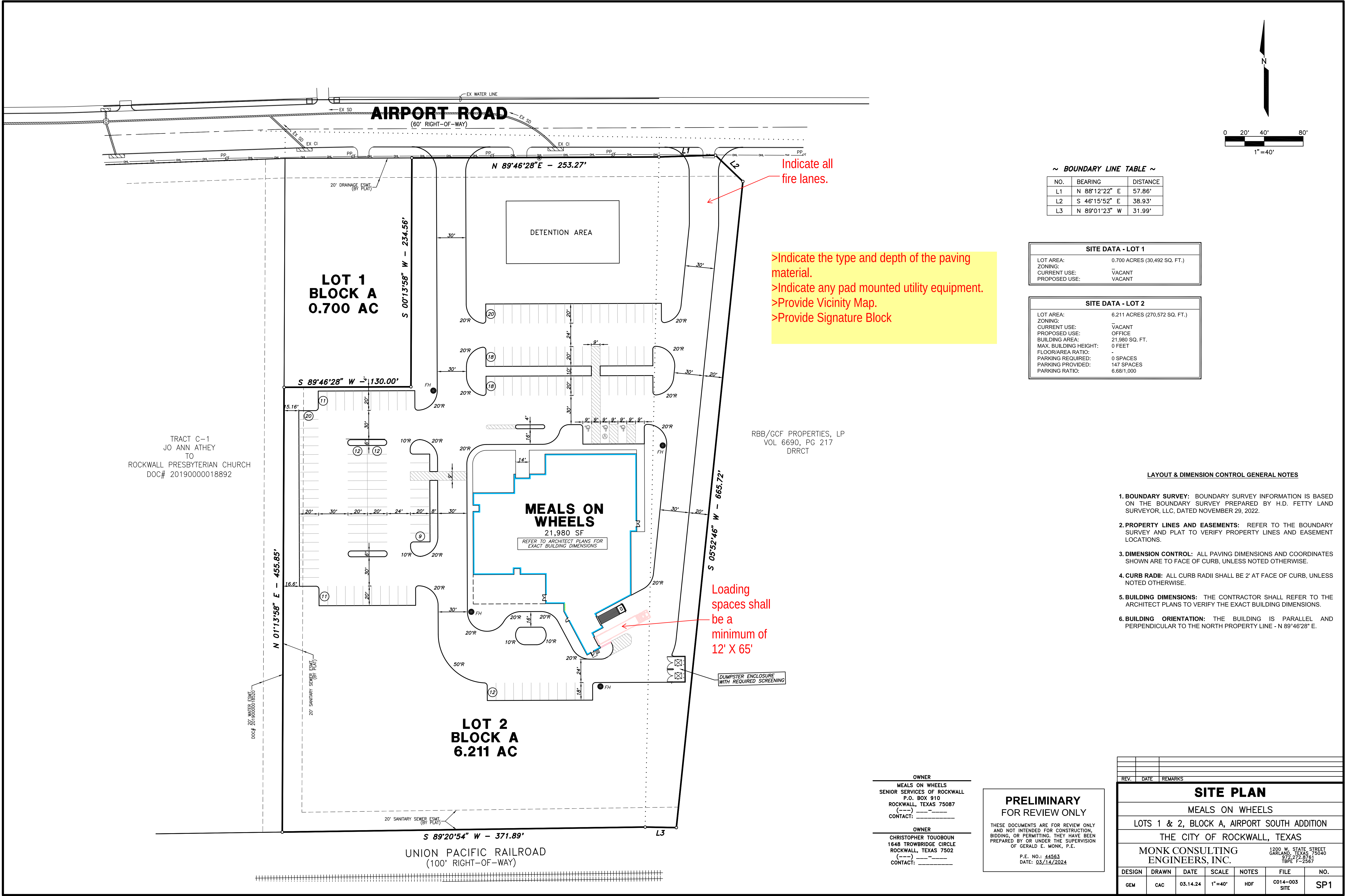
Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	03/21/2024	Approved w/ Comments
03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved w/ Comments
03/18/2024: FDC shall be facing and visible from the fire lane. FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane. The FDC shall be clear and unobstructed, with a minimum of a 5-foot-clear all-weather path from fire lane access			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments
03/18/2024: Please ensure that all parking spaces are within 80 of a tree			



~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
L2	S 46°15'52" E	38.93'
L3	N 89°01'23" W	31.99'

SITE DATA - LOT 1

LOT AREA:	0.700 ACRES (30,492 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	VACANT
PROPOSED USE:	VACANT

SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING AREA:	21,980 SQ. FT.
MAX. BUILDING HEIGHT:	0 FEET
FLOOR/AREA RATIO:	-
PARKING REQUIRED:	0 SPACES
PARKING PROVIDED:	147 SPACES
PARKING RATIO:	6.68/1,000

LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED NOVEMBER 29, 2022.
- PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ---
CONTACT: ---

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY HAVE BEEN
PREPARED BY OR UNDER THE SUPERVISION
OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

SITE PLAN

MEALS ON WHEELS

LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION

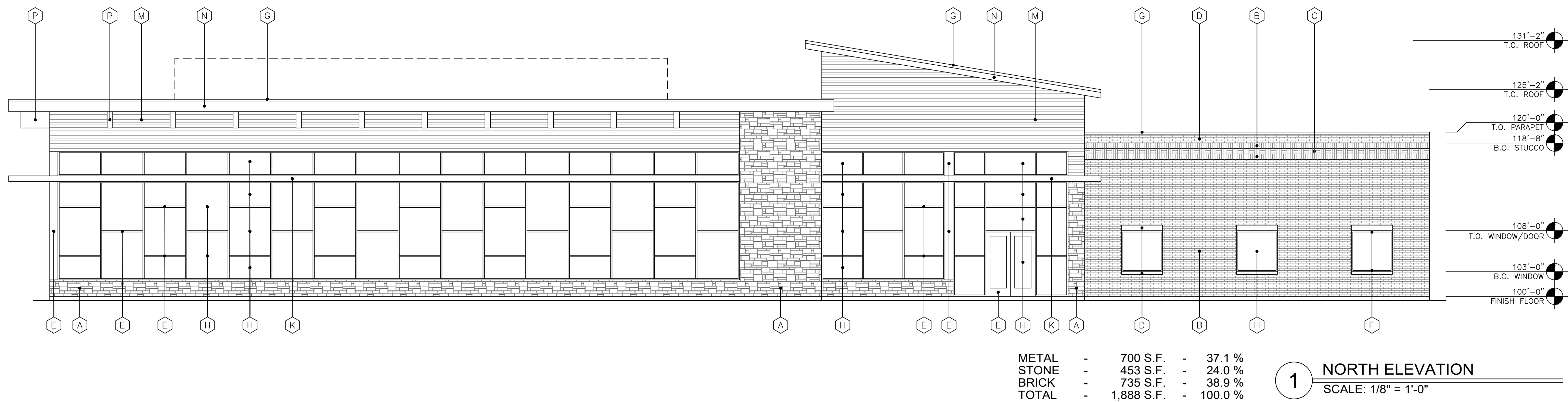
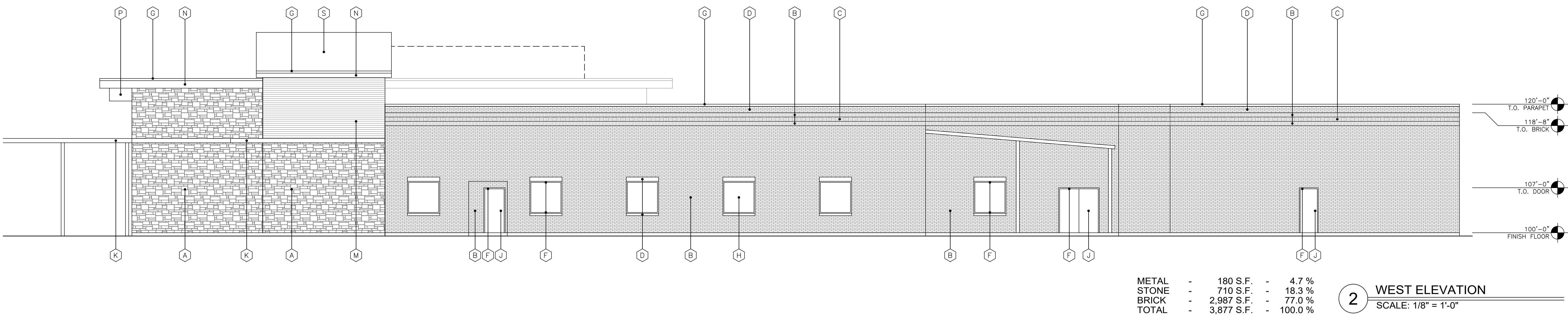
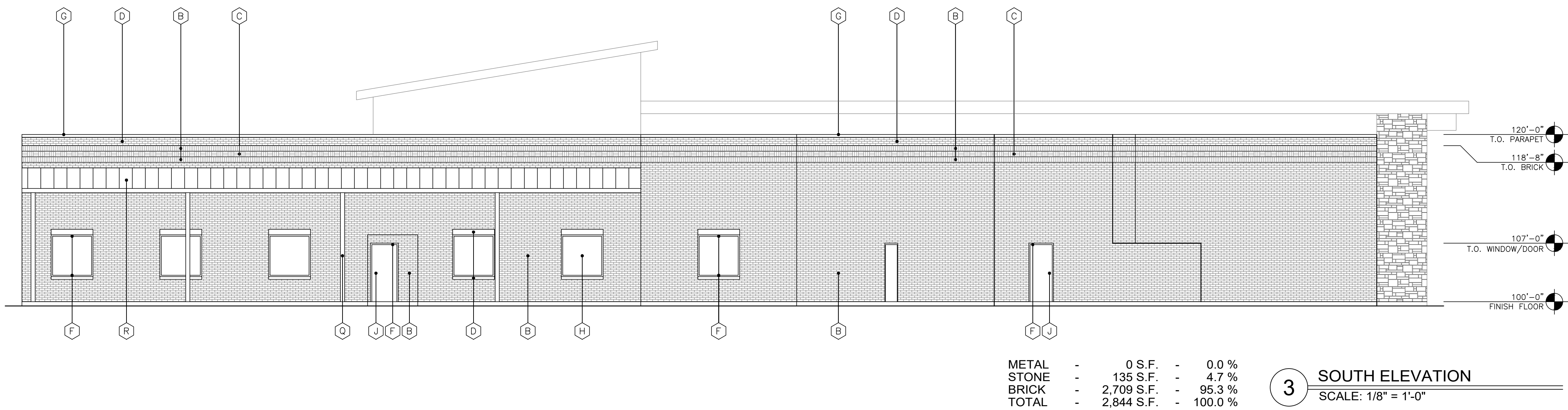
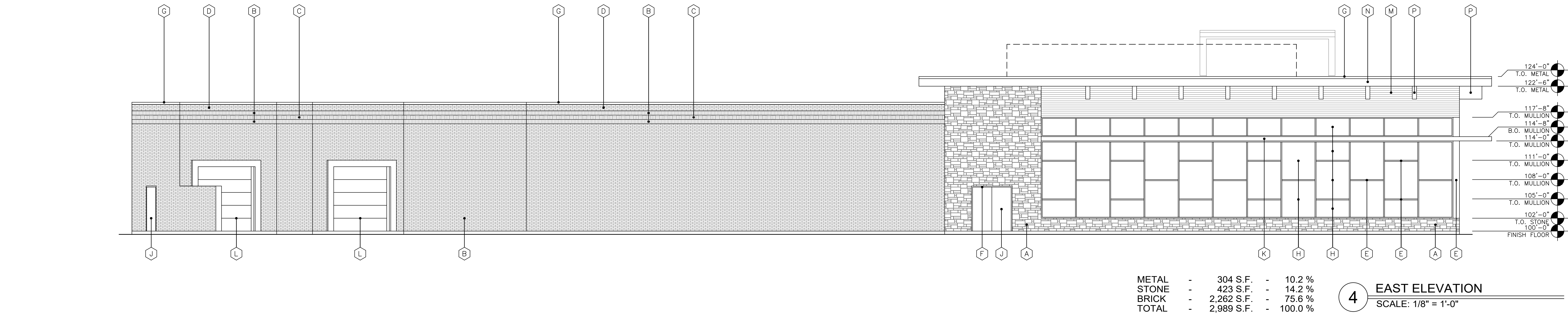
THE CITY OF ROCKWALL, TEXAS

MONK CONSULTING
ENGINEERS, INC.

1200 W. STATE STREET
GARLAND, TEXAS 75040
972-272-8751
TBP# F-2567

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1

>Indicate RTUs and how they will be screened.
>Primary and Secondary facades do not meet articulation standards specifically wall length requirements. (Exception)
>Does not meet 20% Stone requirement (Exception)



EXTERIOR FINISH SCHEDULE	
(A)	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - GRAY
(B)	BRICK VENEER: FIELD COLOR - ACME RED SUNSET
(C)	BRICK VENEER: BASKET WEAVE ACCENT COLOR - ACME MUSHROOM BROWN
(D)	BRICK VENEER: ACCENT SOLDIER COURSE & ROWLOCK ACCENT COLOR - ACME MARBLE GRAY
(E)	STOREFRONT & DOORS, COLOR - ANODIZED ALUMINUM
(F)	WINDOW/DOOR FRAMES COLOR - ANODIZED ALUMINUM
(G)	PREFINISHED METAL COPING COLOR - ANODIZED ALUMINUM
(H)	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
(I)	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR - SILVER
(K)	STEEL AWNING, PAINT - SILVER
(L)	ELEC. SECTIONAL OVERHEAD DOCK DOORS COLOR - LIGHT GREY
(M)	METAL SIDING, RIBBED PANEL, COLOR - SILVER
(N)	CONTINUOUS METAL FASCIA COLOR - SILVER
(P)	STL. BEAMS COLOR - DARK CHARCOAL
(Q)	STEEL COLUMN, COLOR - SILVER
(R)	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - LIGHT GREY
(S)	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - SILVER

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8038

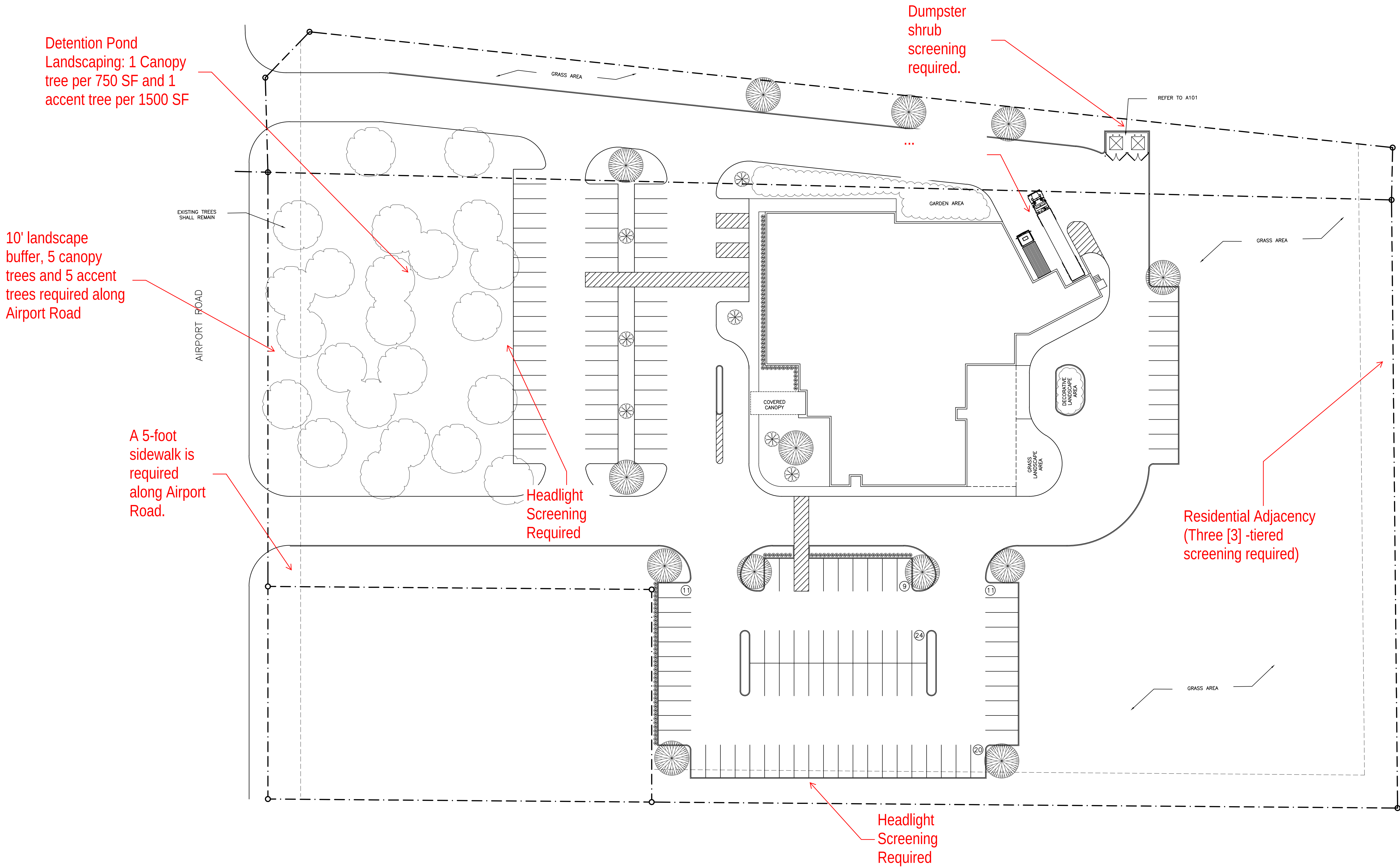
**EXTERIOR
ELEVATIONS**

MEALS ON WHEELS	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER	
APPLICANT	
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 F: 972-732-8038 ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____,	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY: KR

SHEET NO: A501

>Please indicate the existing trees throughout the site including trees that are being removed or saved.
>Ensure that all parking spaces are within 80' of a canopy tree.



SITE DATA TABLE	
SITE AREA	6.211 ACRES (270,572 S.F.)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	VENUE/OFFICE
BUILDING AREA:	21,980 S.F.
VENUE	7,385 S.F.
OFFICE	6,795 S.F.
KITCHEN	7,800 S.F.
LOT COVERAGE (GROSS AREA)	8.1%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA	6.211 ACRES (270,572 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 270,572 S.F.	54,114 S.F.
PROVIDED LANDSCAPE AREA-- 50.4% OF 270,572 S.F.	136,336 S.F.
IMPERVIOUS COVERAGE-- 49.6% OF 270,572 S.F.	115,649 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (MIN. 4" CALIPER) (6 QTY)	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION (Ø 24-30" O.C.) (136 QTY)
EVE'S NECKLACE (MIN. 4" TALL) (6 QTY)	EXISTING TREE OR SHRUBBERY

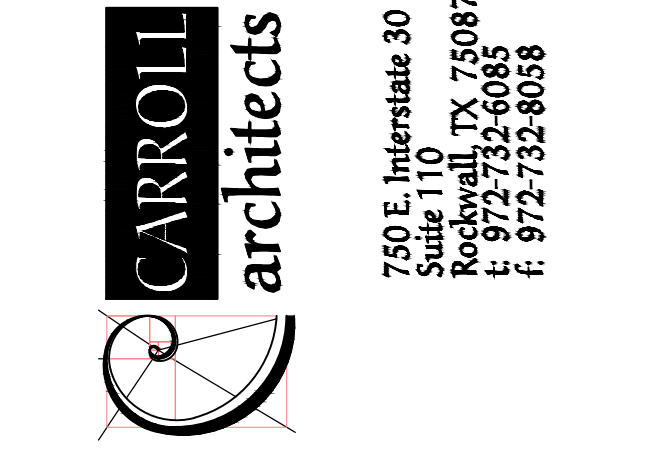
- GENERAL NOTES:
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

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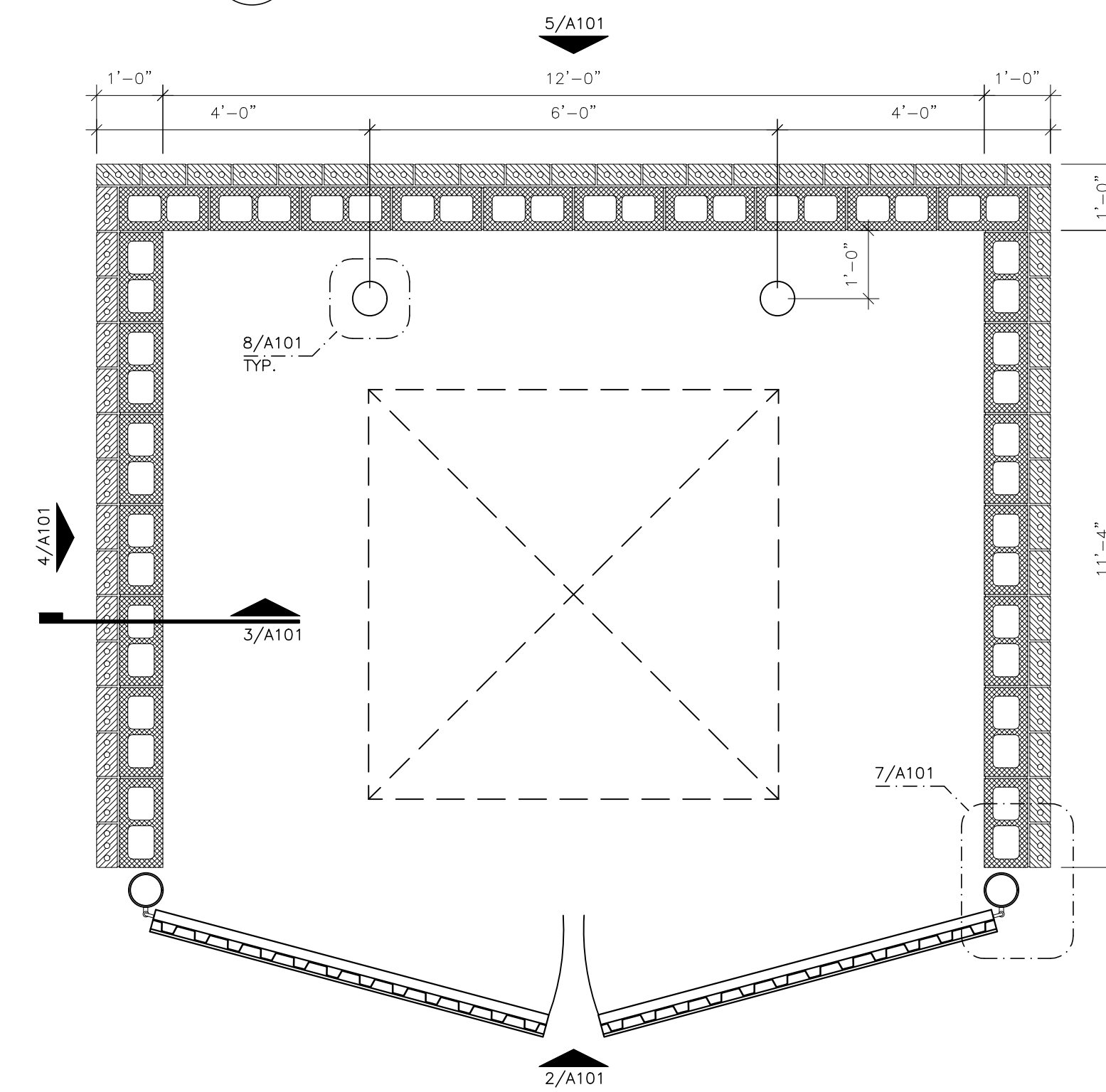
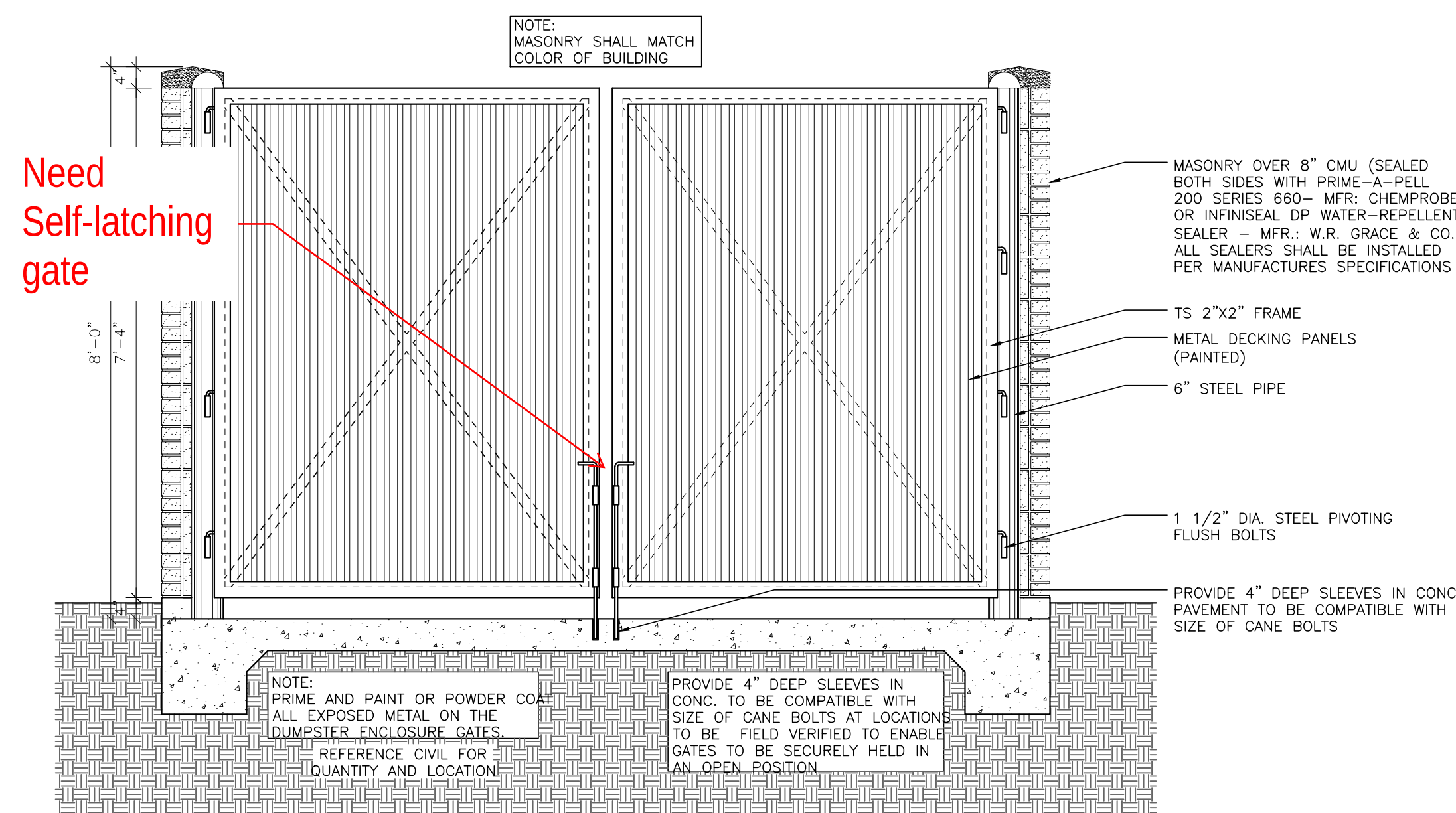
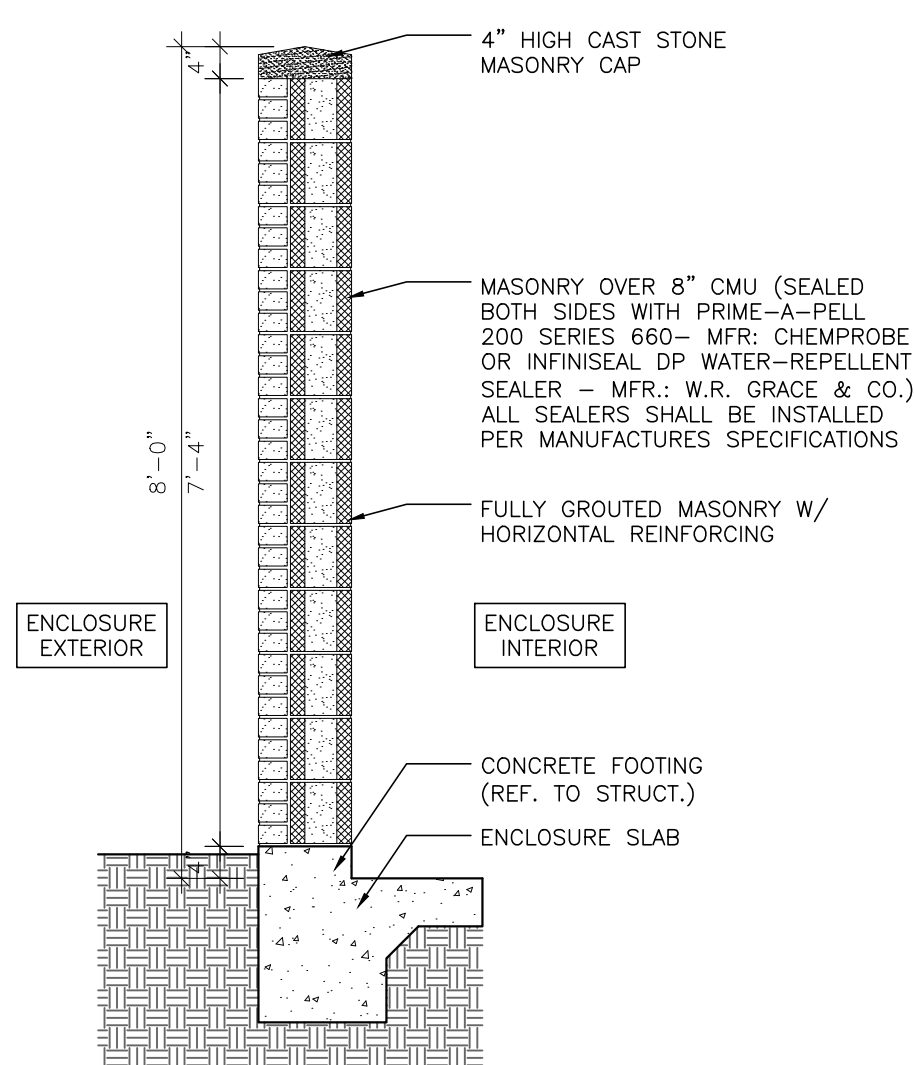
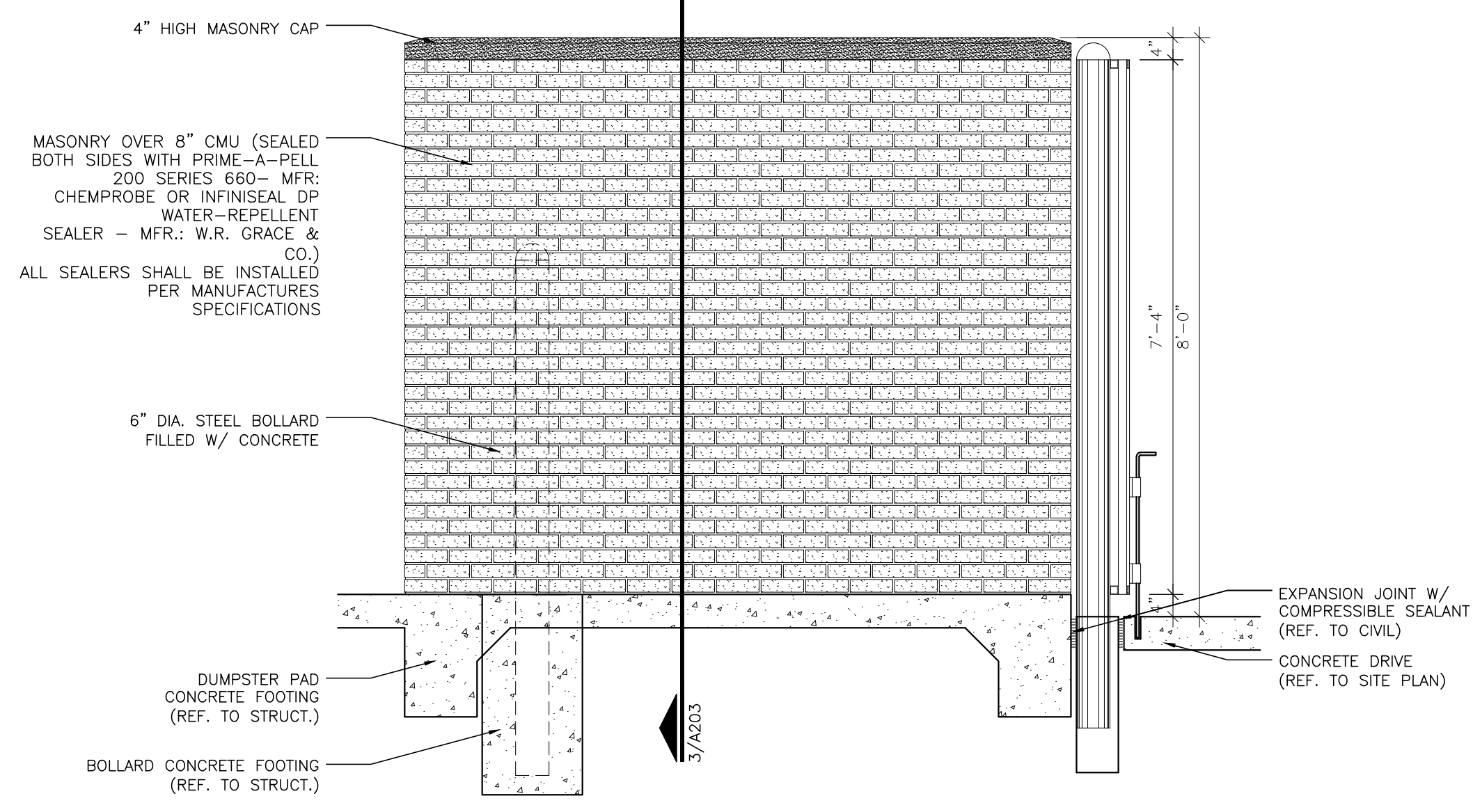
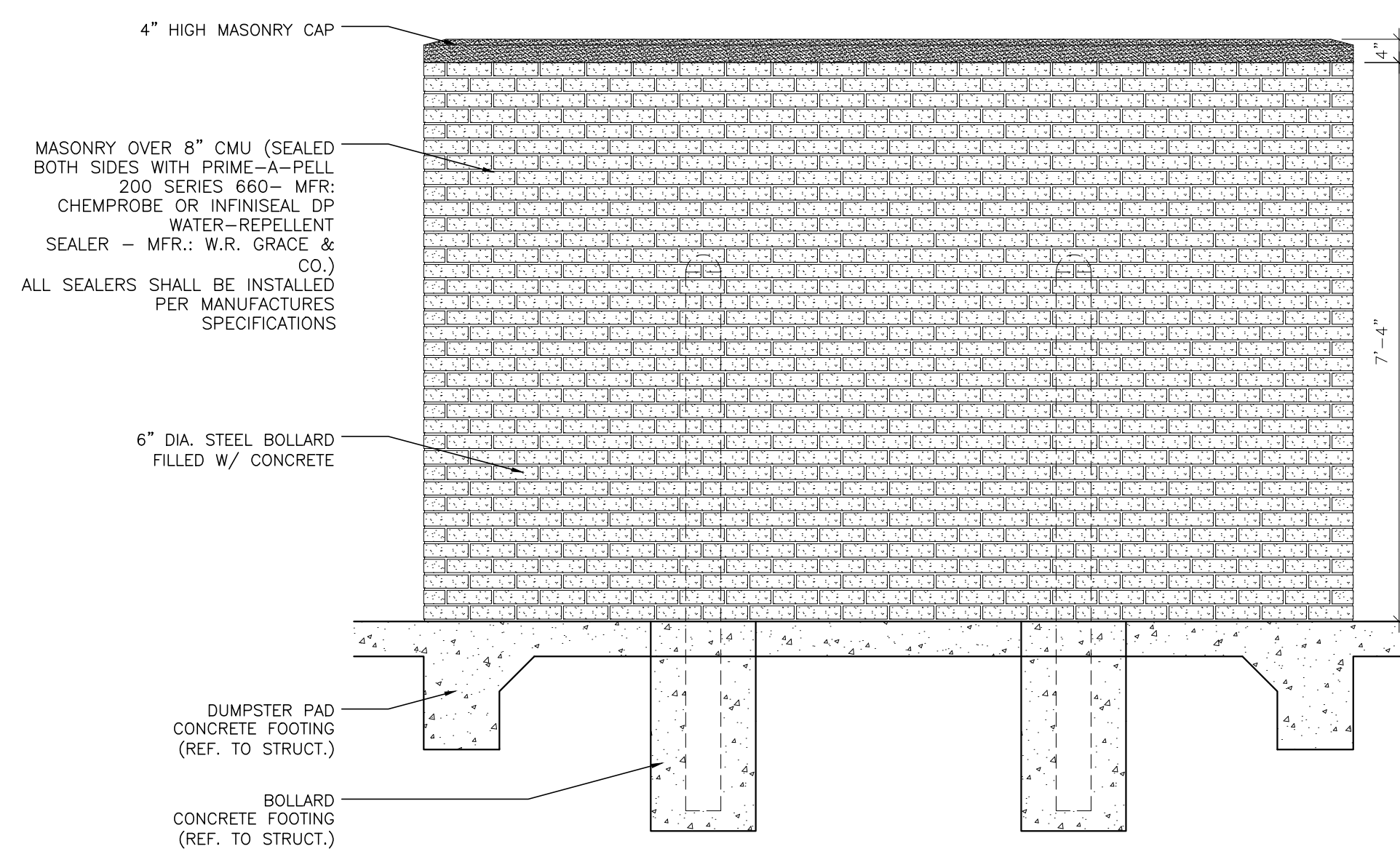
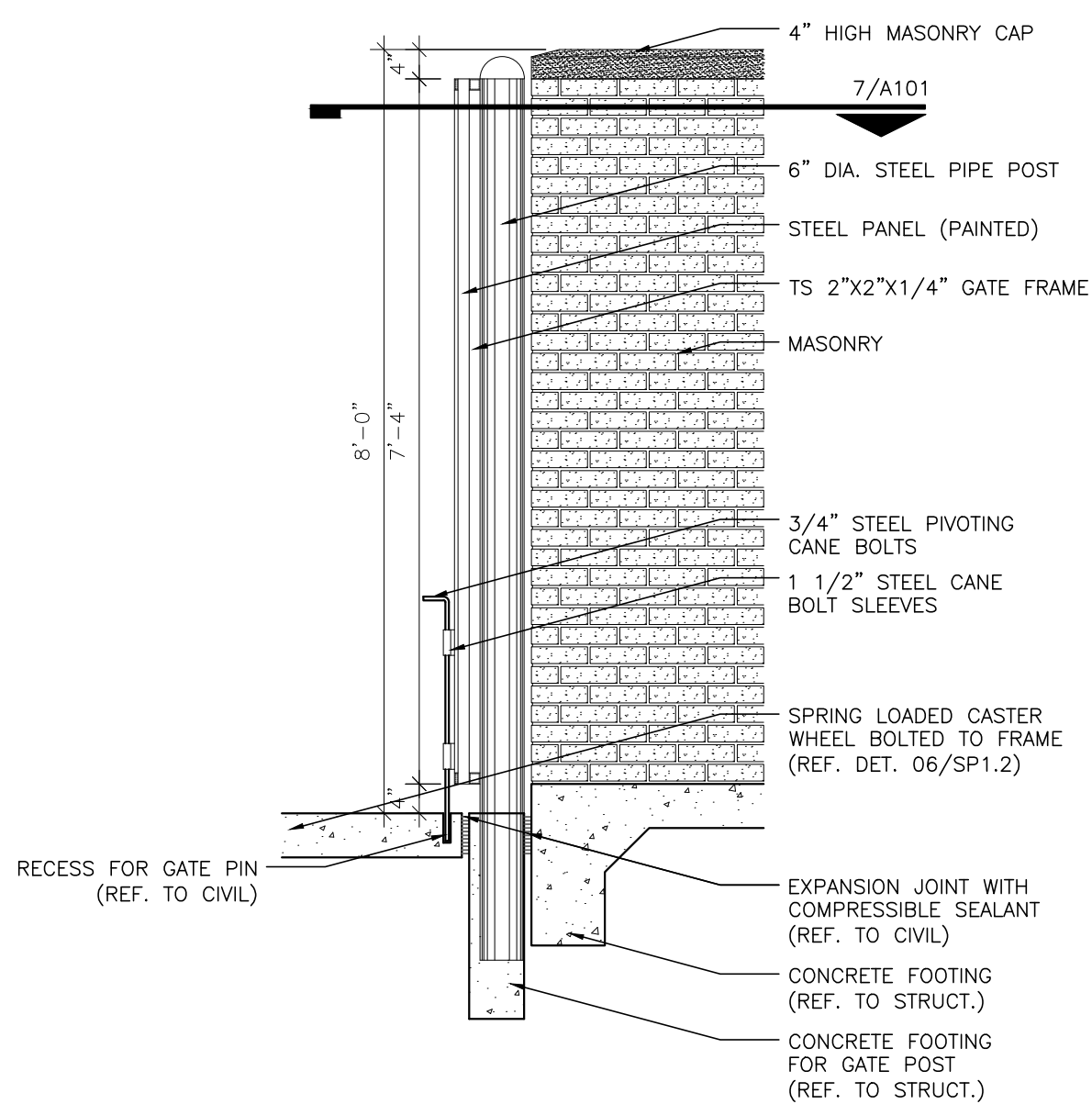
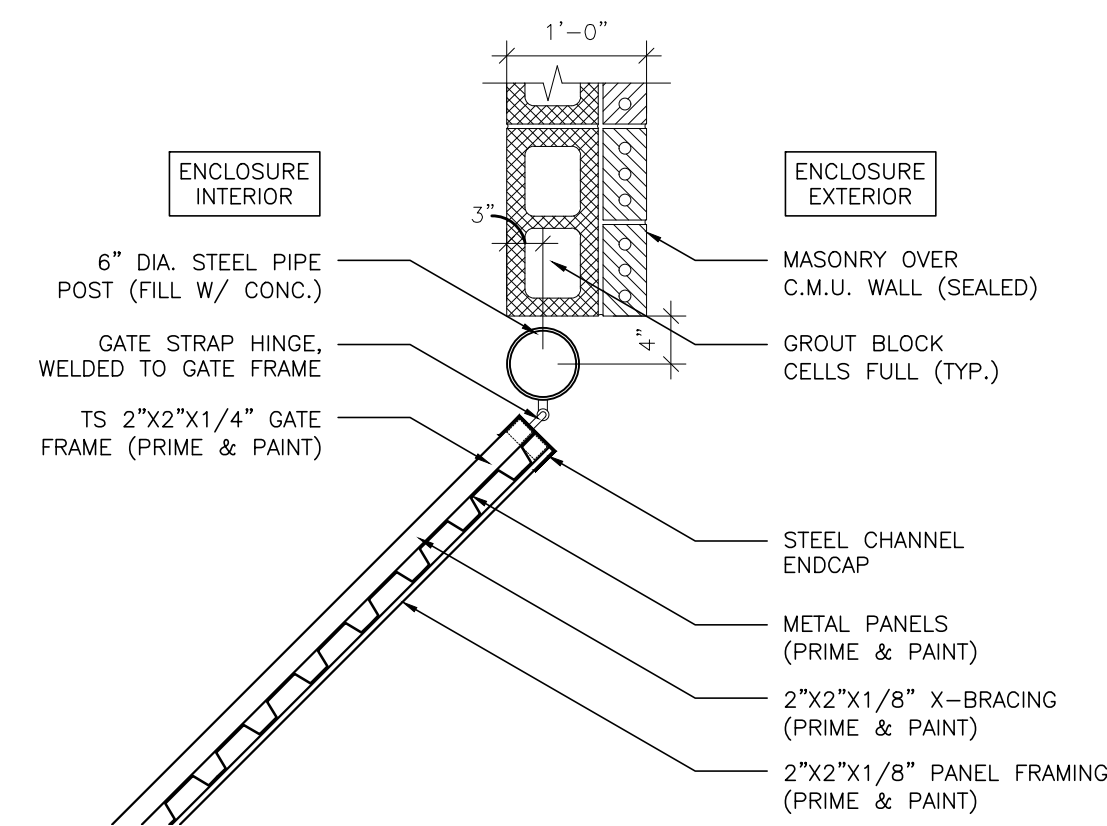
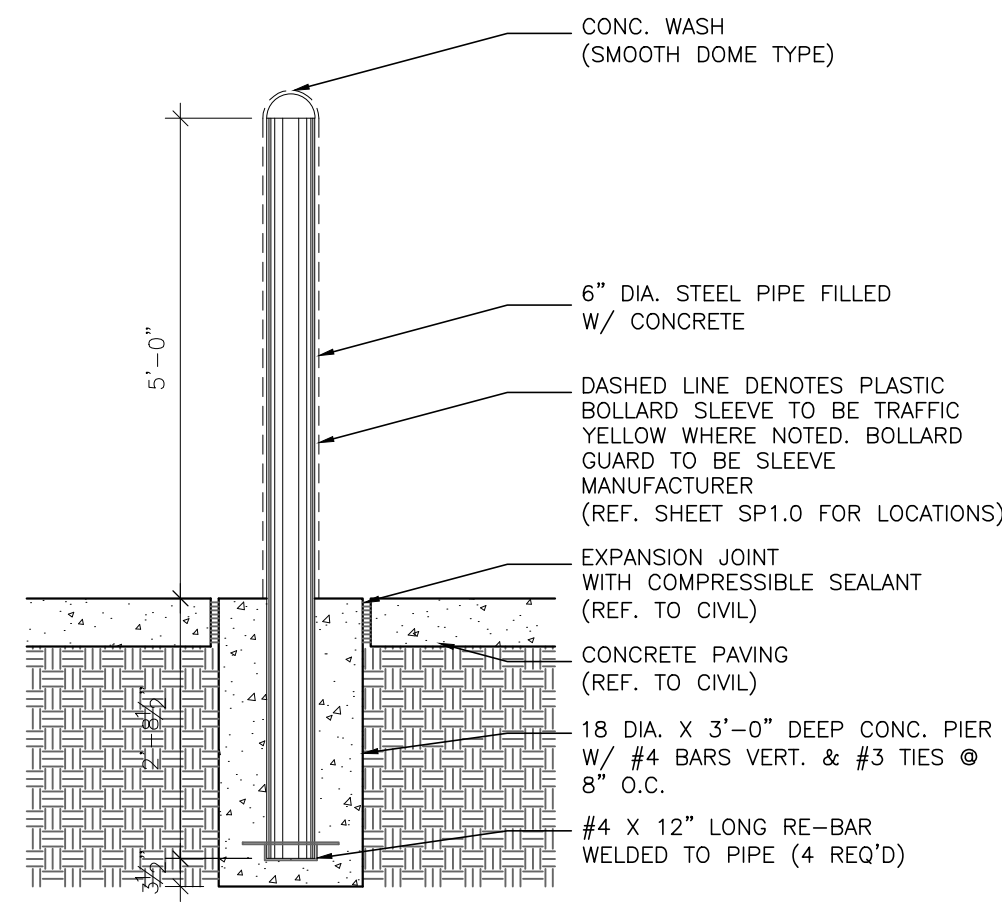
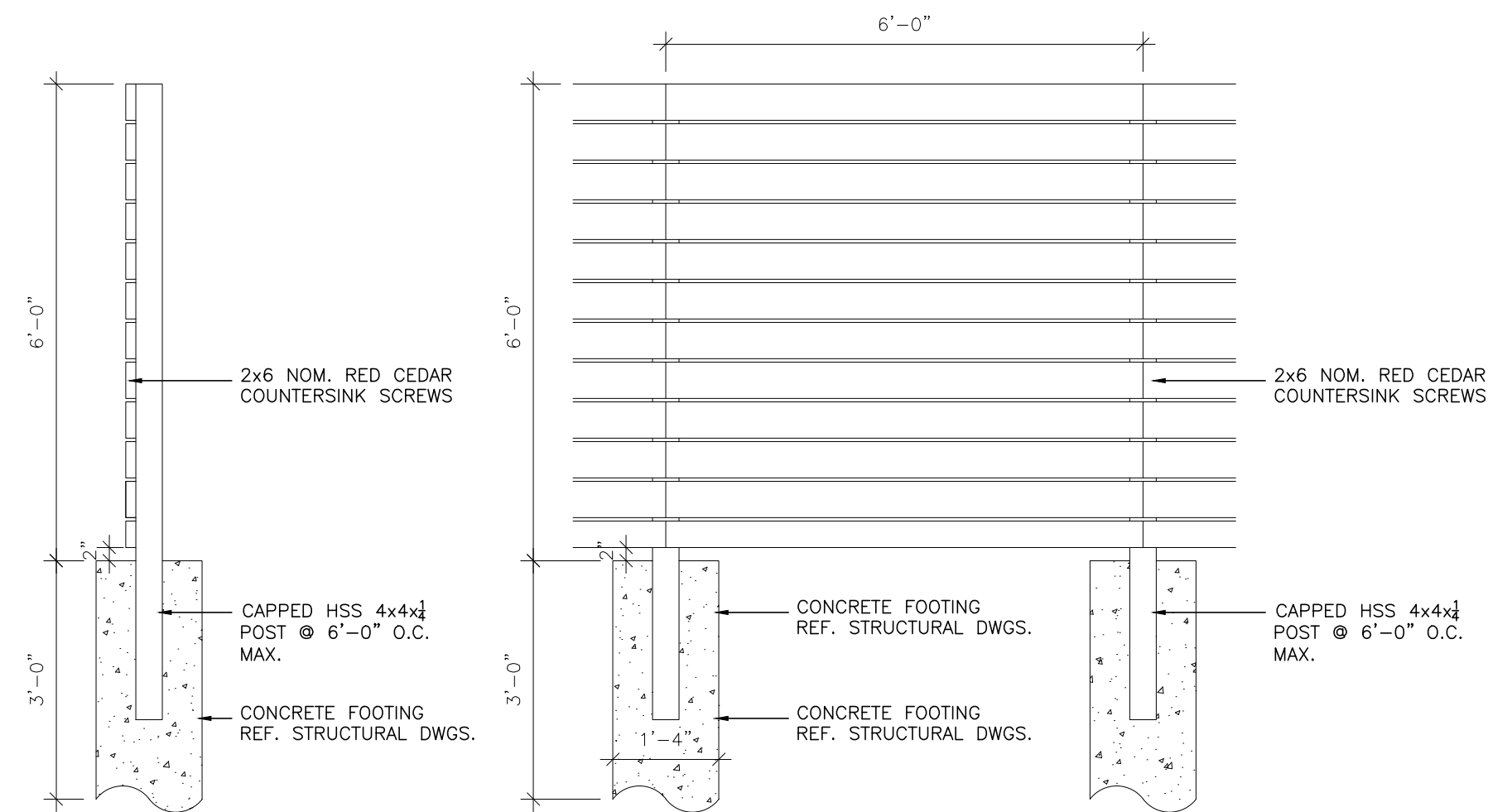
PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



LANDSCAPE PLAN

DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:

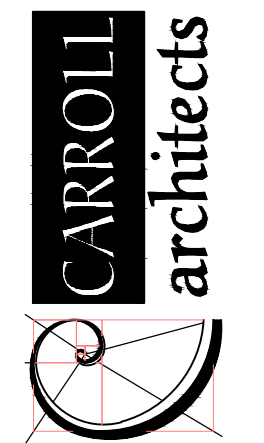
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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

MASONRY
DUMPSTER
ENCLOSURE

DATE: AUG 2021

SHEET NO:

PROJECT NO: 2020031

DRAWN BY:

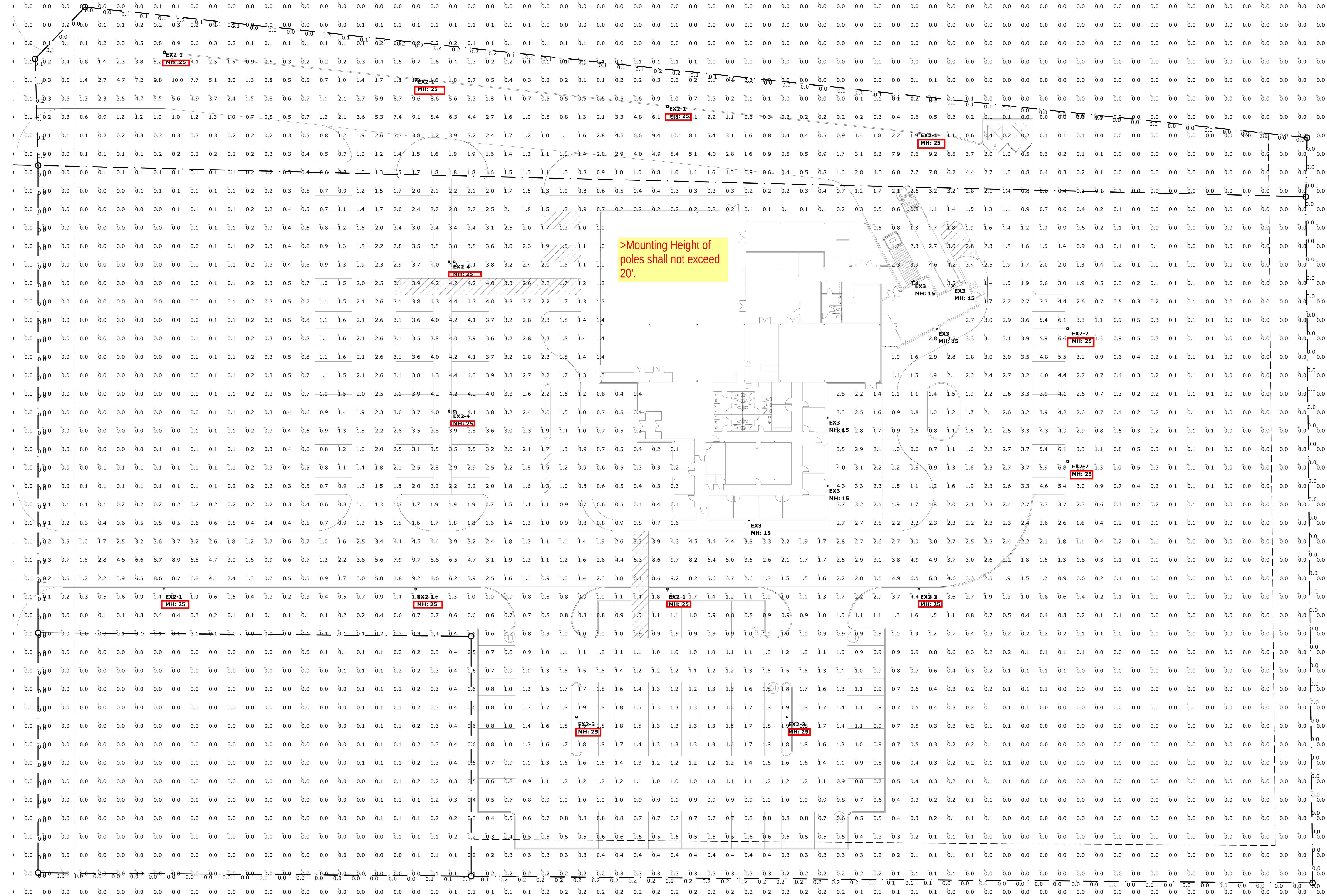
CHECKED BY:

A1

A101

Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor
	EX2-1	7	LITHONIA RSX2 LED-P3-40K-R2-VOLTAGE-MOUNTING-HS-FINISH	16491	149.98	1.000
	EX2-2	3	LITHONIA RSX2 LED-P3-40K-R4-VOLTAGE-MOUNTING-FINISH	22021	149.98	1.000
	EX2-3	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH	22312	149.98	1.000
	EX2-4	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH 2@180 DEGREES	44624	299.96	1.000
	EX3	6	LITHONIA WDGE2 LED-P4-40K-70CRI-T3M-VOLTAGE-SRM-FINISH	4816	46.659	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.89	10.1	0.0	N.A.
PROPERTY LINE	N.A.	Fc	0.05	0.2	0.0	N.A.
DRIVE LANE		Fc	2.95	10.1	0.2	14.75
PARKING LOT - E		Fc	5.01	6.8	3.7	1.35
PARKING LOT - S		Fc	1.12	2.2	0.5	2.24
PARKING LOT - W		Fc	2.30	4.4	0.6	3.83



OWNER REVIEW	02-27-2024
ISSUE:	
OWNER REVIEW:	

CONTRACT NOTICE:
These drawings and specifications are prepared by the undersigned and are under the sole control and management of the undersigned. No part of these drawings or specifications shall be used for any other project without the written consent of the undersigned. The undersigned shall not be held responsible for any errors or omissions in these drawings or specifications, nor for any consequences arising therefrom.

PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-4065
F: 972-732-8058

PHOTOMETRIC PLAN

1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

James F. Turner
Engineers, L.P.
Consulting Engineers
5001 West Loop, Suite 110
Dallas, Texas 75214-1001
TEL: 214-760-2900 FAX: 214-760-2901
TX REGISTRATION # 22088

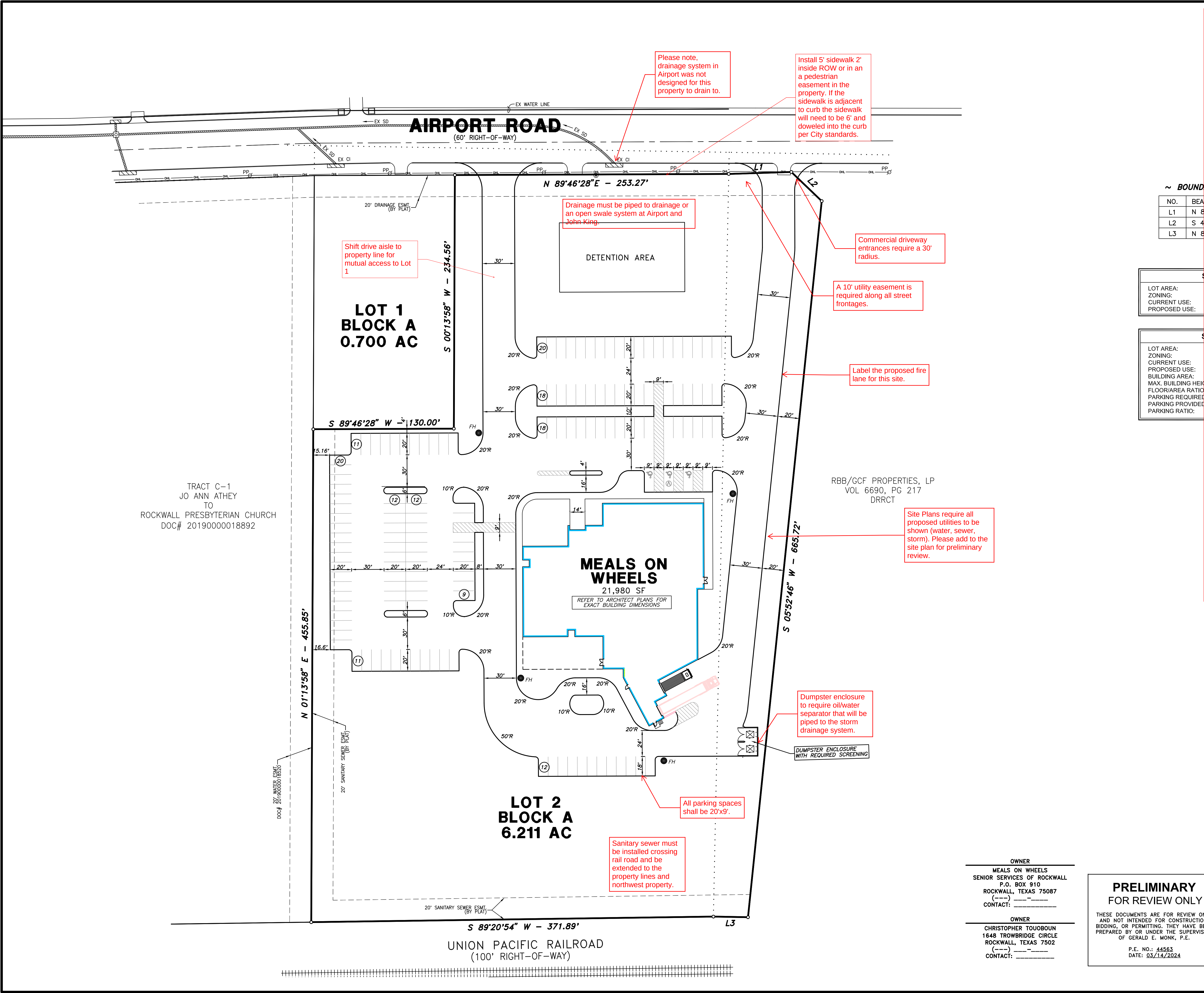
DATE: AUG 2021

PROJECT NO: 2020031

DRAWN BY: KJR

CHECKED BY:

E101A



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - No structures or fences with easements.
 - The site will need to be platted.
 - All utilities must be underground.
 - Additional comments may be provided at the time of Engineering review.
 - Need to show existing and proposed water and sewer on site plan.

- Drainage Items:**
- Detention is required.
 - Detention is based on zoning, not specific land area use.
 - Detention system will require a drainage easement located at free board elevation.
 - The 100-year WSEL must be called out for detention systems.
 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
 - No public water or sanitary sewer allowed in detention easement.
 - FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
 - Existing site flow patterns must be maintained. Drainage must be piped to drainage system at Airport and John King. The drainage system in Airport was not designed for this property to drain to.
 - Grate inlets are not allowed.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.

- Water and Wastewater Items:**
- Public sewer to be 8" minimum.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
 - Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
 - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - There is an existing 12" water main on the other side of Airport Road available for use.
 - Any utility connection made underneath of an existing roadway must be completed by dry bore. Closing of Airport isn't allowed. If Airport is cut for water tie in, full concrete panel replacement is required per City requirements.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.).
 - Min 20' utility easements.
 - Water to be 10' separated from storm and sewer lines.
 - All public utilities must be centered in easement.

- Roadway Paving Items:**
- Must meet City driveway spacing requirements.
 - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
 - All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane (if needed) to be 24' wide and in a platted easement.
 - Fire lane (if needed) 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.

- 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".

3. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

4. CURB RADII: ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.

5. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.

6. BUILDING ORIENTATION: THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

~ BOUND	
NO.	BEA
L1	N 8
L2	S 4
L3	N 8

LOT AREA:	
ZONING:	
CURRENT USE:	
PROPOSED USE:	

LOT AREA:	
ZONING:	
CURRENT USE:	
PROPOSED USE:	
BUILDING AREA:	
MAX. BUILDING HEIGHT:	
FLOOR/AREA RATIO:	
PARKING REQUIRED:	
PARKING PROVIDED:	
PARKING RATIO:	

OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ---
CONTACT: ---

**PRELIMINARY
FOR REVIEW ONLY**

THESE DOCUMENTS ARE FOR REVIEW ONLY
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY HAVE BEEN
PREPARED BY OR UNDER THE SUPERVISION
OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS					
SITE PLAN							
MEALS ON WHEELS							
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION							
THE CITY OF ROCKWALL, TEXAS							
MONK CONSULTING ENGINEERS, INC.					1200 W. STATE STREET GARLAND, TEXAS 75040 972-272-8761 TBP# F-2567		
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1	

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

- 
- MEALS *on* WHEELS**
 SENIOR SERVICES
of Rockwall County

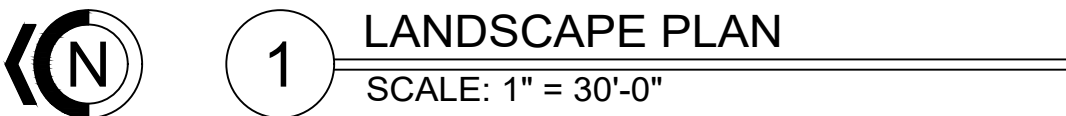


CARROLL
architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY: _____

SHEET NO: L1





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2024-03**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1780 Airport Rd**

SUBDIVISION

LOT **2**

BLOCK **A**

GENERAL LOCATION **ACROSS THE STREET FROM MUNI. AIRPORT**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL**

CURRENT USE **N/A**

PROPOSED ZONING **SAME**

PROPOSED USE **MEALS ON WHEELS SERVICES**

ACREAGE **6.211 AC**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **MEALS ON WHEELS**

☒ APPLICANT **CARROLL ARCHITECTS, INC**

CONTACT PERSON **Margie Verhagen**

CONTACT PERSON **JEFF CARROLL**

ADDRESS **4398 HWY 276**

ADDRESS **750 E. I-30**

STE. 110

CITY, STATE & ZIP **ROCKWALL, TX 75087**

CITY, STATE & ZIP **ROCKWALL, TX 75087**

PHONE **972.771.9514**

PHONE **214.632.1762**

E-MAIL **MVerhagen@rockwallmeals
onwheels.org**

E-MAIL **JCARROLLARCH.COM**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Carroll [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 \$ 1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF MARCH, 2024 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."

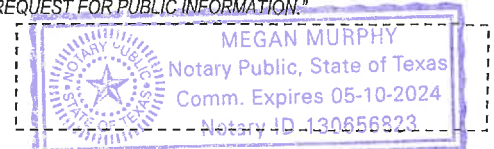
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2024

Applicants

OWNERS SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5.10.24

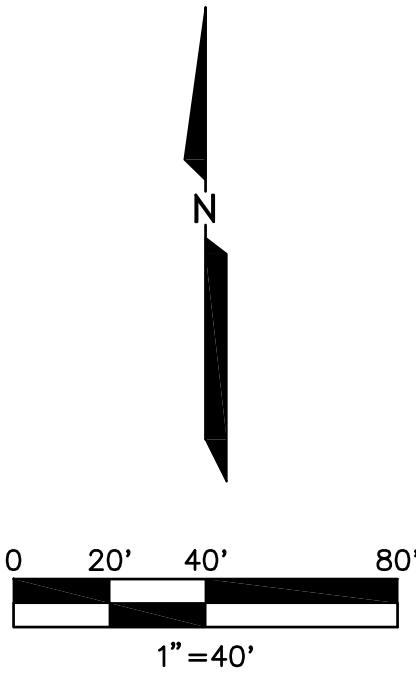
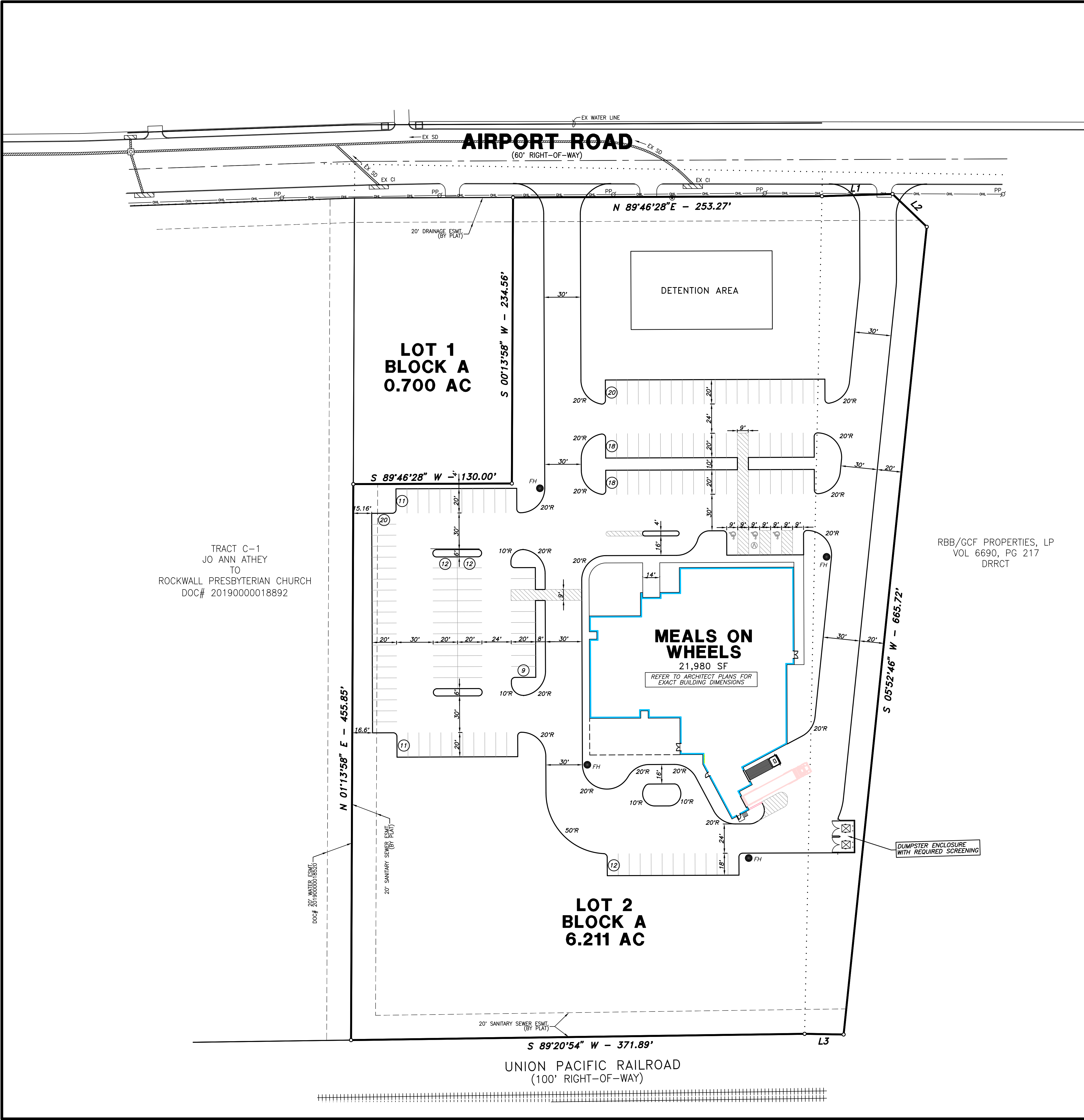


City of Rockwall

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

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~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
L2	S 46°15'52" E	38.93'
L3	N 89°01'23" W	31.99'

SITE DATA - LOT 1

LOT AREA:	0.700 ACRES (30,492 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	VACANT
PROPOSED USE:	VACANT

SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	OFFICE
PROPOSED USE:	21,980 SQ. FT.
BUILDING AREA:	0 FEET
MAX. BUILDING HEIGHT:	-
FLOOR/AREA RATIO:	0 SPACES
PARKING REQUIRED:	147 SPACES
PARKING PROVIDED:	6.68/1,000
PARKING RATIO:	

RBB/GCF PROPERTIES, LP
VOL 6690, PG 217
DRRCT

LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED NOVEMBER 29, 2022.
- PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

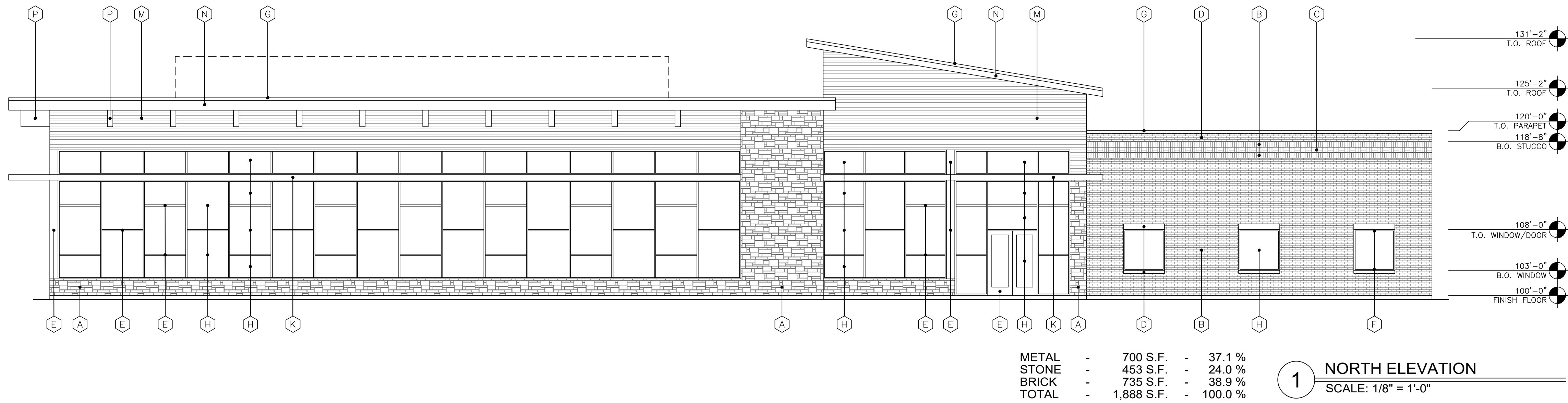
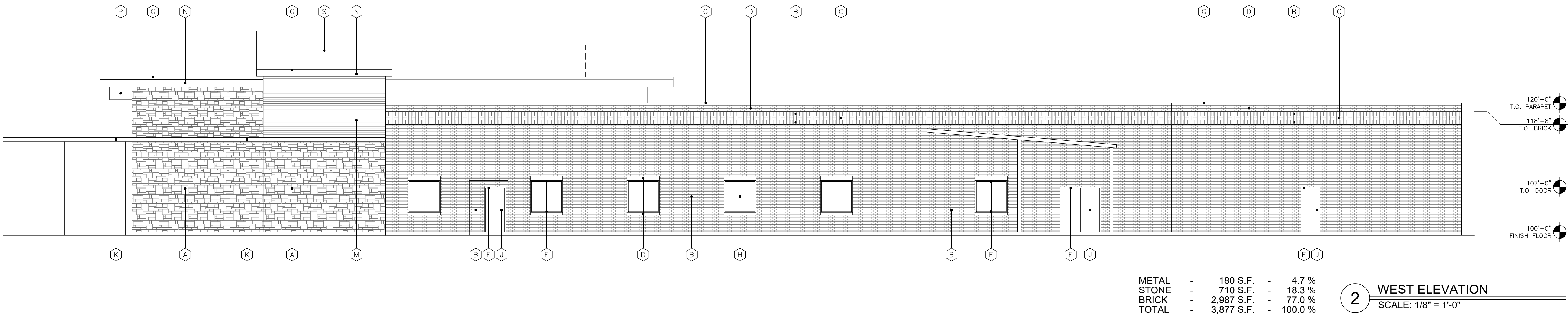
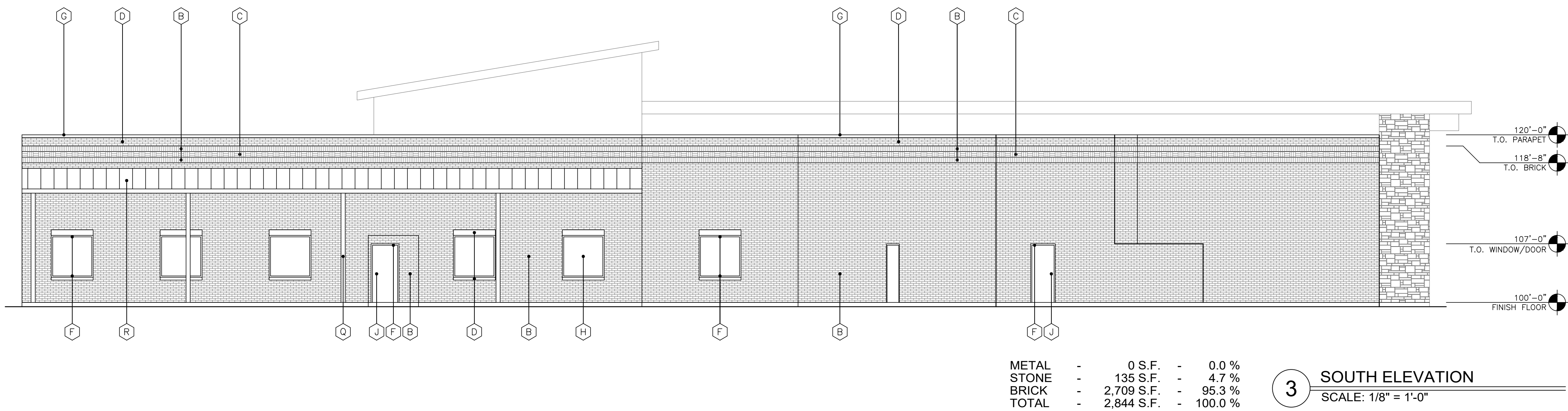
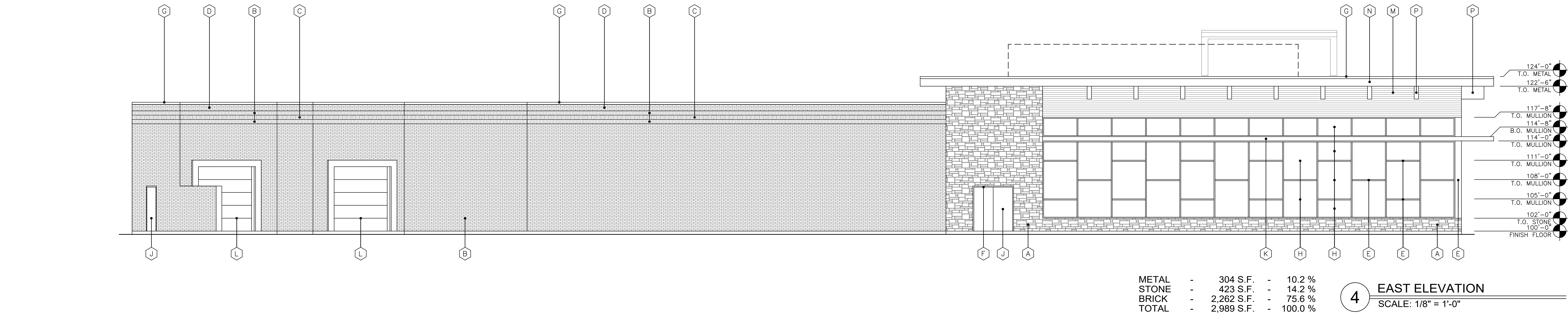
OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ---
CONTACT: ---

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PREPARED BY OR UNDER THE SUPERVISION
OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS					
SITE PLAN							
MEALS ON WHEELS							
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION							
THE CITY OF ROCKWALL, TEXAS							
MONK CONSULTING ENGINEERS, INC.				1200 W. STATE STREET GARLAND, TEXAS 75040 972-272-8751 TBP# F-2567			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1	



EXTERIOR FINISH SCHEDULE	
(A)	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - GRAY
(B)	BRICK VENEER: FIELD COLOR - ACME RED SUNSET
(C)	BRICK VENEER: BASKET WEAVE ACCENT COLOR - ACME MUSHROOM BROWN
(D)	BRICK VENEER: ACCENT SOLDIER COURSE & ROWLOCK ACCENT COLOR - ACME MARBLE GRAY
(E)	STOREFRONT & DOORS, COLOR - ANODIZED ALUMINUM
(F)	WINDOW/DOOR FRAMES COLOR - ANODIZED ALUMINUM
(G)	PREFINISHED METAL COPING COLOR - ANODIZED ALUMINUM
(H)	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
(J)	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR - SILVER
(K)	STEEL AWNING, PAINT - SILVER
(L)	ELEC. SECTIONAL OVERHEAD DOCK DOORS COLOR - LIGHT GREY
(M)	METAL SIDING, RIBBED PANEL, COLOR - SILVER
(N)	CONTINUOUS METAL FASCIA COLOR - SILVER
(P)	STL. BEAMS COLOR - DARK CHARCOAL
(Q)	STEEL COLUMN, COLOR - SILVER
(R)	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - LIGHT GREY
(S)	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - SILVER

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-6085
F: 972-732-8038

**EXTERIOR
ELEVATIONS**

MEALS ON WHEELS	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER	
APPLICANT	
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 F: 972-732-6085 ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____,	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY: KR

SHEET NO: A501

LANDSCAPE TABULATION	
NET AREA	6.211 ACRES (270,572 S.F.)
REQUIRED LANDSCAPE AREA— 20% OF 270,572 S.F.	54,114 S.F.
PROVIDED LANDSCAPE AREA— 50.4% OF 270,572 S.F.	136,336 S.F.
IMPERVIOUS COVERAGE— 49.6% OF 270,572 S.F.	115,649 S.F.

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER		
	CEDAR ELM (MIN. 4" CALIPER) (6 QTY)	 WINTER BOXWOOD (SHRUB) 5 GALLON Ø INSTALLATION (Ø 24"-30" O.C.) (138 QTY)
	EVE'S NECKLACE (MIN. 4" TALL) (6 QTY)	 EXISTING TREE OR SHRUBBERY

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED, WHEN THE DEVELOPER SHOWS THAT THE HOSE BIB SYSTEM WILL PROVIDE ADEQUATE WATER AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSHUT.
2. THE DEVELOPER SHALL PROVIDE ADEQUATE DRAINAGE TO THE NEAREST HYDROLOGICAL BERMUDA, EXCEPT FOR UNDISTURBED SITE.
3. THE DEVELOPER SHALL SUBMIT TO THE CITY ENGINEER SHALL SELECT TYPES OF PLANT SPECIES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL PROVIDE SENSORS AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AND ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA.
9. THE DEVELOPER SHALL PROVIDE EROSION CONTROL MEASURES. IF SEEDING AREA IS OBTAINED, NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR WITHIN ONE FEET FROM THE EDGE OF ANY CURB OR SIDEWALK, DRIVEWAY, DRIVE, DRIVEWAY, WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRED TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF ANY PIPE. TREES MUST BE PLANTED WITHIN 8' OF A TREE.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING PARKING CALCULATIONS			
BUILDING USE	SQARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES



1



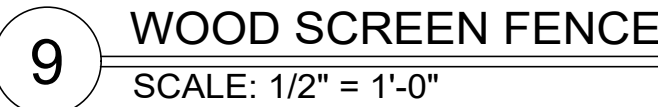
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

DATE: SHEET NO:

PROJECT NO. 2020031

_____ KR
CHECKED BY _____

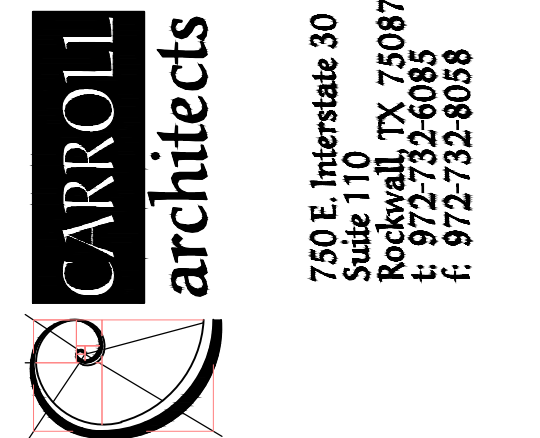
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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



MASONRY
DUMPSTER
ENCLOSURE

DATE: AUG 2021

PROJECT NO: 2020031

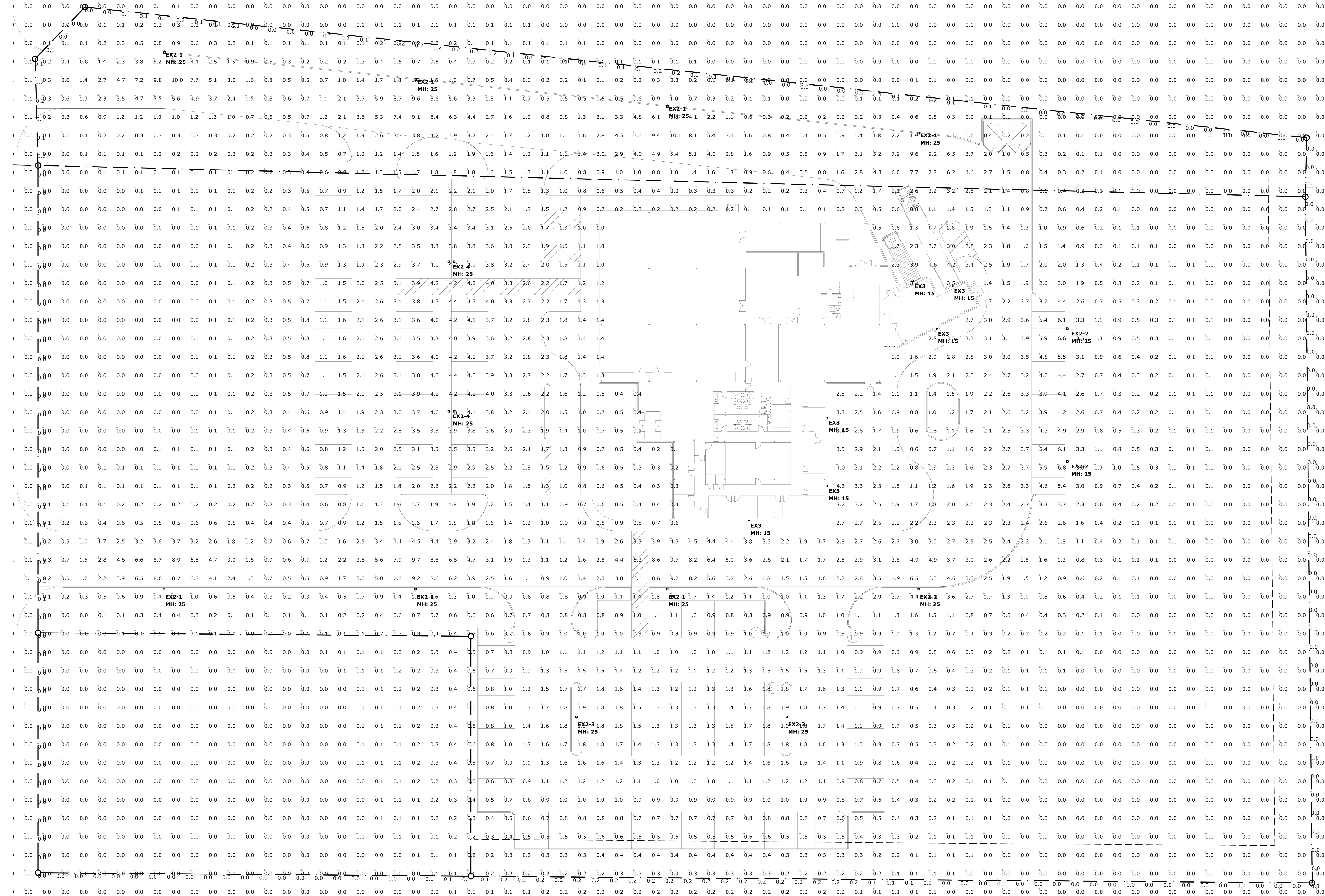
DRAWN BY: _____

CHECKED BY: _____

SHEET NO: **A101**

Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor
	EX2-1	7	LITHONIA RSX2 LED-P3-40K-R2-VOLTAGE-MOUNTING-HS-FINISH	16491	149.98	1.000
	EX2-2	3	LITHONIA RSX2 LED-P3-40K-R4-VOLTAGE-MOUNTING-FINISH	22021	149.98	1.000
	EX2-3	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH	22312	149.98	1.000
	EX2-4	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH 2@180 DEGREES	44624	299.96	1.000
	EX3	6	LITHONIA WDGE2 LED-P4-40K-70CRI-T3M-VOLTAGE-SRM-FINISH	4816	46.659	1.000

Calculation Summary							
Calculation Grid Location		Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar		0	Fc	0.89	10.1	0.0	N.A.
PROPERTY LINE		N.A.	Fc	0.05	0.2	0.0	N.A.
DRIVE LANE			Fc	2.95	10.1	0.2	14.75
PARKING LOT - E			Fc	5.01	6.8	3.7	1.35
PARKING LOT - S			Fc	1.12	2.2	0.5	2.24
PARKING LOT - W			Fc	2.30	4.4	0.6	3.83



1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

OWNER REVIEW	02/27/2024
ISSUE:	
OWNER REVIEW:	

CONTRACT NOTICE:
These drawings and specifications are prepared by the undersigned engineer under contract with the client. The client is responsible for providing accurate information and for obtaining all necessary permits. The engineer is not responsible for the construction of the project or for the performance of the materials or workmanship. The engineer is not responsible for the construction of the project or for the performance of the materials or workmanship. The engineer is not responsible for the construction of the project or for the performance of the materials or workmanship.

PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

CARROLL
architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-4065
F: 972-732-8058

PHOTOMETRIC
PLAN

DATE: AUG 2021

PROJECT NO: 2020031

DRAWN BY: KJR

CHECKED BY:

James F. Turner
Engineers, L.P.
Consulting Engineers
5401 Maple Ave., Suite 110
Dallas, Texas 75214-1903
TEL: 214-760-2900 FAX: 214-760-2901
TX REGISTRATION # 22088

972-732-4065

TX REGISTRATION # 22088

DRAWN/ISSUED: TMM/TMM

DATE/APPD: JBM/TMM

E101A

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-014
PROJECT NAME: Site Plan for Rockwall Business Park East Addition
SITE ADDRESS/LOCATIONS: 962 E. Ralph Hall Parkway

CASE CAPTION: Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-014; Site Plan for 962 E Ralph Hall Parkway
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205].
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2024-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Provide the standard signature block on all pages of the submittal. (Subsection 03.04.A, of Article 11, UDC)
- I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.
- M.6 Site Plan
- 1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
 - 2) Indicate four (4) queueing cars for drop off/pickup. (Subsection 02.03.C.4, of Article 04, UDC)
 - 3) Mesh is not permitted on the wrought iron fencing. For screening of play areas, use evergreen shrubs.
 - 4) Please update the proposed lot names as lots 15 and 16.
- M.7 Landscape Plan
- 1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
 - 2) Indicate shrub screening of dumpster. (Subsection 01.05.B, of Article 05, UDC)
 - 3) Provide screening shrubs adjacent to the parking spaces that will face adjacent properties or Ralph Hall Parkway. (Subsection 05.02.C, Article 08, UDC)
 - 4) Vitex is a prohibited tree species. Please provide an approved tree to replace it. (Table 1, Appendix C, UDC)

M.8 Treescape Plan

- 1) Provide an updated the table to reflect the height of Cedar trees as shown in the example treescape plan spreadsheet in article 9 of the UDC. (Table 2, of Article 09, UDC)
- 2) Any Cedar tree eight (8) foot or taller will require mitigation of four (4) caliper inches. (Section 05.B, of Article 09, UDC)

M.9 Building Elevations

- 1) The building articulation does not meet the primary articulation requirements. Specifically, a wall cannot extend three (3) times the walls height without having a primary architectural/entryway element. In this case, the west elevation of the daycare facility is directly adjacent to the Flagstone Estates Subdivision, and does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as a primary architectural/entryway element on the south. (Subsection 05.01.C.1, Article 05, UDC)
- 2) The building articulation does not meet the secondary articulation requirements. Specifically, a wall cannot extend three (3) times the walls height without having an architectural element. In this case, the south elevation of the daycare facility does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as an architectural element on the north, west, and east elevations.
- 3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)

M.10 Staff has identified the following exception(s) associated with the proposed request: [1] Primary building articulation, and [2] Secondary building articulation. 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 increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

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 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Must extend 5' sidewalk to eastern property line

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- The existing stream running through the property is a WOTUS wetland. A WOTUS determination will need to be completed with the Civil Engineering plans.
- A flood study will be required for headwall/culvert design within the 100yr floodplain. Review fees shall apply.
- Detention is required.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 15" sewer main located on the south side of the property that is available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 8" water main along E. Ralph Hall Pkwy available for use.
- Must extend 8" water main along E. Ralph Hall Pkwy frontage.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- Must extend sidewalk along E. Ralph Hall Pkwy.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	03/21/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			

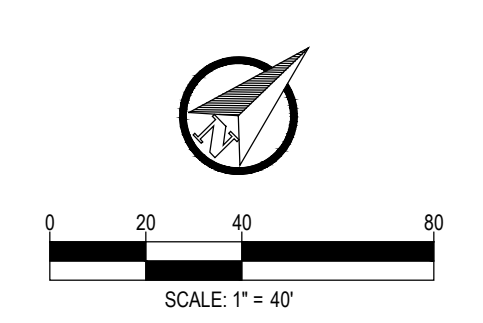
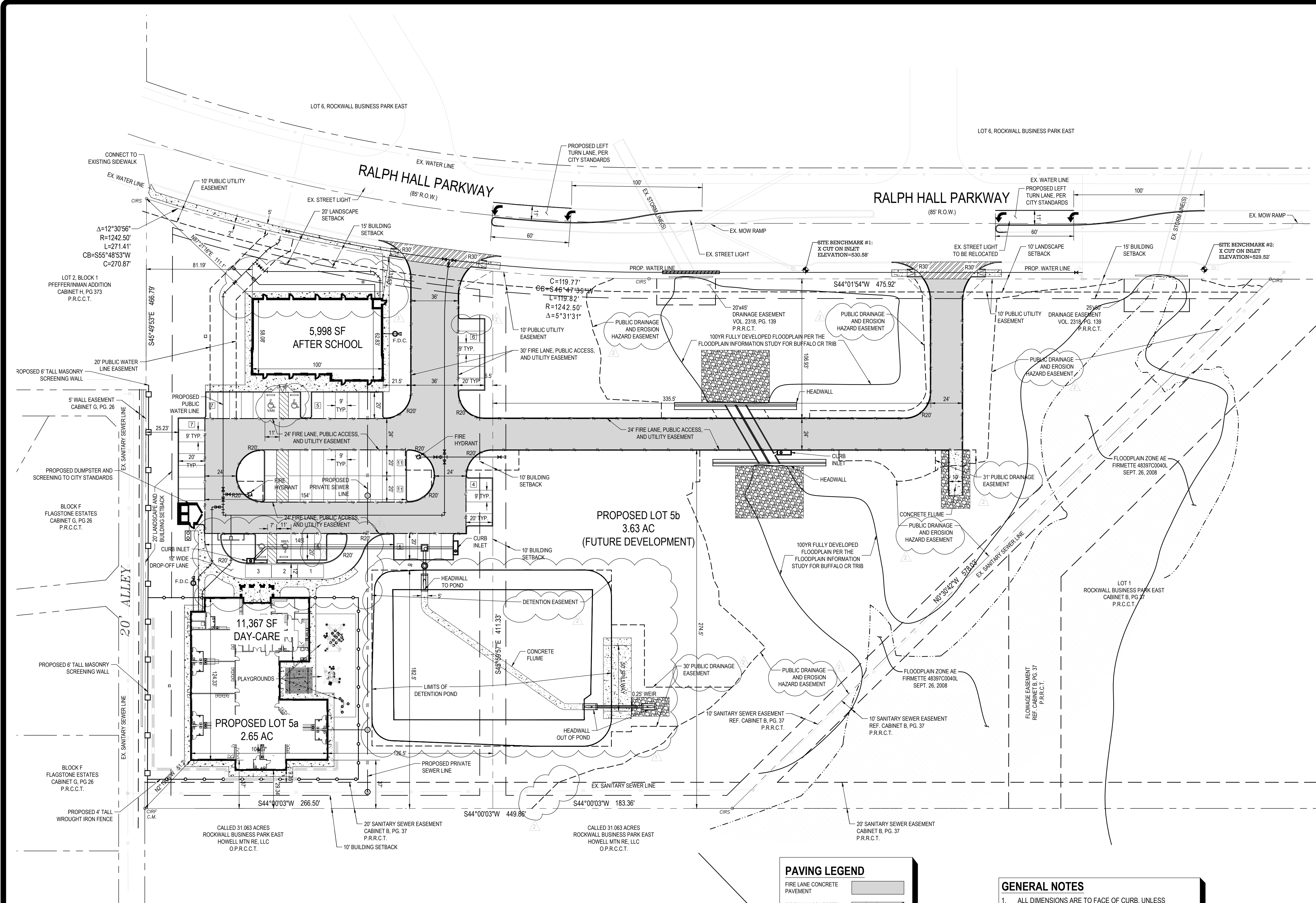
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Assigned addresses are:
Retail: 962 E. Ralph Hall Pkwy. Rockwall, TX 75032
School: 950 E. Ralph Hall Pkwy. Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: 1. Tree mitigation requirement have changed please refer to the new submission requirements.
2. When calculating the Eastern Red Cedars keep in mind that when they are in tight groups impacting the the development of the tree and causing branch death in the lower quadrant that would be counted as structural and diseased.
3. Recommend Tif Tuf or Tahoma 31 due to their cold, drought and wear tolerance over common Bermuda



OMEGA

811 S. CENTRAL EXPRESSWAY
SUITE #306
RICHARDSON, TX 75080
TBP# FIRM NO. F-20145

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED PROFESSIONAL ENGINEER
NGUYEN TUONG NGUYEN

06/23/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, P.E. #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

Revisions By Omega:
11/10/2021 PER CITY COMMENTS
02/25/2022 PER CITY AND ARCHITECT COMMENTS
06/23/2022 PER CITY BUILDING COMMENTS

ZONING DATA	
ZONING:	"C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

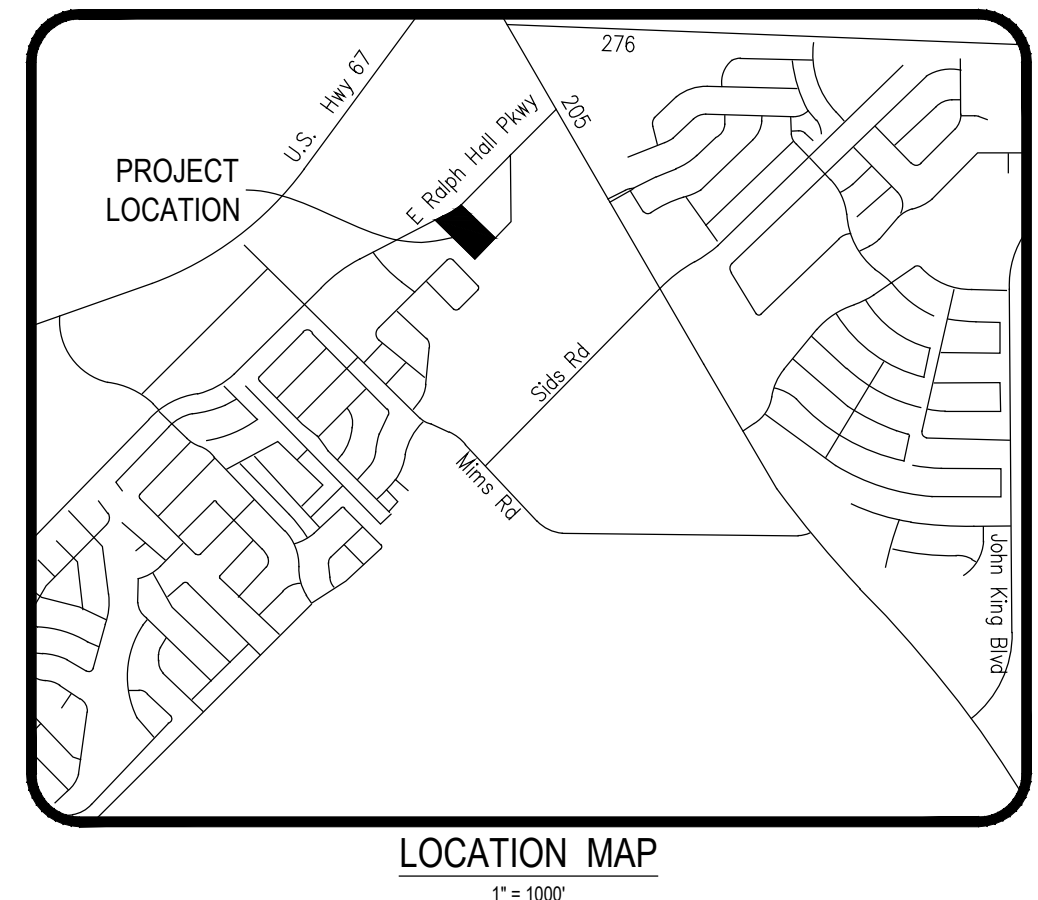
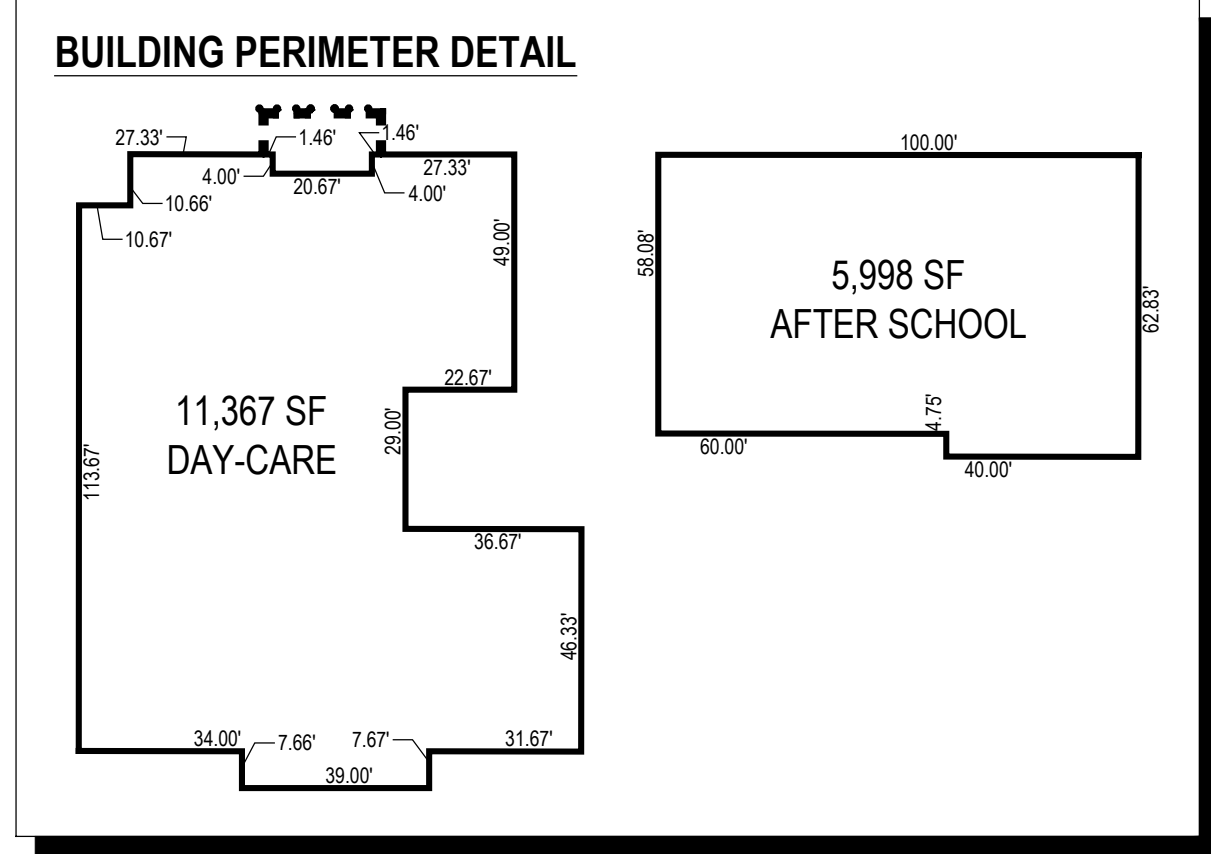
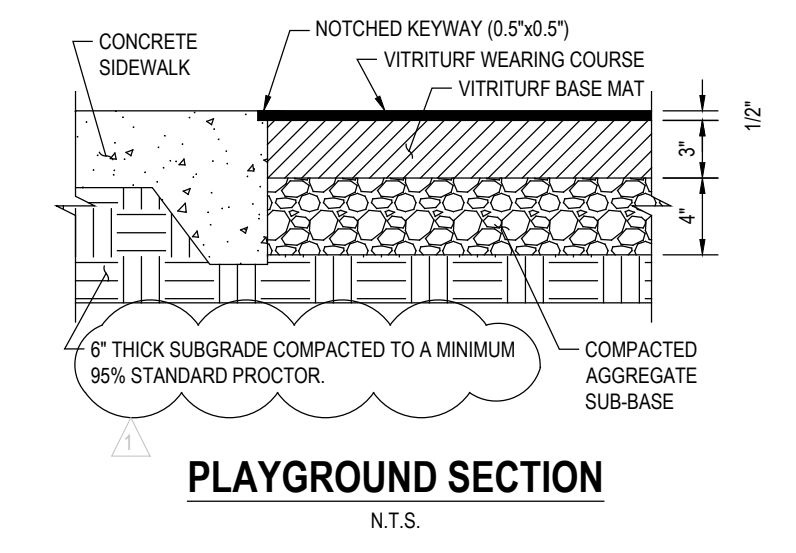
SITE DATA	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

PARKING DATA	
DAY-CARE: 1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE: 1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	62 SPACES REQUIRED
TOTAL SPACES PROVIDED:	62 SPACES PROVIDED
HANDICAP SPACES REQUIRED:	3 SPACES REQUIRED
VAN SPACES REQUIRED:	1 SPACE REQUIRED

PAVING LEGEND	
FIRE LANE CONCRETE PAVEMENT	
SIDEWALK CONCRETE PAVEMENT	
10' PUBLIC R.O.W. CONCRETE PAVEMENT	
PLAYGROUND SECTION (VITRITURF)	

- GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
4. FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
5. ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
6. ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
7. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
8. MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.

LEGEND	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING STORM LINE	
EXISTING UNDERGROUND ELECTRIC	
EXISTING OVERHEAD ELECTRIC	
PROPOSED FIRE LANE	
PROPOSED SANITARY SEWER LINE	
PROPOSED WATER LINE	
PROPOSED STORM LINE	
PROPOSED RETAINING WALL	
PROPOSED FENCE	
PROPOSED SCREEN WALL	
PARKING COUNT	



BEAR
LAND CONSULTANTS

ADDRESS:
1808 BONNER ST.,
MCKINNEY, TX 75069
TBP# FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED PROFESSIONAL ENGINEER
NGUYEN TUONG NGUYEN

ISSUE DATE: 12/20/2020

REVISION(S):
DATE:

PROJECT BENCHMARKS:
BM#1 - AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF AN INLET LOCATED 308' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY. ELEVATION: 530.52'
BM#2 - AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY. ELEVATION: 529.52'

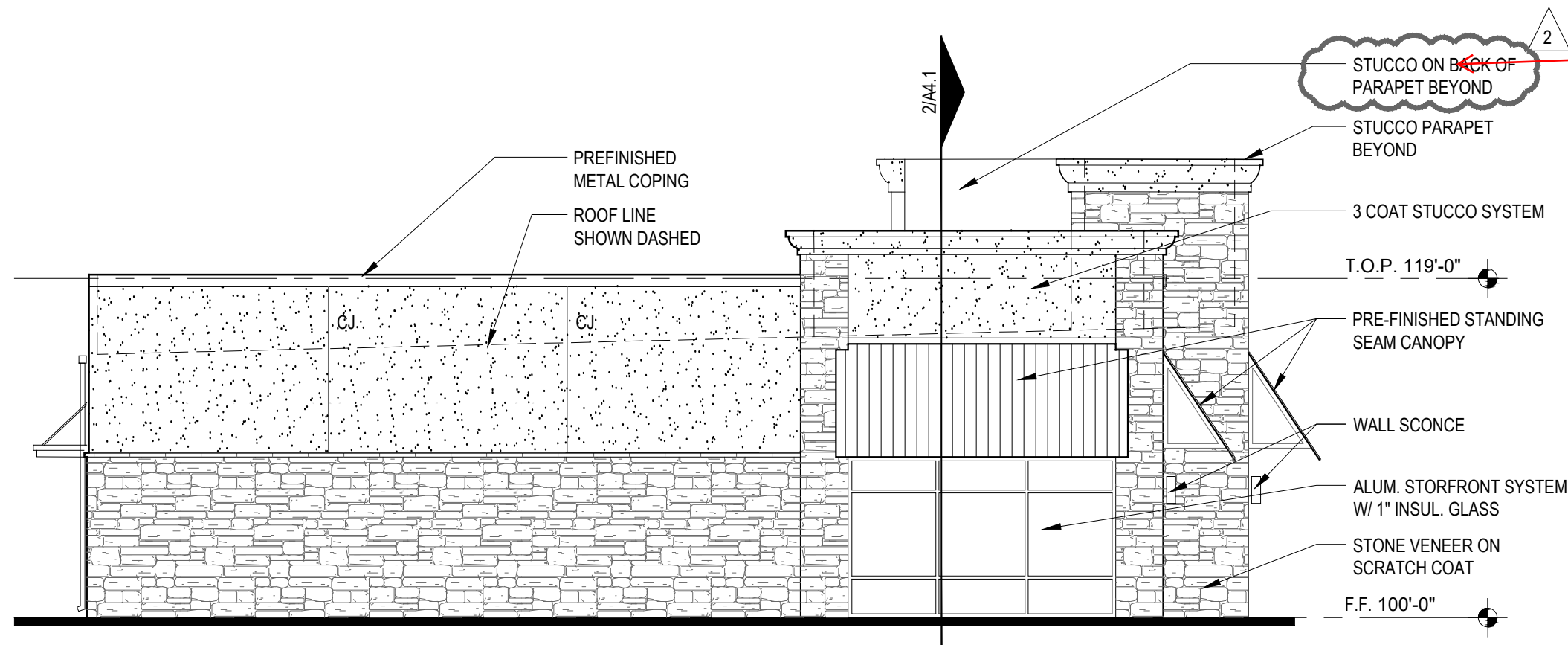
PROJECT INFORMATION:
PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS
PROJECT NUMBER: PMA032

CLIENT INFORMATION:
Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

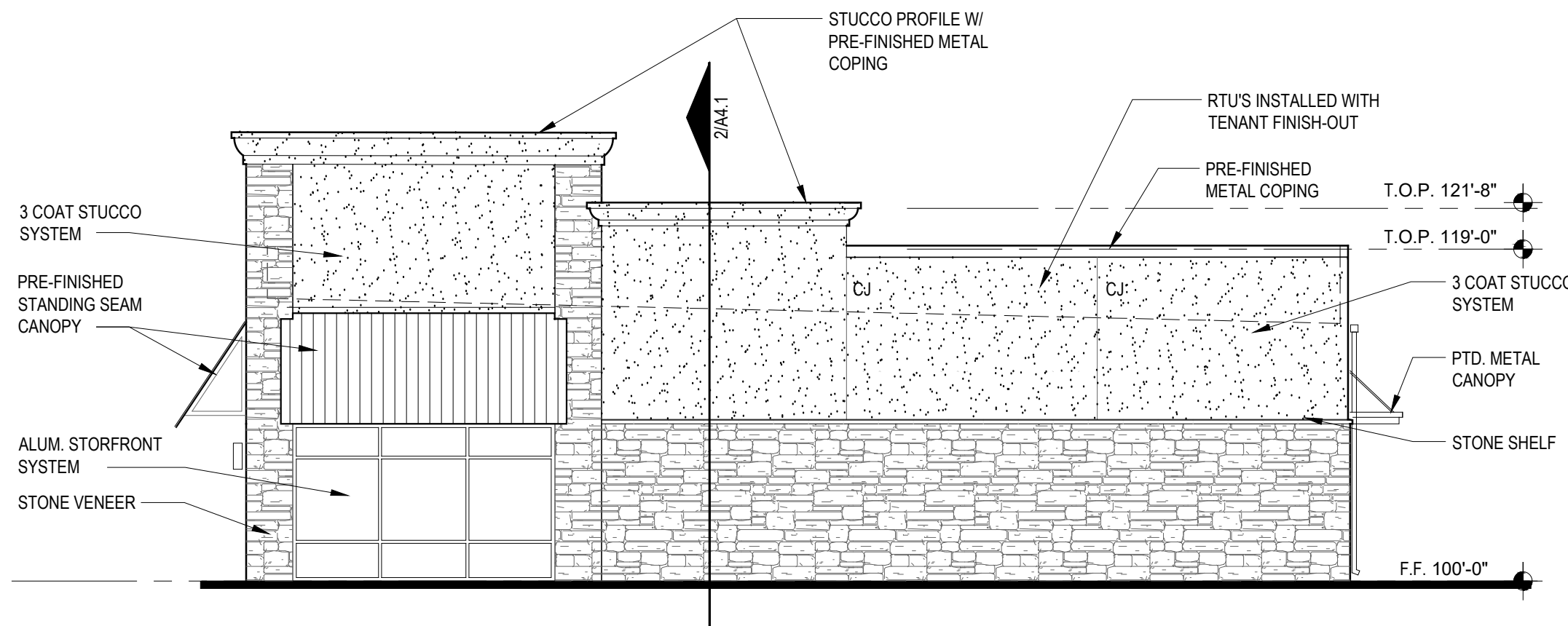
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SITE PLAN

SHEET NUMBER:
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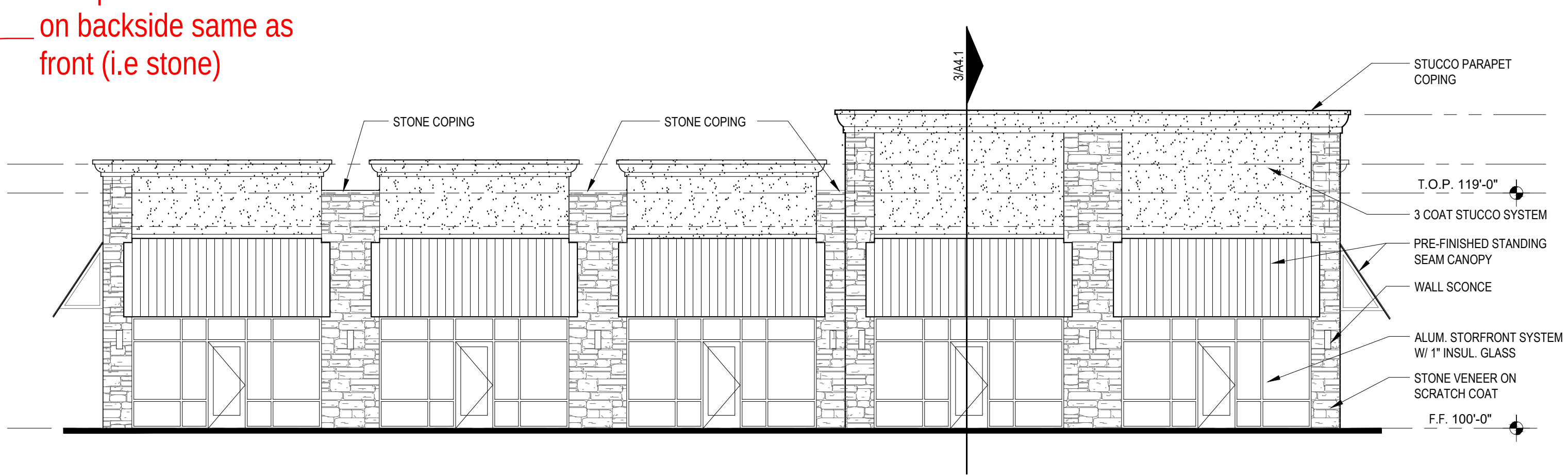
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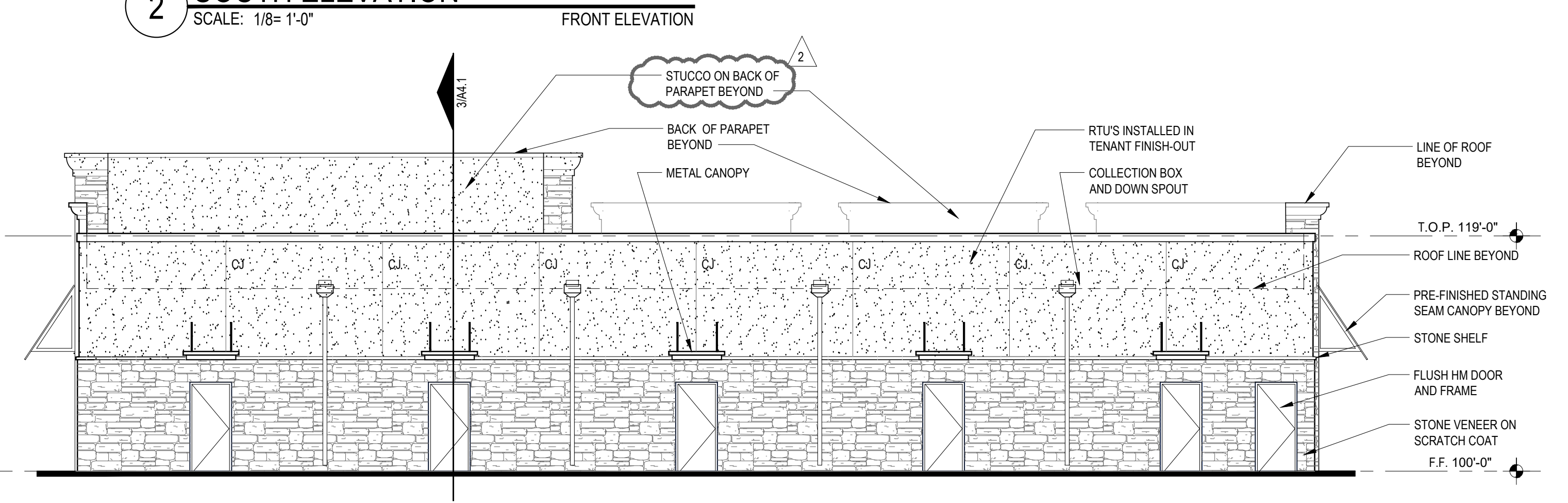
1 WEST ELEVATION
SCALE: 1/8= 1'-0"



3 EAST ELEVATION
SCALE: 1/8= 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8= 1'-0"



4 NORTH ELEVATION
SCALE: 1/8= 1'-0"

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) Building Articulation.

(a) Primary Building Facades. According to Subsection 04.01(C)(1) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having a primary architectural/entryway element. In this case, the west elevation of the daycare facility is directly adjacent to the Flagstone Estates Subdivision, and does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as a primary architectural/entryway element on the south.

(b) Secondary Building Facades. According to Subsection 04.01(C)(2) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having an architectural element. In this case, the south elevation of the daycare facility does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as an architectural element on the north, west, and east elevations.

SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.



OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214.462.7330

Revisions:		
#	DATE	COMMENTS
1	5 - 6 - 2020	CITY COMMENTS
2	2 - 22 - 2022	CITY COMMENTS



SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI SHELL BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

AFTER SCHOOL SHELL BLDG. -
EXTERIOR ELEVATIONS

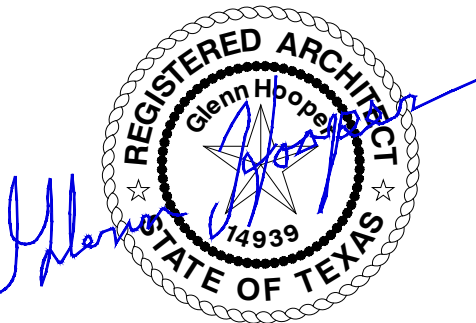
SHEET NO.

A3.2

ISSUE DATE: SEPTEMBER 30, 2021

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Revisions:		
#	DATE	COMMENTS



SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING -
EXTERIOR ELEVATIONS

SHEET NO.

A3.0

ISSUE DATE: SEPTEMBER 30, 2021

SCHOOL BUILDING EXTERIOR FINISHES

CORNICE STUCCO	COLOR - STO #16041
STUCCO	COLOR - STO #16031
STONE ACCENT BAND & STONE SILL	WHITE LESTONE
WAINSCOT STONE VENEER	WHITE LESTONE - HARD WHITE W/ 30% NICOTINE ACCENTS
STOREFRONT	ANODIZED ALUMINUM STORFRONT
FIBERGLASS WINDOWS	PELLA, POWDER COAT FINISH, COLOR WHITE
CANOPY SOFFIT	WHITE SG
H. M. DOORS	SW 6141, SOFTER TAN

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

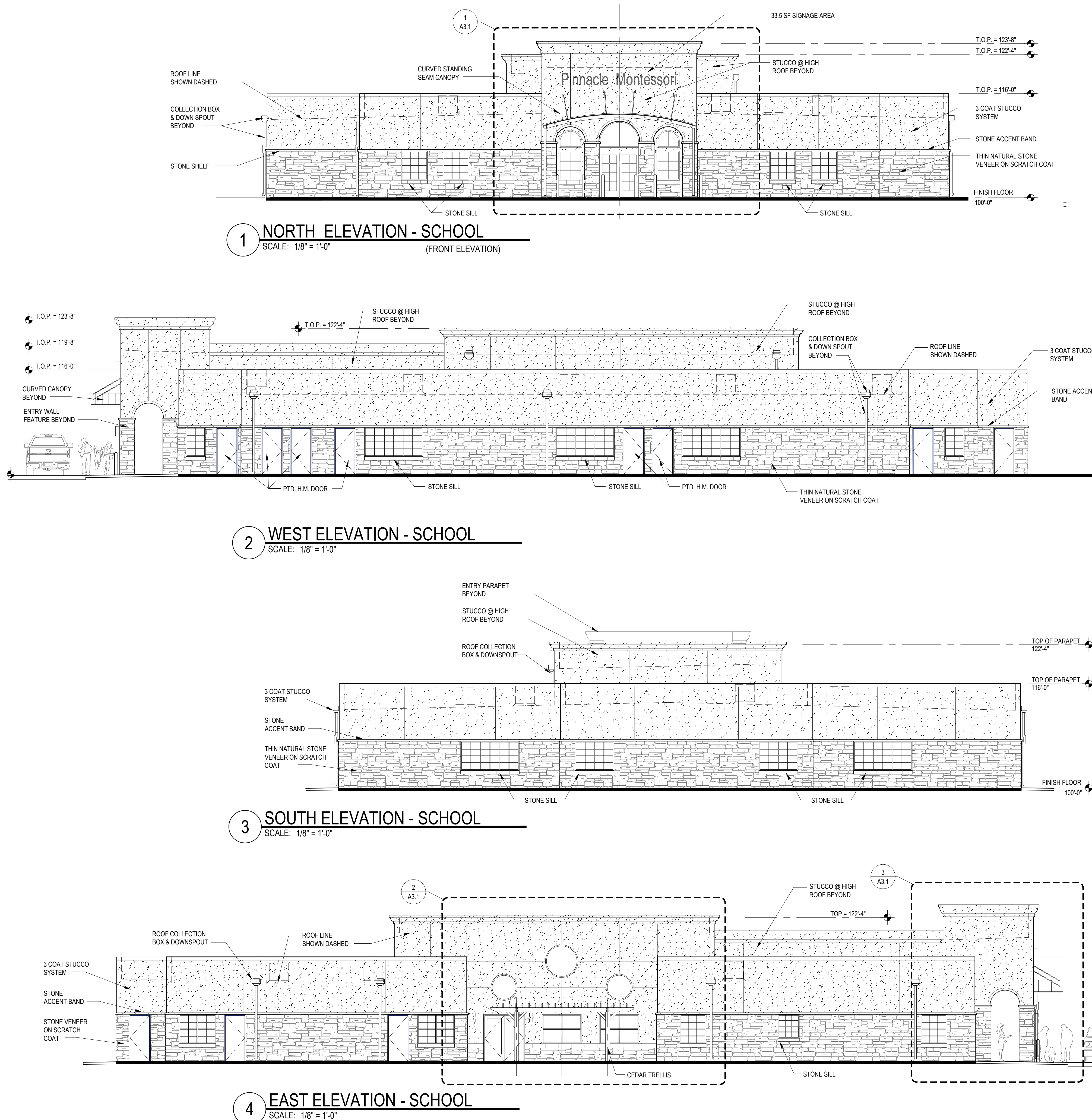
	THIN STONE STONE VENEER		T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
	STUCCO		T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
	DOOR TAG		T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
	WINDOW TAG		F.F. 100'-0"	FINISH FLOOR
	WALL SECTION TAG			
	DETAIL SECTION TAG			

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.



SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

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SYMBOL LEGEND - ELEVATIONS

THIN BRICK VENEER

THIN STONE STONE VENEER

STUCCO

111

DOOR TAG

A

WINDOW TAG

XX

WALL SECTION TAG

XX
A.X.X

DETAIL SECTION TAG

T.O.P. 100'-0" XTH FLOOR

TOP OF PLATE

T.O.D. 100'-0" XTH FLOOR

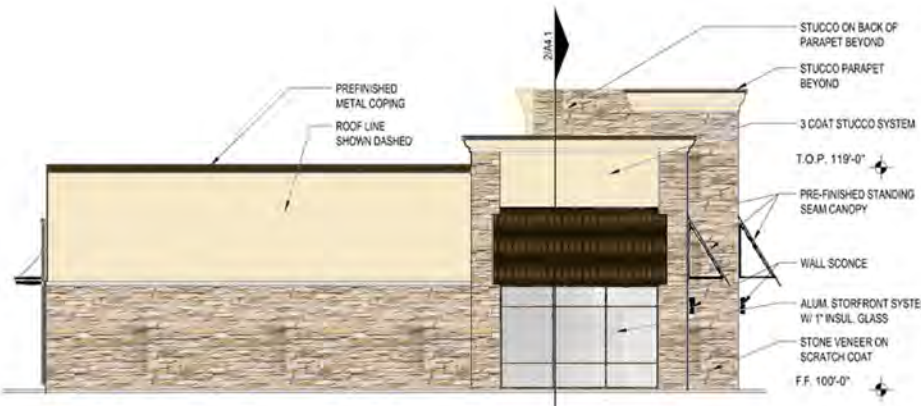
TOP OF DECK

T.O.S. 100'-0" XTH FLOOR

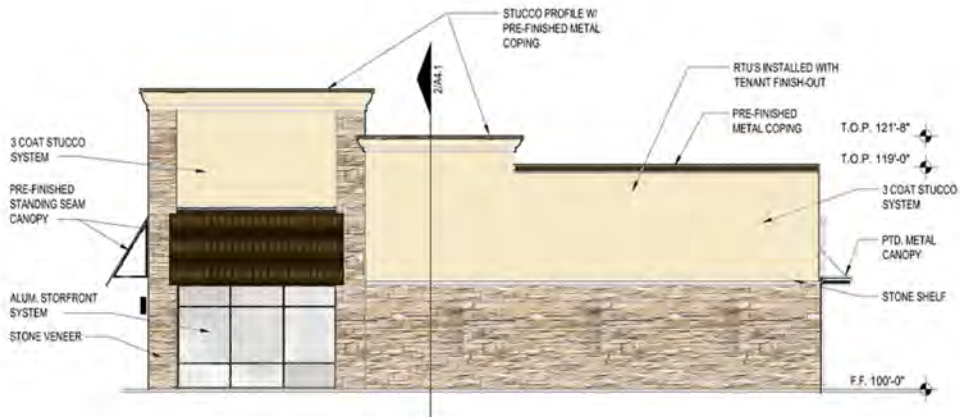
TOP OF SLAB

F.F. 100'-0"

FINISH FLOOR



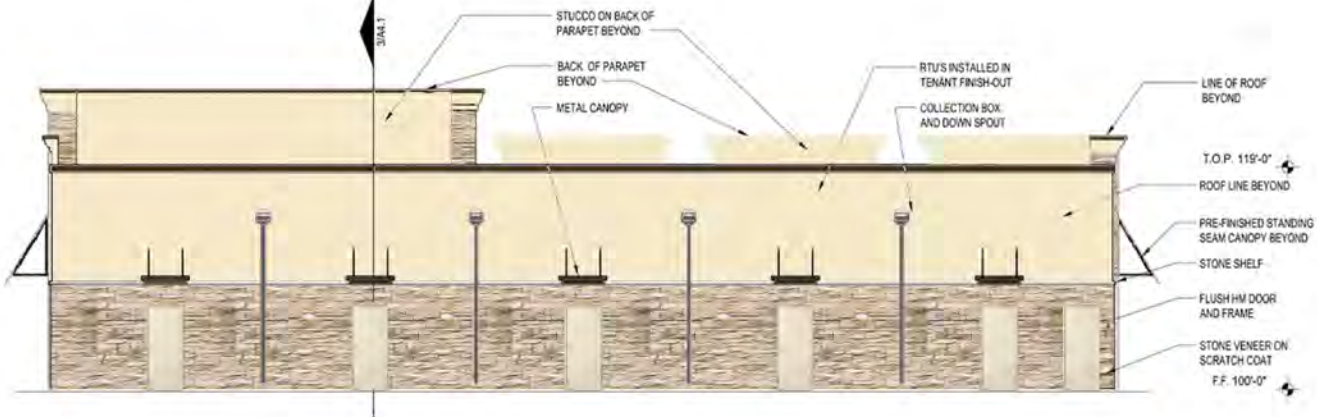
1 EAST ELEVATION
SCALE:



2 NORTH ELEVATION
SCALE:



3 SOUTH ELEVATION
SCALE:



4 WEST ELEVATION
SCALE:

Revisions:		
#	DATE	COMMENTS



TINA SANGHRAJKA
REG # 29302 - 3/01/2024

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PROJECT

PINNACLE MONTESSORI SHELL BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
MATERIAL SHEET

SHEET NO.

A01

Revisions:		
#	DATE	COMMENTS



TINA SANGHRAJKA
REG # 29302 - 3/01/2024

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PROJECT

PINNACLE
MONTESSORI
SHELL
BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside
Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
MATERIAL SHEET

SHEET NO:
A01

ISSUE DATE: SEPTEMBER 30, 2021



3 SOUTH ELEVATION
SCALE:



SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
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[illegible]

REG # 29302 - 3/01/2024

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**PINNACLE
MONTESSORI
OF
ROCKWALL**

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

**Lakeside
Kids, LLC**

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING -
EXTERIOR ELEVATIONS

SHEET NO. _____

A3.0

ISSUE DATE: SEPTEMBER 30, 2021

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2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS.
4. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS.
5. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER ROOS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER PENETRATIONS EXPOSED TO WEATHER.
6. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4" PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
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THIN BRICK VENEER

THIN STONE STONE VENEER

STUCCO

WALL SECTION TAG

DETAIL SECTION TAG

T.O.P. 100'-0" XTH FLOOR

T.O.D. 100'-0" XTH FLOOR

T.O.S. 100'-0" XTH FLOOR

F.F. 100'-0" FINISH FLOOR

TOP OF PLATE

TOP OF DECK

TOP OF SLAB

FINISH FLOOR

(11)

(A)

XX

XX
AX.X

SCHOOL BUILDING						
BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,480	1,529	4,987	57 %
THIN STONE VENEER	600	613	631	601	2,445	28 %
DOORS	0	42	105	168	315	4 %
WINDOWS	134	115	290	146	685	8 %
STONE WINDOW SILLS	17	9	12	18	56	1 %
STONE SHELF	27	25	34	35	121	1 %
STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %

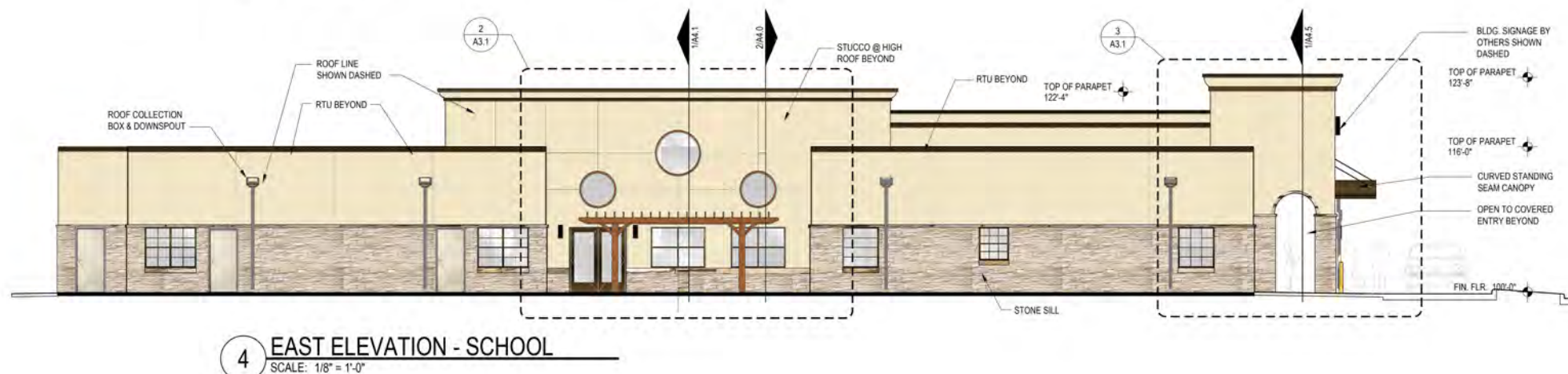
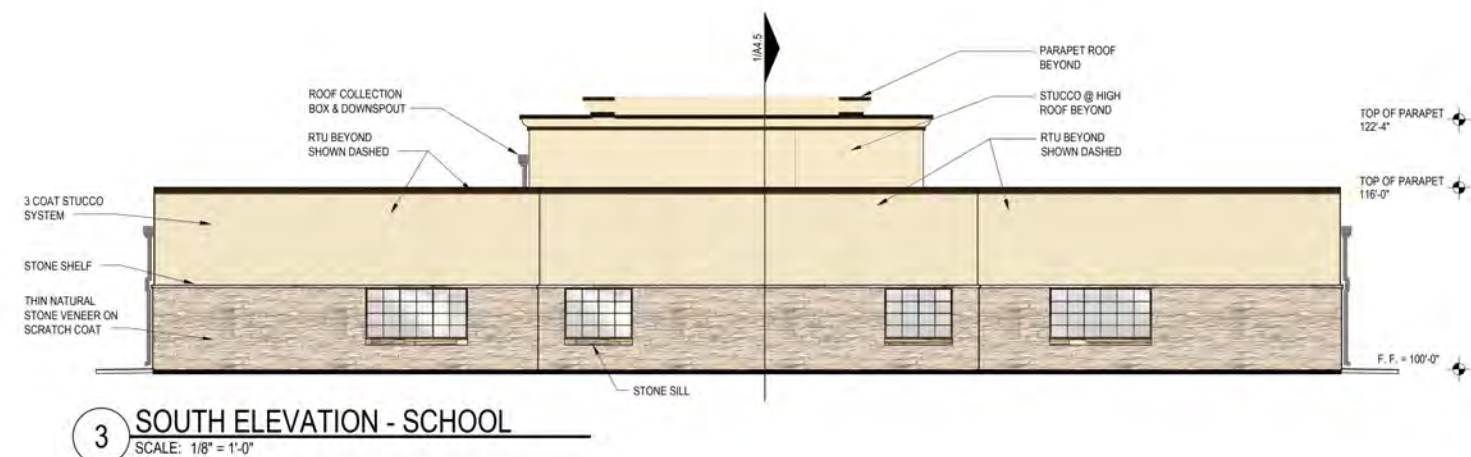
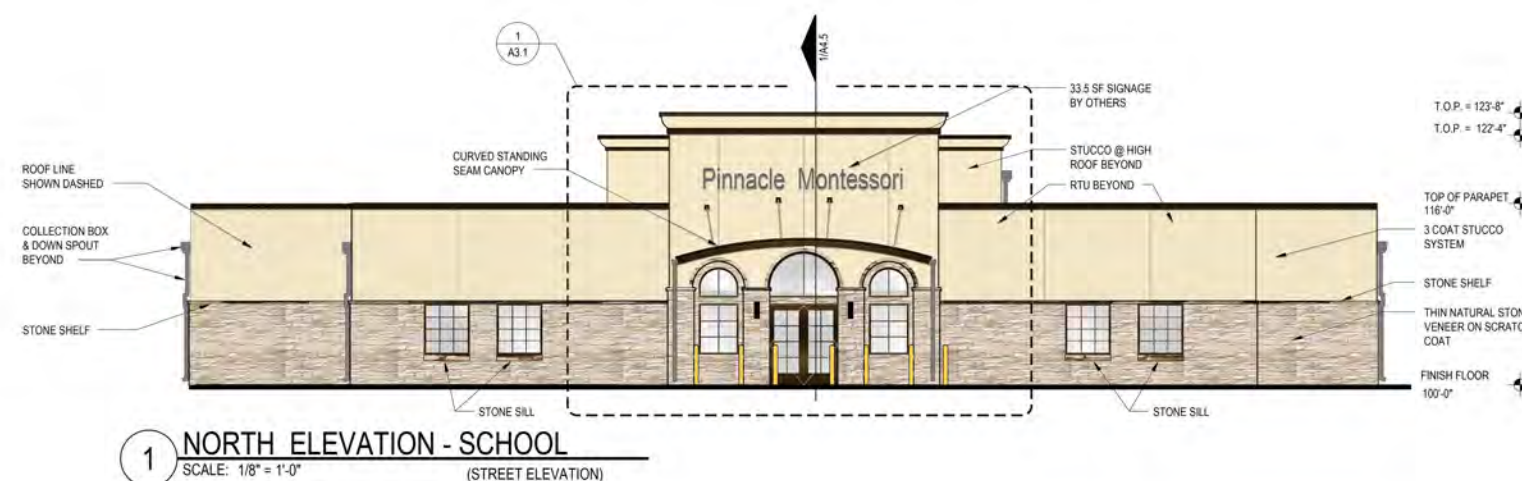
NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

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BUILDING INSPECTION DEPARTMENT



Revisions:		
#	DATE	COMMENTS



TINA SANGHRAJKA
REG # 29302 - 3/01/2024

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PROJECT

PINNACLE
MONTESSORI
SCHOOL
BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside
Kids, LLC

5909 Beth Drive
Plano, Texas 75093

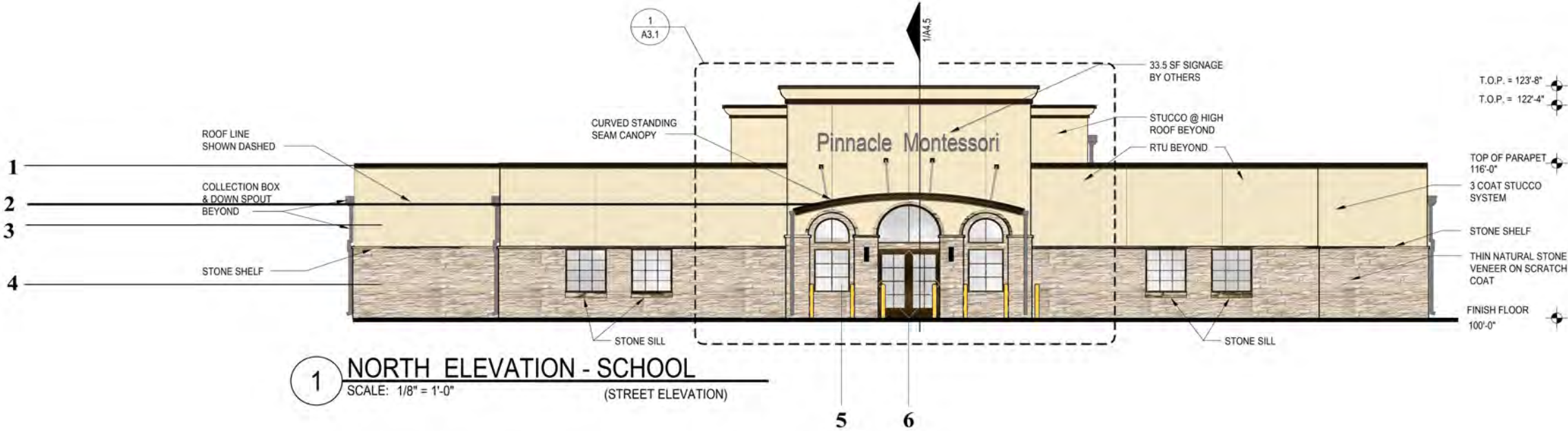
SHEET TITLE:

MATERIAL SHEET

SHEET NO.

A01

ISSUE DATE: SEPTEMBER 30, 2021



BRONZE METAL - 1 2 6



GLASS - 5



LIMESTONE - 4



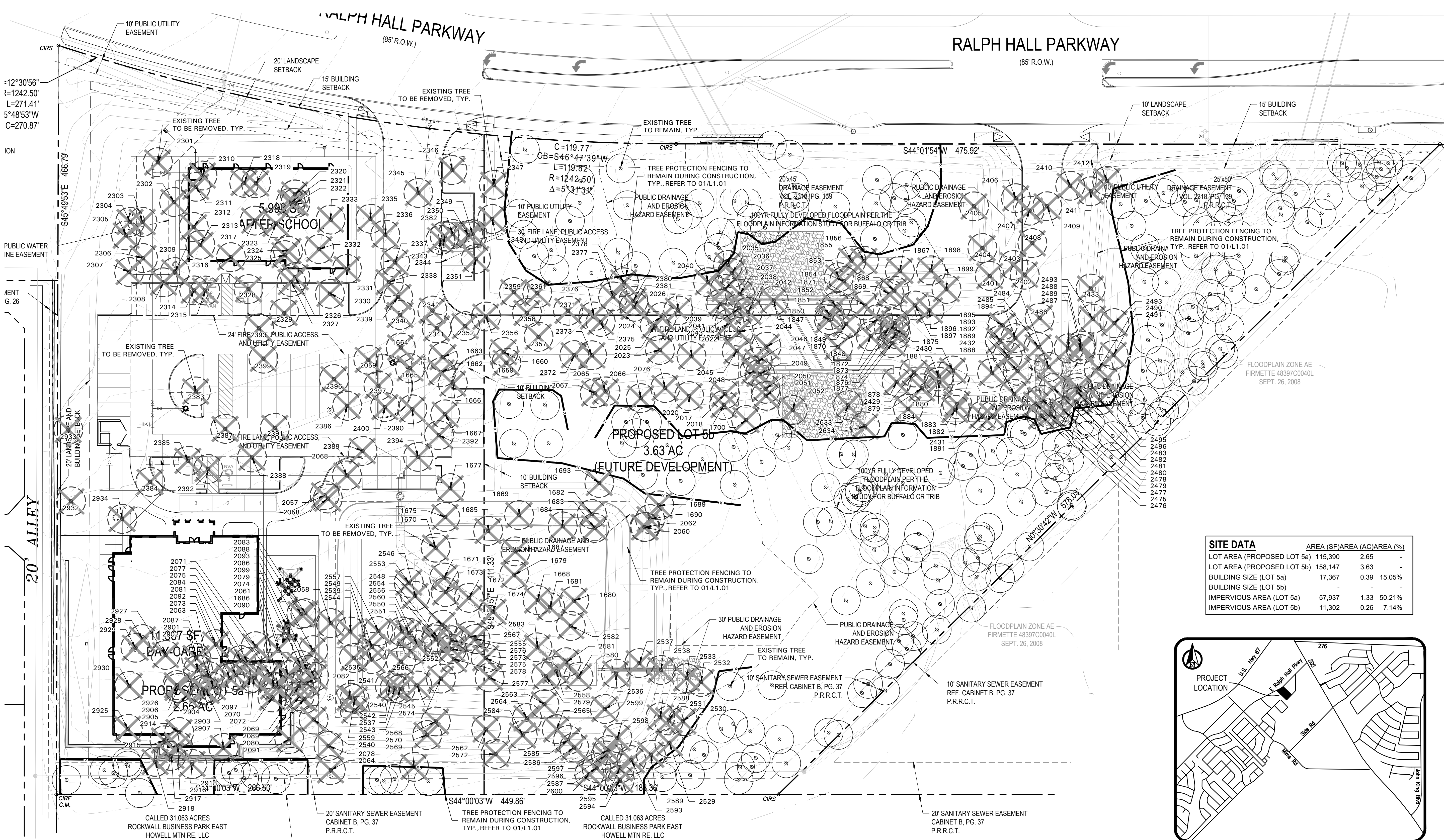
STUCCO FINISH - 3



WOOD TEXTURE AT BACK SIDE OF ELEVATION

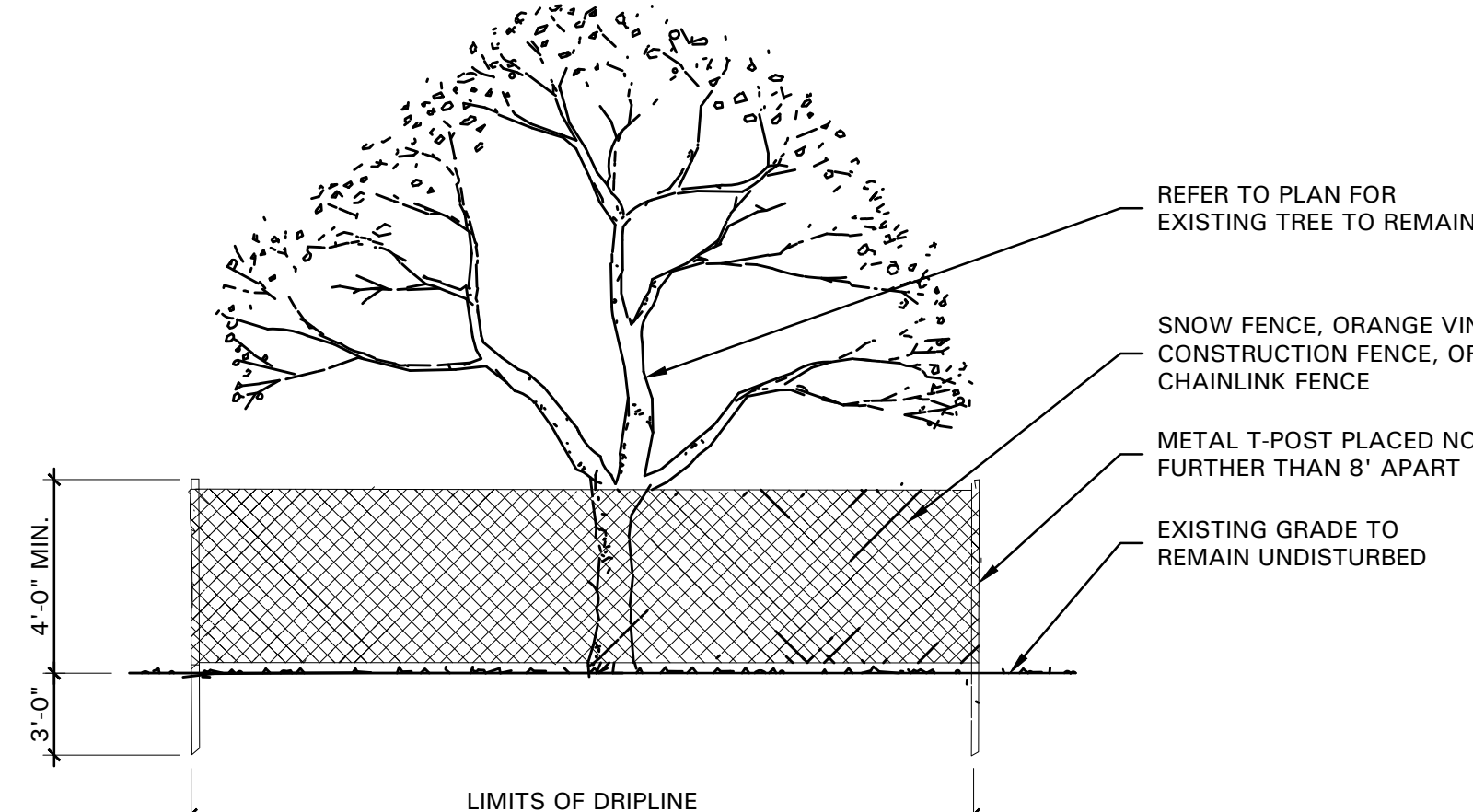
SCHOOL BUILDING

BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,480	1,529	4,987	57 %
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STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %



TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



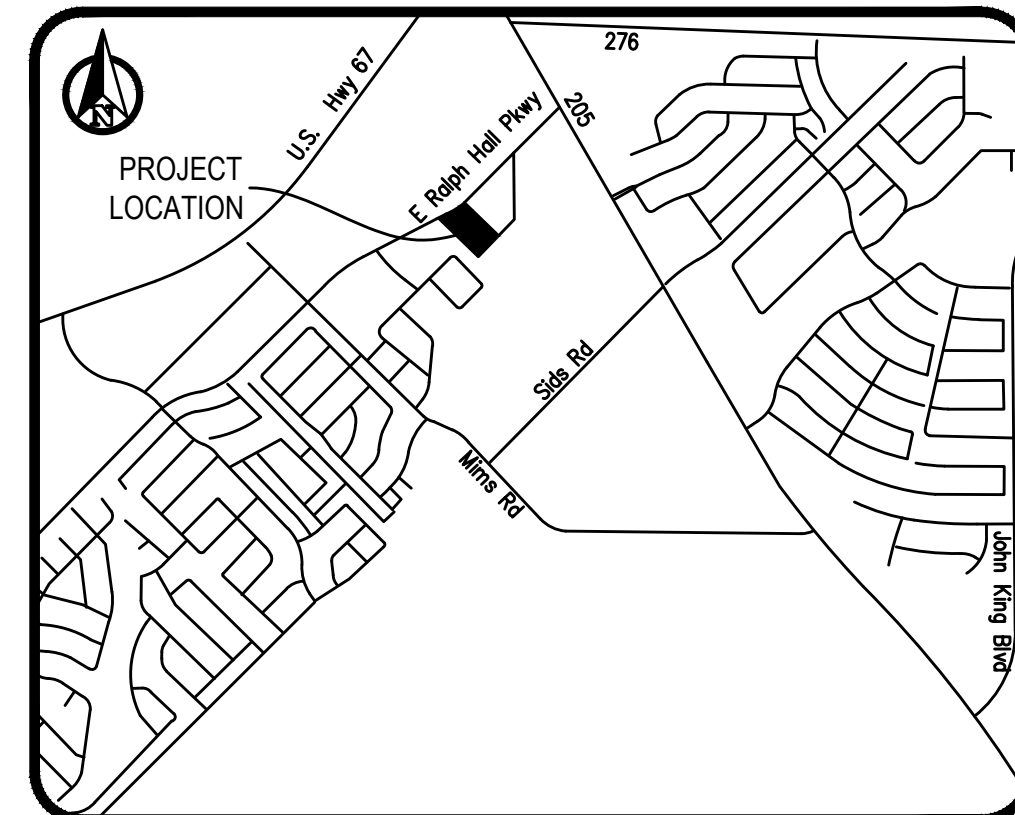
01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



SCALE: 1" = 30'-0"



LOCATION MAP
1" = 100'

PROJECT NAME: PINNACLE MONTESSORI ROCKWALL	
EXISTING LEGAL DESCRIPTION: LOT 5A, ROCKWALL BUSINESS PARK EAST	
CASE NUMBER: P2022-006	
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL



08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PM4032

TREE
PRESERVATION
NOTES

SHEET NUMBER

L1.02

ISSUE DATE:

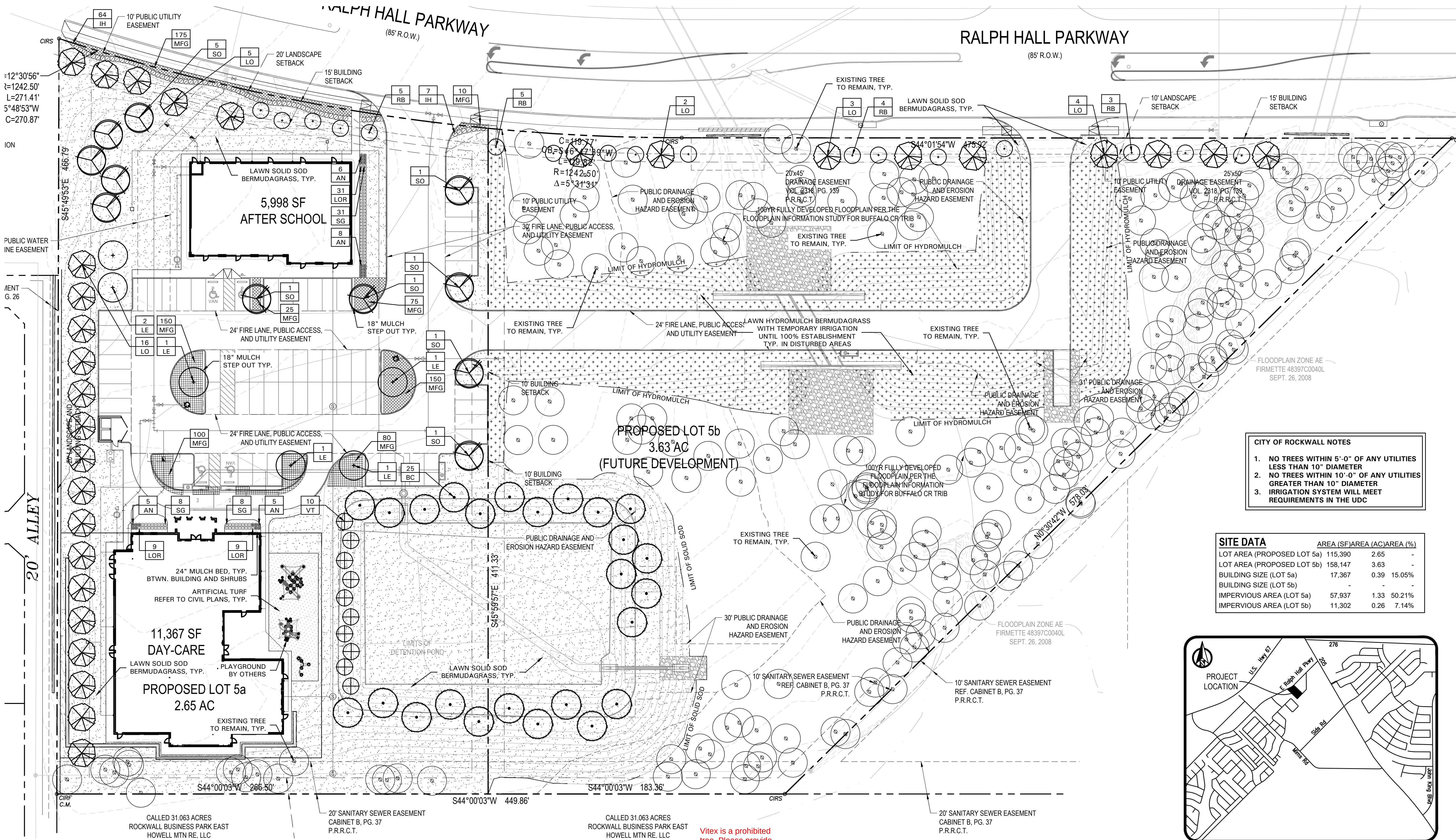
03-20-2020

TREE SURVEY FIELD DATA				
No.	Dis (Inches)	Species (Common Name)	Status	Mitigation (Inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO REMAIN	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO BE REMOVED	9
1838	12	Hackberry	TO REMAIN	
1839	12	Hackberry	TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	6
1850	8	Hackberry	TO BE REMOVED	DECLINE
1851	6	Green Ash	TO BE REMOVED	6
1852	6	American Elm	TO BE REMOVED	6
1853	6	Hackberry	TO BE REMOVED	
1854	12	Hackberry	TO BE REMOVED	6
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	
1858	12	Cedar Elm	TO REMAIN	
1859	6	Hackberry	TO REMAIN	
1860	10	Hackberry	TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863	8	Cedar	TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868	8	Hackberry	TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871	10	Hackberry	TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	10
1874	8	Hackberry	TO BE REMOVED	
1875	6	Hackberry	TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877	6	Hackberry	TO BE REMOVED	
1878	6	Cedar	TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881	8	Hackberry	TO BE REMOVED	
1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
1885	12	Cedar	TO REMAIN	
1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	8
1889	8	Cedar	TO BE REMOVED	
1890	12	Cedar	TO REMAIN	
1891	6	Hackberry	TO BE REMOVED	
1892	8	Cedar	TO BE REMOVED	
1893	6	Cedar	TO BE REMOVED	
1894	10	Green Ash	TO BE REMOVED	10
1895	6	Cedar	TO BE REMOVED	
1896	22	Cottonwood	TO BE REMOVED	
1897	8	Hackberry	TO BE REMOVED	
1898	12	Cedar	TO BE REMOVED	6
1899	10	Cedar	TO BE REMOVED	
2017	6	Cedar	TO BE REMOVED	
2018	6	Cedar	TO BE REMOVED	
2020	6	Cedar	TO BE REMOVED	
2022	14	Cedar	TO BE REMOVED	7
2023	10	Cedar	TO BE REMOVED	
2024	6	Cedar	TO BE REMOVED	
2025	6	Cedar	TO BE REMOVED	
2026	6	Cedar	TO BE REMOVED	
2027	24	Cedar	TO REMAIN	
2028	6	Cedar	TO REMAIN	
2029	10	Cedar	TO REMAIN	
2030	6	Cedar	TO REMAIN	
2031	8	Cedar	TO REMAIN	
2032	10	Cedar	TO REMAIN	
2033	20	Cedar	TO REMAIN	
2034	6	Cedar	TO REMAIN	
2035	6	Cedar	TO BE REMOVED	
2036	6	Cedar	TO BE REMOVED	
2037	6	Cedar	TO BE REMOVED	

2038	6	Cedar	TO BE REMOVED	
2039	6	Cedar	TO BE REMOVED	
2040	6	Cedar	TO BE REMOVED	
2041	6	Cedar	TO BE REMOVED	
2042	6	Cedar	TO BE REMOVED	
2043	6	Cedar	TO BE REMOVED	
2044	6	Cedar	TO BE REMOVED	
2045	6	Cedar	TO BE REMOVED	
2046	10	American Elm	TO BE REMOVED	10
2047	6	Cedar	TO BE REMOVED	
2048	12	Green Ash	TO BE REMOVED	12
2049	8	Cedar	TO BE REMOVED	
2050	10	Green Ash	TO BE REMOVED	10
2051	10	Pecan	TO BE REMOVED	
2052	6	Cedar	TO BE REMOVED	
2053	10	Cedar	TO REMAIN	
2054	6	Cedar	TO REMAIN	
2055	10	Cedar	TO REMAIN	
2056	6	Cedar	TO REMAIN	
2057	6	Cedar	TO BE REMOVED	
2058	6	Cedar	TO BE REMOVED	
2059	6	Cedar	TO BE REMOVED	
2060	6	Cedar	TO BE REMOVED	
2061	6	Cedar	TO BE REMOVED	
2062	6	Cedar	TO BE REMOVED	
2063	6	Cedar	TO BE REMOVED	
2064	10	Cottonwood	TO BE REMOVED	
2065	6	Cedar	TO BE REMOVED	
2066	8	Cedar	TO BE REMOVED	
2067	6	Cedar	TO BE REMOVED	
2068	6	Cedar	TO BE REMOVED	
2069	6	Cedar	TO BE REMOVED	
2070	6	Cedar	TO BE REMOVED	
2071	6	Cedar	TO BE REMOVED	
2072	6	Cedar	TO BE REMOVED	
2073	6	Cedar	TO BE REMOVED	
2074	6	Cedar	TO BE REMOVED	
2075	6	Cedar	TO BE REMOVED	
2076	10	Cedar	TO BE REMOVED	
2077	6	Cedar	TO BE REMOVED	
2078	14	Cedar	TO BE REMOVED	7
2079	6	Cedar	TO BE REMOVED	
2080	6	Cedar	TO BE REMOVED	
2081	6	Cedar	TO BE REMOVED	
2082	6	Cedar	TO BE REMOVED	
2083	6	Cedar	TO BE REMOVED	
2084	6	Cedar	TO BE REMOVED	
2085	8	Cedar	TO BE REMOVED	
2086	6	Cedar	TO BE REMOVED	
2087	6	Cedar	TO BE REMOVED	
2088	6	Cedar	TO BE REMOVED	
2089	6	Cedar	TO BE REMOVED	
2090	6	Cedar	TO BE REMOVED	
2091	6	Cedar	TO BE REMOVED	
2092	16	Cedar	TO REMAIN	8
2093	6	Cedar	TO BE REMOVED	
2095	6	Cedar	TO REMAIN	
2096	16	Cedar	TO REMAIN	
2097	6	Cedar	TO BE REMOVED	
2098	6	Cedar	TO REMAIN	
2099	6	Cedar	TO BE REMOVED	
2301	10	Cedar	TO BE REMOVED	
2302	8	Cedar	TO BE REMOVED	
2303	8	Cedar	TO BE REMOVED	
2304	6	Cedar	TO BE REMOVED	
2305	6	Cedar	TO BE REMOVED	
2306	6	Cedar	TO BE REMOVED	
2307	6	Cedar	TO REMAIN	
2308	6	Cedar	TO BE REMOVED	
2309	6	Cedar	TO BE REMOVED	
2310	10	Cedar	TO BE REMOVED	
2311	6	Cedar	TO BE REMOVED	
2312	8	Cedar	TO BE REMOVED	
2313	6	Cedar	TO BE REMOVED	
2314	6	Cedar	TO BE REMOVED	
2315	6	Cedar	TO BE REMOVED	
2316	10	Cedar	TO BE REMOVED	
2317	10	Cedar	TO BE REMOVED	
2318	6	Cedar	TO BE REMOVED	
2319	8	Cedar	TO BE REMOVED	
2320	6	Cedar	TO BE REMOVED	
2321	10	Cedar	TO BE REMOVED	
2322	6	Cedar	TO BE REMOVED	
2323	10	Cedar	TO BE REMOVED	
2324	12	Cedar	TO BE REMOVED	6
2325	6	Cedar	TO BE REMOVED	
2326	6	Cedar	TO BE REMOVED	
2327	6	Cedar	TO BE REMOVED	
2328	12	Cedar	TO BE REMOVED	6
2329	6	Cedar	TO BE REMOVED	
2330	8	Cedar	TO BE REMOVED	
2331	6	Cedar	TO BE REMOVED	
2332	22	Cedar	TO BE REMOVED	11
2333	6	Cedar	TO BE REMOVED	
2335	8	Cedar	TO BE REMOVED	
2336	6	Cedar	TO BE REMOVED	
2337	8	Cedar	TO BE REMOVED	
2338	6	Cedar	TO BE REMOVED	
2339	12	Cedar	TO BE REMOVED	6
2340	10	Cedar	TO BE REMOVED	
2341	6	Cedar	TO BE REMOVED	
2342	6	Cedar	TO BE REMOVED	
2343	6	Cedar	TO BE REMOVED	
2344	6	Cedar	TO BE REMOVED	
2345	10	Cedar	TO BE REMOVED	
2346	12	Cedar	TO BE REMOVED	6
2347	14	Cedar	TO BE REMOVED	7
2348	8	Cedar	TO BE REMOVED	
2349	12	Cedar	TO BE REMOVED	6
2350	6	Cedar	TO BE REMOVED	
2351	12	Cedar	TO BE REMOVED	6
2352	18	Cedar	TO BE REMOVED	9
2353	14	Cedar	TO BE REMOVED	7
2354	12	Cedar	TO BE REMOVED	6
2355	14	Cedar	TO REMAIN	
2356	16	Cedar	TO REMAIN	
2357	8	Cedar	TO BE REMOVED	
2358	8	Cedar	TO BE REMOVED	
2359	8	Cedar	TO BE REMOVED	
2360	8	Cedar	TO BE REMOVED	
2361	8	Cedar	TO REMAIN	
2362	6	Cedar	TO BE REMOVED	
2363	6	Cedar	TO REMAIN	
2364	10	Cedar	TO REMAIN	
2365	10	Cedar	TO REMAIN	
2366	12	Cedar	TO REMAIN	
2367	14	Cedar	TO REMAIN	

>Please update the table to reflect the height of Cedar trees as shown in the example treescape plan spreadsheet in article 9 of the UDC.

2368	8	Cedar	TO REMAIN	
2369	16	Cedar	TO REMAIN	
2370	8	Cedar	TO REMAIN	
2371	6	Cedar	TO REMAIN	
2372	8	Cedar	TO BE REMOVED	
2373	6	Cedar	TO BE REMOVED	
2375	10	Cedar	TO BE REMOVED	
2376	18	Cedar	TO BE REMOVED	9
2377	10	Cedar	TO BE REMOVED	
2378	6	Cedar	TO BE REMOVED	
2379	6	Cedar	TO REMAIN	
2380	6	Cedar	TO BE REMOVED	
2381	6	Cedar	TO BE REMOVED	
2382	6	Cedar	TO BE REMOVED	
2383	6	Cedar	TO BE REMOVED	
2384	6	Cedar	TO BE REMOVED	
2385	6	Cedar	TO BE REMOVED	
2386	6	Cedar	TO BE REMOVED	
2387	6	Cedar	TO BE REMOVED	
2388	8	Cedar	TO BE REMOVED	
2389	6	Cedar	TO BE REMOVED	
2390	6	Cedar	TO BE REMOVED	
2391	6	Cedar	TO BE REMOVED	
2392	6	Cedar	TO BE REMOVED	
2393	6	Cedar	TO BE REMOVED	
2394	8	Cedar	TO BE REMOVED	
2396	6	Cedar	TO BE REMOVED	
2397	6	Cedar	TO BE REMOVED	
2399	6	Cedar	TO BE REMOVED	
2400	6	Cedar	TO BE REMOVED	
2401	12	Cedar	TO BE REMOVED	
2402	6	Cedar	TO BE REMOVED	6
2403	8	Cedar	TO BE REMOVED	



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
TREES						
BC	<i>Taxodium distichum</i>	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lanceleaf Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	Accent	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
				Total Canopy Trees:	72	
				Total Accent Trees:	27	
SHRUBS/GROUND COVER						
AN	<i>Juniperus tobira</i> 'Andorra'	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'		71	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis</i> 'Plum Delight'	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass		765	1 gal.	container full, 24" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass				solid sod, refer to Solid Sod Notes

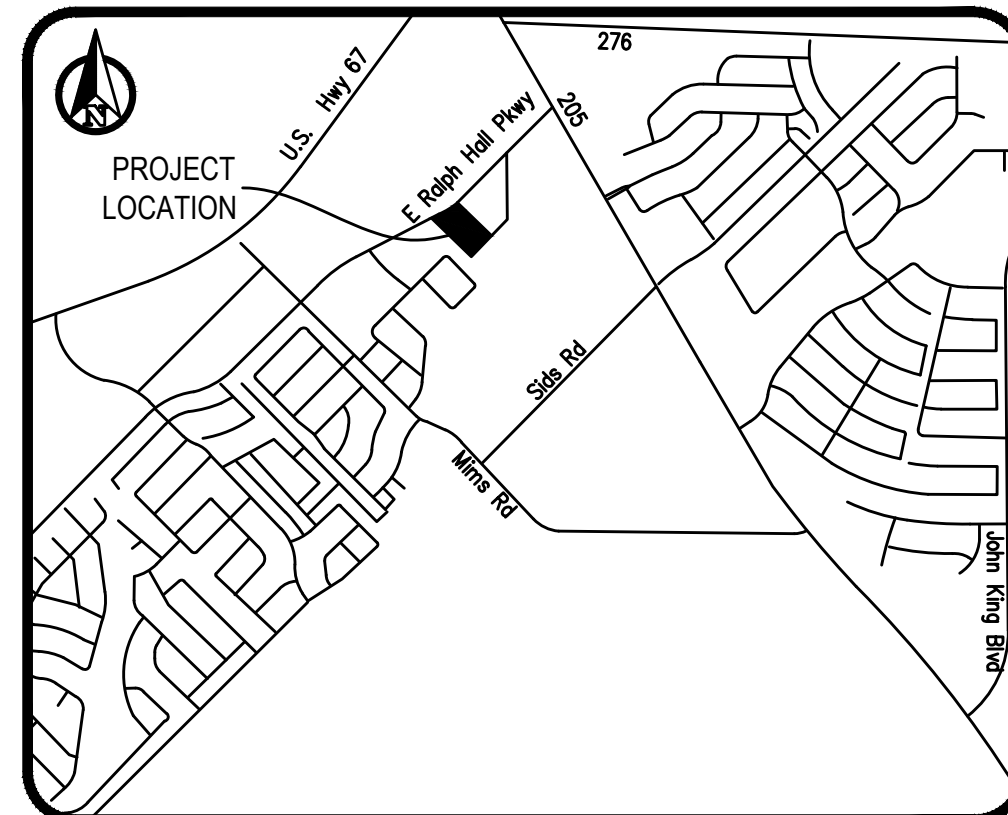
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

SITE DATA

	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



LOCATION MAP
1" = 100'

PROJECT NAME: PINNACLE MONTESSORI ROCKWALL

EXISTING LEGAL DESCRIPTION: LOT 5A, ROCKWALL BUSINESS PARK EAST

CASE NUMBER: P2022-006

CURRENT OWNER: BUFFALO COUNTRY PROPERTIES LLC,
ATTN: RAJESH MALVIYA
12050 RESEARCH ROAD, #9305
FRISCO, TX 75033

DEVELOPER: SRC LAND BUILDING AND REAL ESTATE LLC
811 S. CENTRAL EXPRESSWAY, SUITE 306
RICHARDSON, TX 75080

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

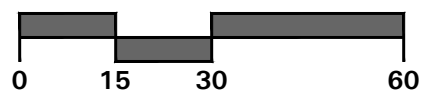
L2.01

ISSUE DATE:

03-20-2020



SCALE: 1" = 30'-0"



BELLE
FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a
THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.V. BUFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 i.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 4" cal.	(5) trees, 4" cal.
(5) accent trees	(5) accent trees

RESIDENTIAL BUFFER

1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) i.f.

Residential Adjacency: 320 i.f.

Required	Provided
20' wide buffer	20' wide buffer
(16) trees, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

1. Five (5%) percent of the interior parking lot shall be landscape.

2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,980 s.f.

Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.

2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,373 s.f. (21%)
20,516 s.f. (50%)	24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) accent trees

LANDSCAPE TABULATIONS - Lot 5b
THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.V. BUFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f.

RALPH HALL PARKWAY: 596 i.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 4" cal.	(9) trees, 4" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

- CITY OF ROCKWALL NOTES
1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER

2. NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER

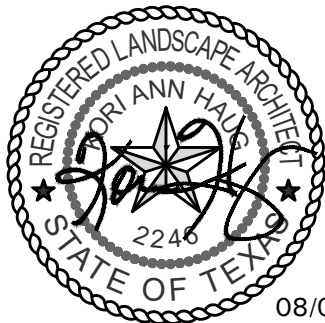
3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145		
REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PM4032

SHEET TITLE

LANDSCAPE
NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020



SCALE: 1" = 30'-0"

0 15 30 60



BELLE
FIRMA

• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office
•

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as the weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.
- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- Staking Material for Shade Trees: refer to details.
- Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- Filter Fabric: 'Mirafi Mirascope' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- All planting areas shall receive a two (2") inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

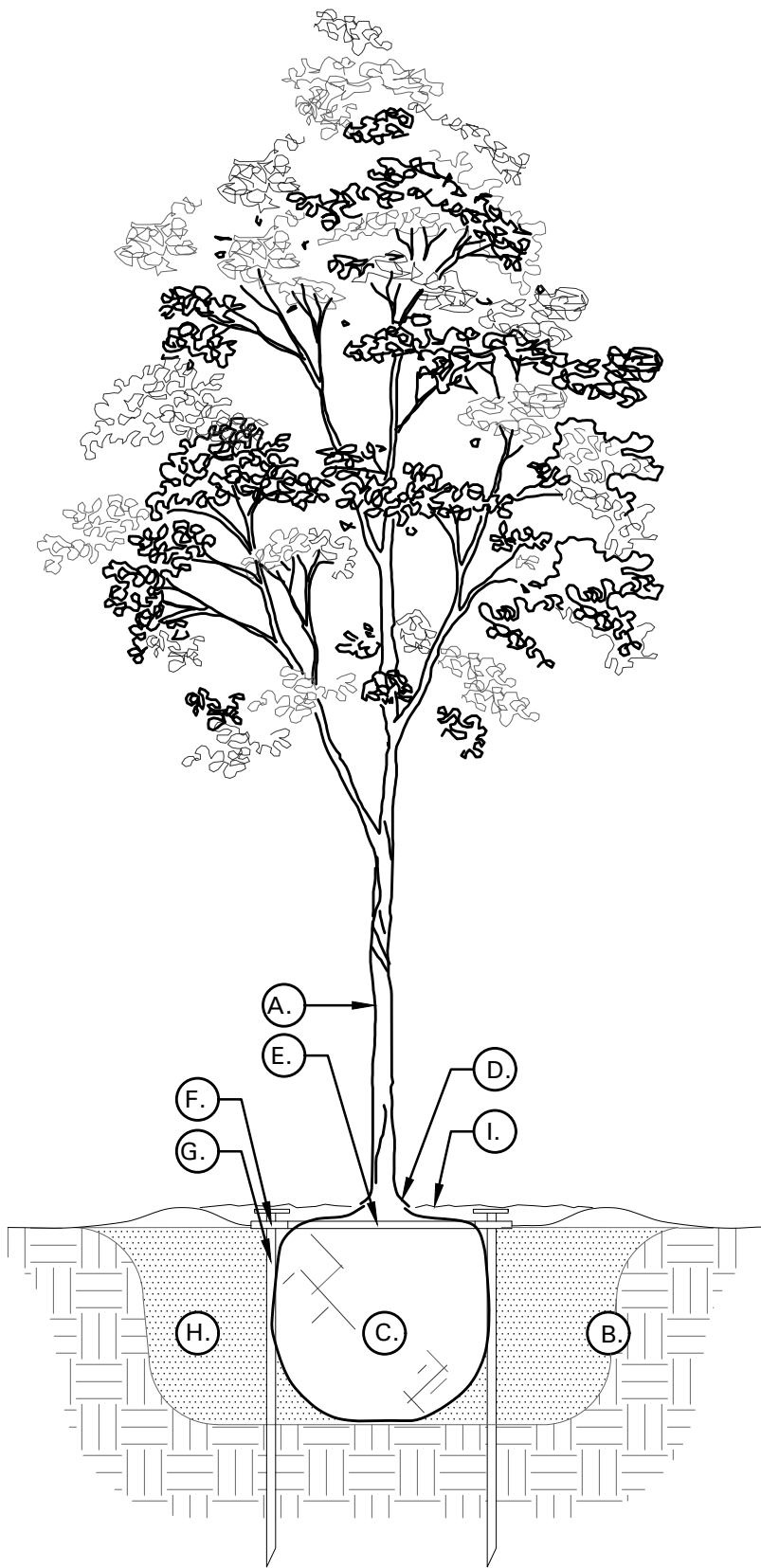
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

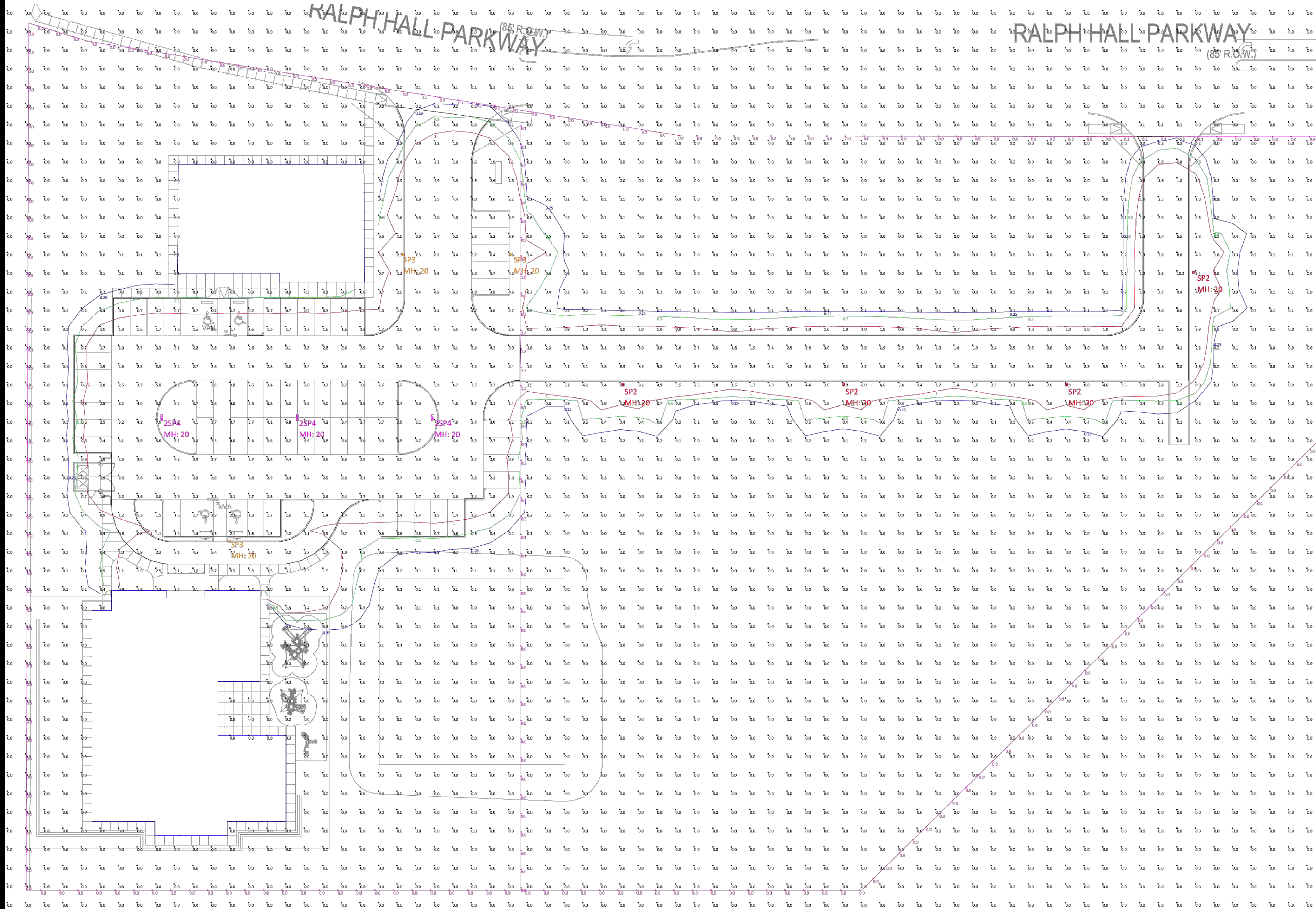
- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be ½" maximum height above final finished grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks or curbs.
 - Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION





1 SITE PLAN PHOTOMETRIC
Scale: NOT TO SCALE

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 2@180DEGREES	0.900	14935
	SP2	4	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761
	SP3	3	SINGLE	BEACON VP-L-64L-135-4K7-3	0.900	17791

Calculation Summary										
Label	CalcType	Units	PtSpclr	PtSpctb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	10.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.07	1.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Drop Off	Illuminance	Fc			2.77	7.7	0.6	4.62	12.83	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.67	10.2	0.1	36.70	102.00	Readings taken at 0'-0" AFG
Parking Lot & Drives	Illuminance	Fc			3.22	7.7	0.4	8.05	19.25	Readings taken at 0'-0" AFG

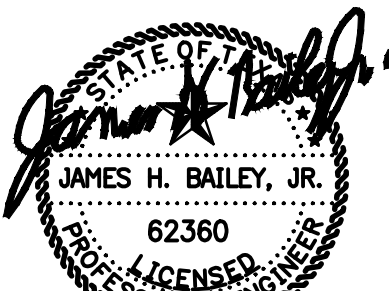
- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
 - 2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 - 3) All fixtures labeled with "_ph" indicates that another fixture's IES file was used as a placeholder due to unavailable IES files from the specified Manufacturer.
 - 4) Interior reflectances 80/50/20; exterior reflectances 20% UON.
 - 5) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
 - 6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

ARJO ENGINEERS, INC.
Consulting Engineers
5501 LBJ FREEWAY, SUITE 435
DALLAS, TEXAS 75240
PH. (214) 520-7799 FAX (214) 520-7897
TEXAS REGISTERED ENGINEERING FIRM F-33



OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS



10-06-2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and
Plaza Drive,
Rockwall, Texas

PROJECT
SRC 032
(5916.08)

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

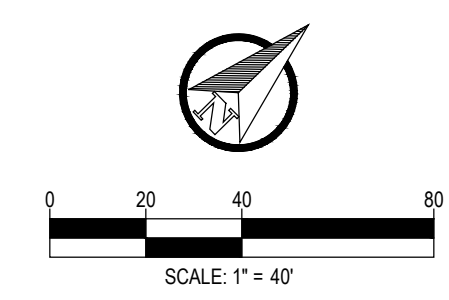
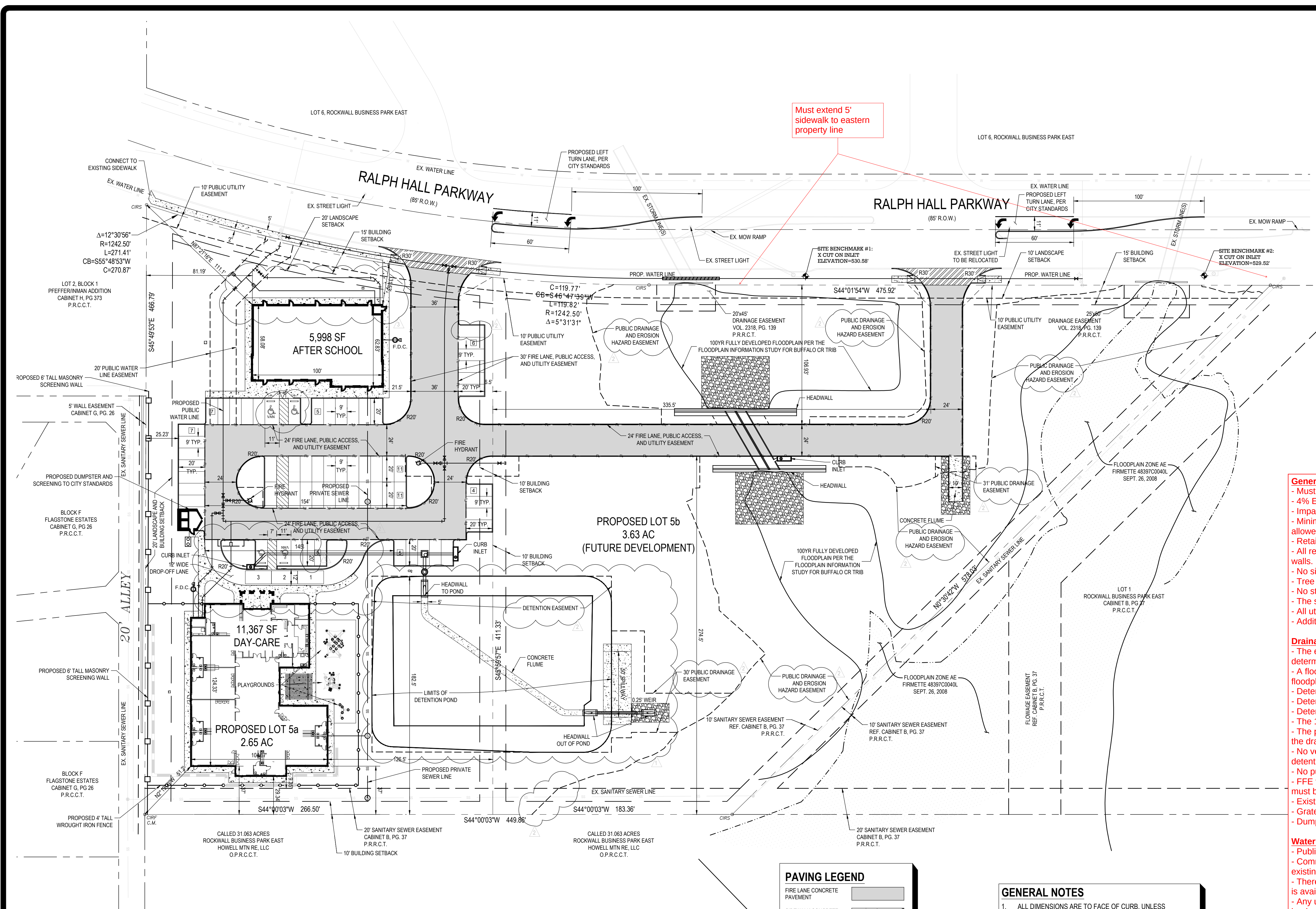
SHEET TITLE:

SITE PLAN - PHOTOMETRIC

SHEET NO.

E1.01

ISSUE DATE: MARCH 20, 2021



OMEGA

811 S. CENTRAL EXPRESSWAY
SUITE #306
RICHARDSON, TX 75080
TBP FIRM NO. F-20145

STATE OF TEXAS
126133
HIEN TUONG NGUYEN
LICENSED PROFESSIONAL ENGINEER
NGUYEN TUONG HIEN

06/23/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, P.E. #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

Revisions By Omega:
11/10/2021 PER CITY COMMENTS

- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - No structures or fences with easements.
 - The site will need to be platted.
 - All utilities must be underground.
 - Additional comments may be provided at the time of Engineering review.

- Drainage Items:**
- The existing stream running through the property is a WOTUS wetland. A WOTUS determination will need to be completed with the Civil Engineering plans.
 - A flood study will be required for headwall/culvert design within the 100yr floodplain. Review fees shall apply.
 - Detention is required.
 - Detention is based on zoning, not specific land area use.
 - Detention system will require a drainage easement located at free board elevation.
 - The 100-year WSEL must be called out for detention systems.
 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
 - No public water or sanitary sewer allowed in detention easement.
 - FFE for all buildings must be called out when adjacent to a detention system. FFE must be a minimum 2' above the 100-year WSEL for the detention system.
 - Existing site flow patterns must be maintained.
 - Grate inlets are not allowed.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.

- Water and Wastewater Items:**
- Public sewer to be 8" minimum.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
 - There is an existing 15" sewer main located on the south side of the property that is available for use.
 - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
 - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - There is an existing 8" water main along E. Ralph Hall Pkwy available for use.
 - Must extend 8" water main along E. Ralph Hall Pkwy frontage.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.).
 - Min 20' utility easements.
 - Water to be 10' separated from storm and sewer lines.
 - All public utilities must be centered in easement.

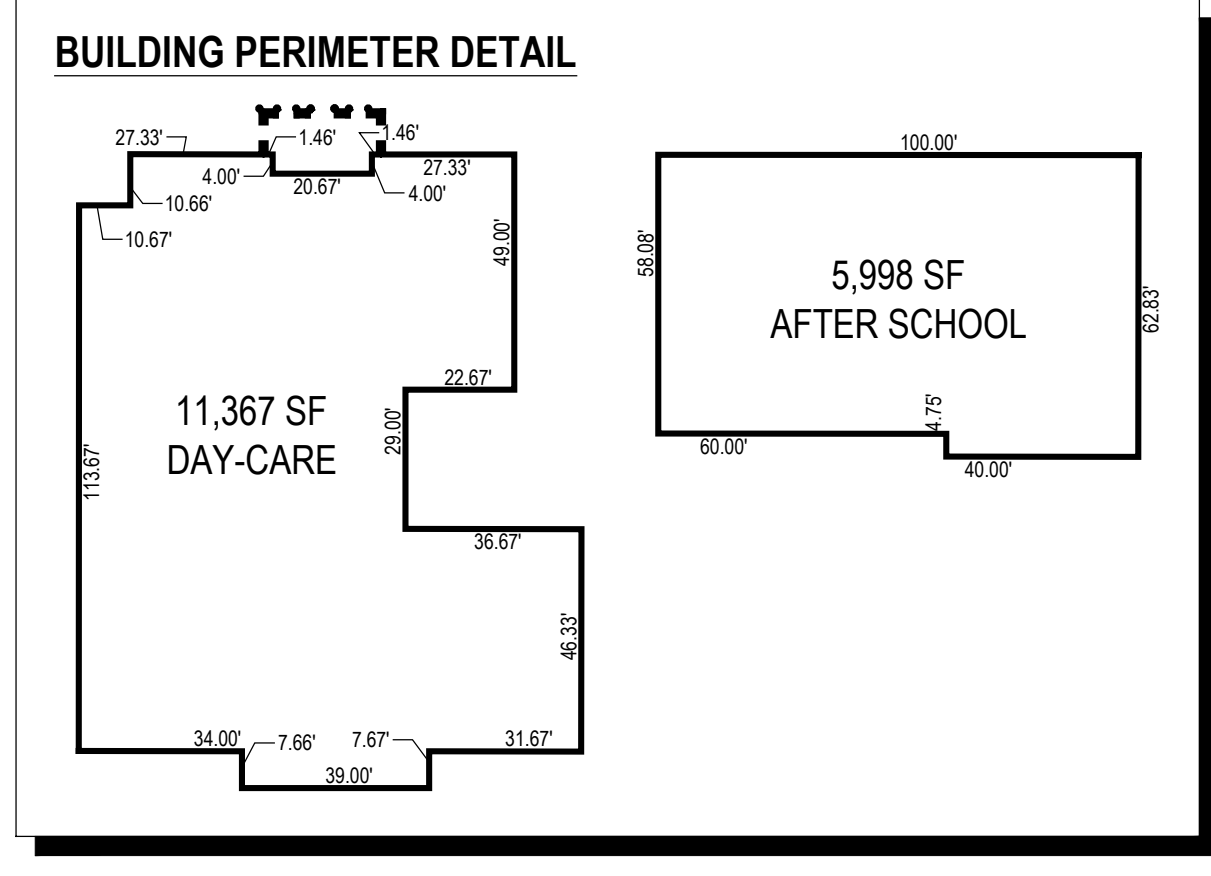
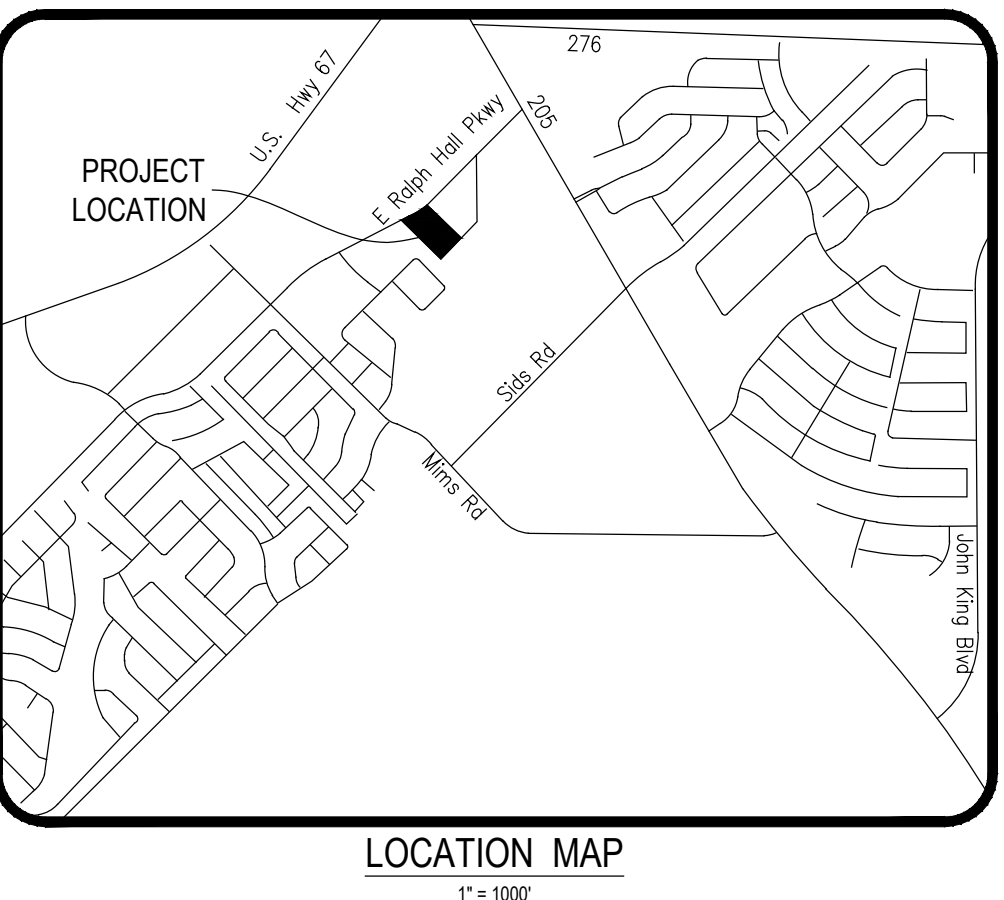
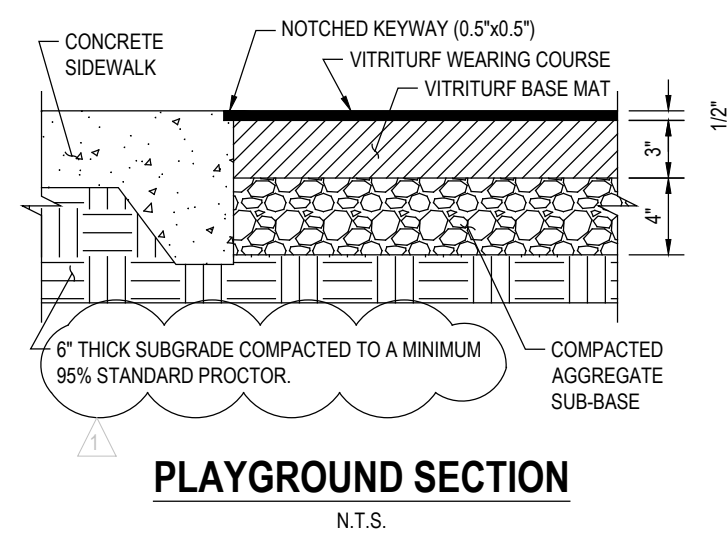
- Roadway Paving Items:**
- Must meet City driveway spacing requirements.
 - Must extend sidewalk along E. Ralph Hall Pkwy.
 - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
 - All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane (if needed) to be 24' wide and in a platted easement.
 - Fire lane (if needed) 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.

- 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".

PAVING LEGEND	
FIRE LANE CONCRETE PAVEMENT	
SIDEWALK CONCRETE PAVEMENT	
10' PUBLIC R.O.W. CONCRETE PAVEMENT	
PLAYGROUND SECTION (VITRITURF)	

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 3. REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
 4. FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
 5. ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
 6. ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
 7. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
 8. MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.

LEGEND	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING STORM LINE	
EXISTING UNDERGROUND ELECTRIC	
EXISTING OVERHEAD ELECTRIC	
PROPOSED FIRE LANE	
PROPOSED SANITARY SEWER LINE	
PROPOSED WATER LINE	
PROPOSED STORM LINE	
PROPOSED RETAINING WALL	
PROPOSED FENCE	
PROPOSED SCREEN WALL	
PARKING COUNT	



BEAR
LAND CONSULTANTS

ADDRESS:
1808 BONNER ST.,
MCKINNEY, TX 75069
TBP FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED PROFESSIONAL ENGINEER

ISSUE DATE: 12/20/2020

REVISION(S):
DATE:

PROJECT BENCHMARKS:
BM#1 - AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF AN INLET LOCATED 308' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY. ELEVATION: 530.58'
BM#2 - AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY. ELEVATION: 529.52'

PROJECT INFORMATION:
PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS
PROJECT NUMBER: PMA032

CLIENT INFORMATION:
Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.00



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1, 2}
- ☐ 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.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 950 & 962 E. Ralph Hall Pkwy. Rockwall, TX 75032

SUBDIVISION ROCKWALL BUSINESS PARK EAST LOT 13 BLOCK

GENERAL LOCATION RALPH HALL PKWY, TX

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING C CURRENT USE C

PROPOSED ZONING PROPOSED USE

ACREAGE 2.649 LOTS (CURRENT) 1 LOTS (PROPOSED)

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT ORIGINAL SIGNATURES ARE REQUIRED)

☒ OWNER	BUFFALO COUNTRY PROPERTIES LLC	☒ APPLICANT	SRC Land Building and Real Estate LLC.
CONTACT PERSON	Naomi Freeman	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	12050 Research Rd #9305	ADDRESS	811 S Central Expressway, Suite 306
CITY, STATE & ZIP	Frisco, TX 75033	CITY, STATE & ZIP	Richardson, TX - 75080
PHONE	4692334774	PHONE	214-396-3737
E-MAIL	afreeman@pinnaclemontessori.com	E-MAIL	pm@srclandbuilding.com

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Naomi Freeman [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 14 DAY OF MARCH 2024. 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.

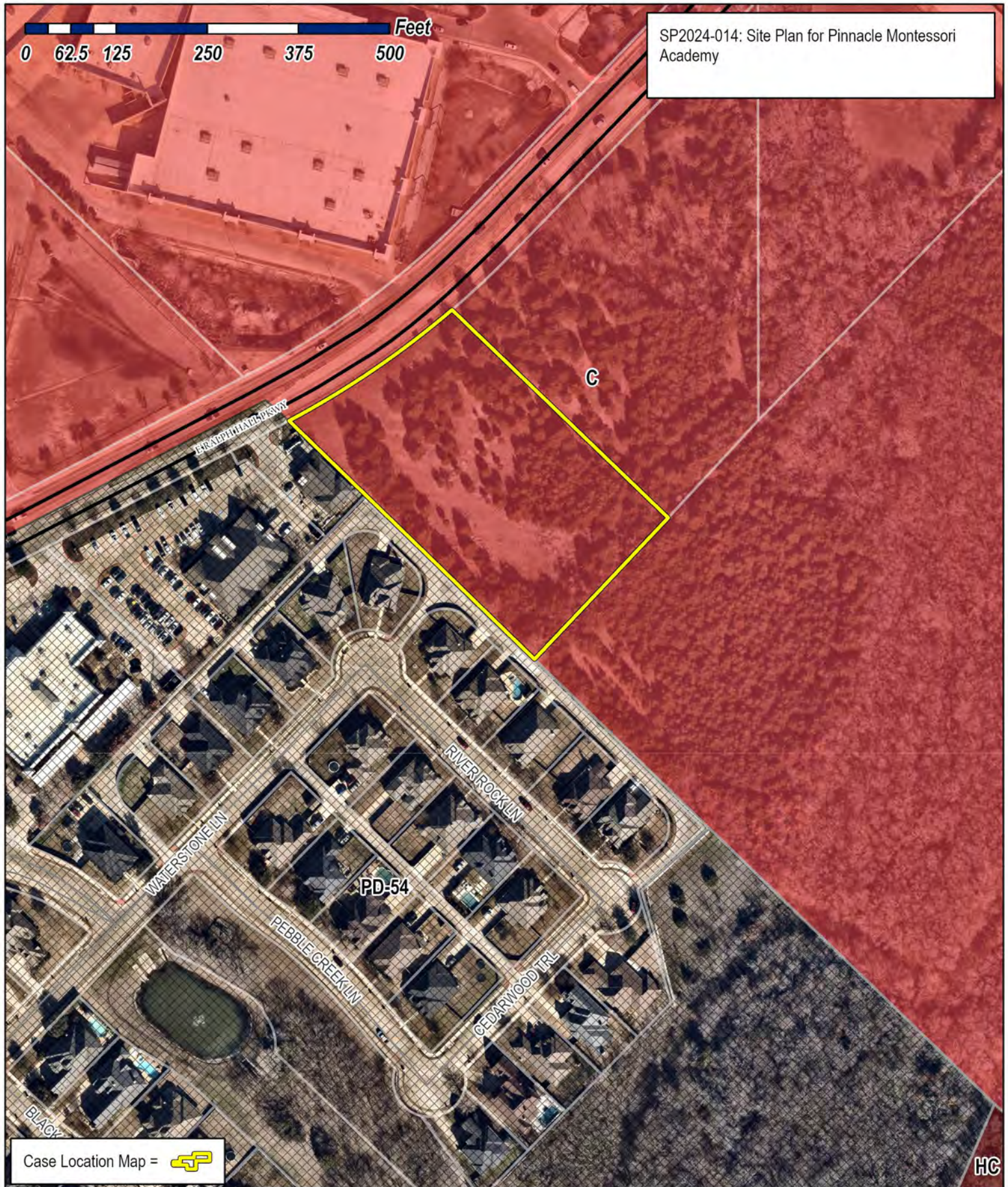
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MARCH 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PA

Commonwealth of Pennsylvania - Notary Public
PATRICIA LAPORTA - Notary Public
Bucks County
My Commission Expires March 19, 2027
MY COMMISSION NUMBER 134745



SP2024-014: Site Plan for Pinnacle Montessori Academy

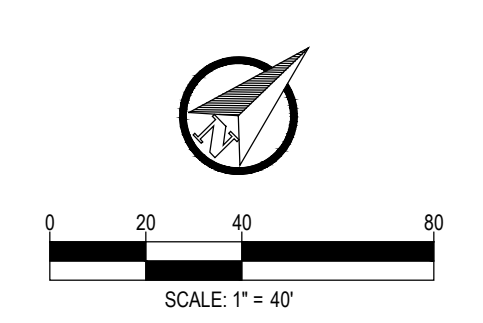
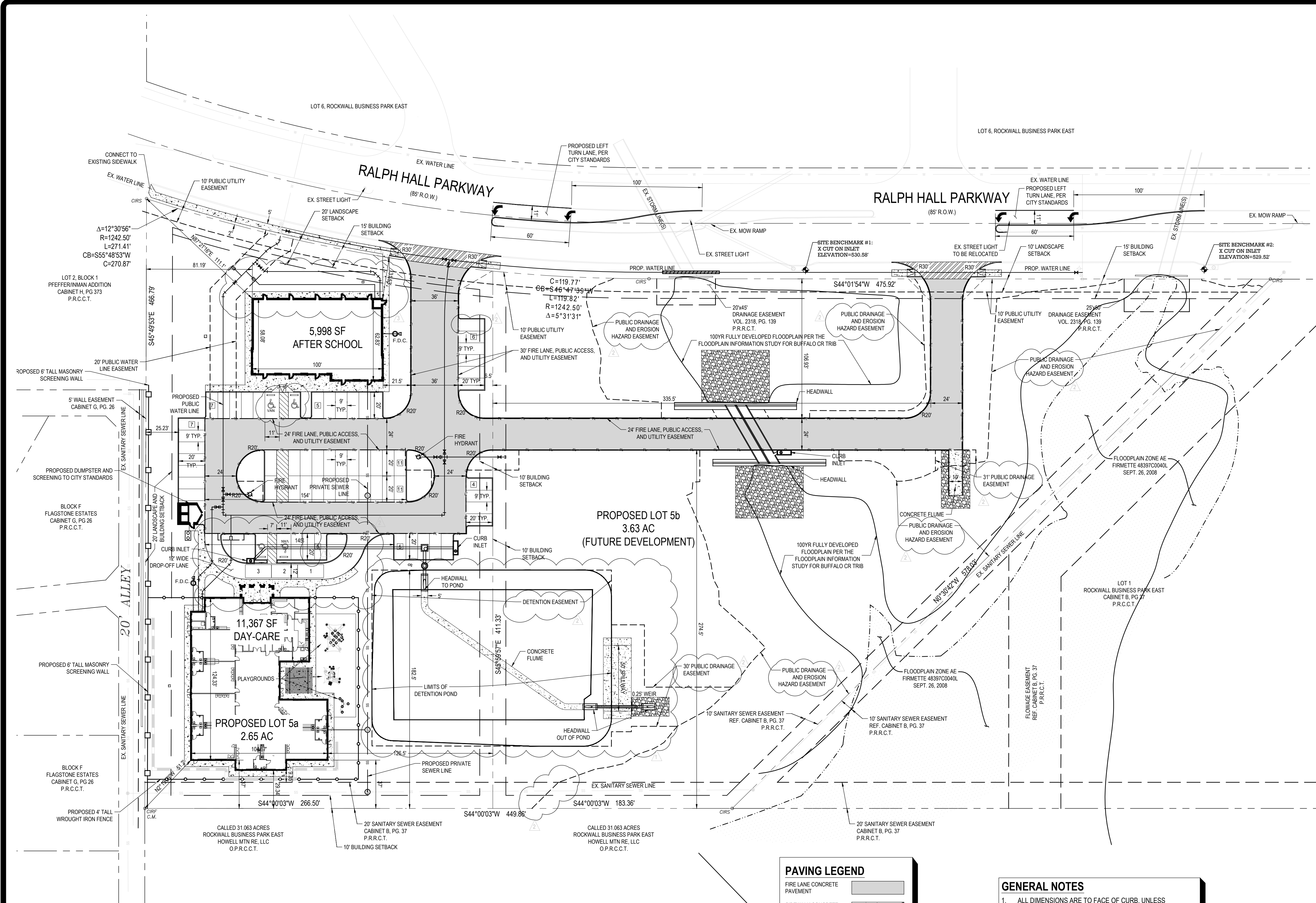


City of Rockwall

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.





811 S. CENTRAL EXPRESSWAY
SUITE #306
RICHARDSON, TX 75080
TBP# FIRM NO. F-20145

NGUYEN TUONG NGUYEN
06/23/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, P.E. #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

Revisions By Omega:
11/10/2021 PER CITY COMMENTS
02/25/2022 PER CITY AND ARCHITECT COMMENTS
06/23/2022 PER CITY BUILDING COMMENTS

ZONING DATA	
ZONING:	"C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

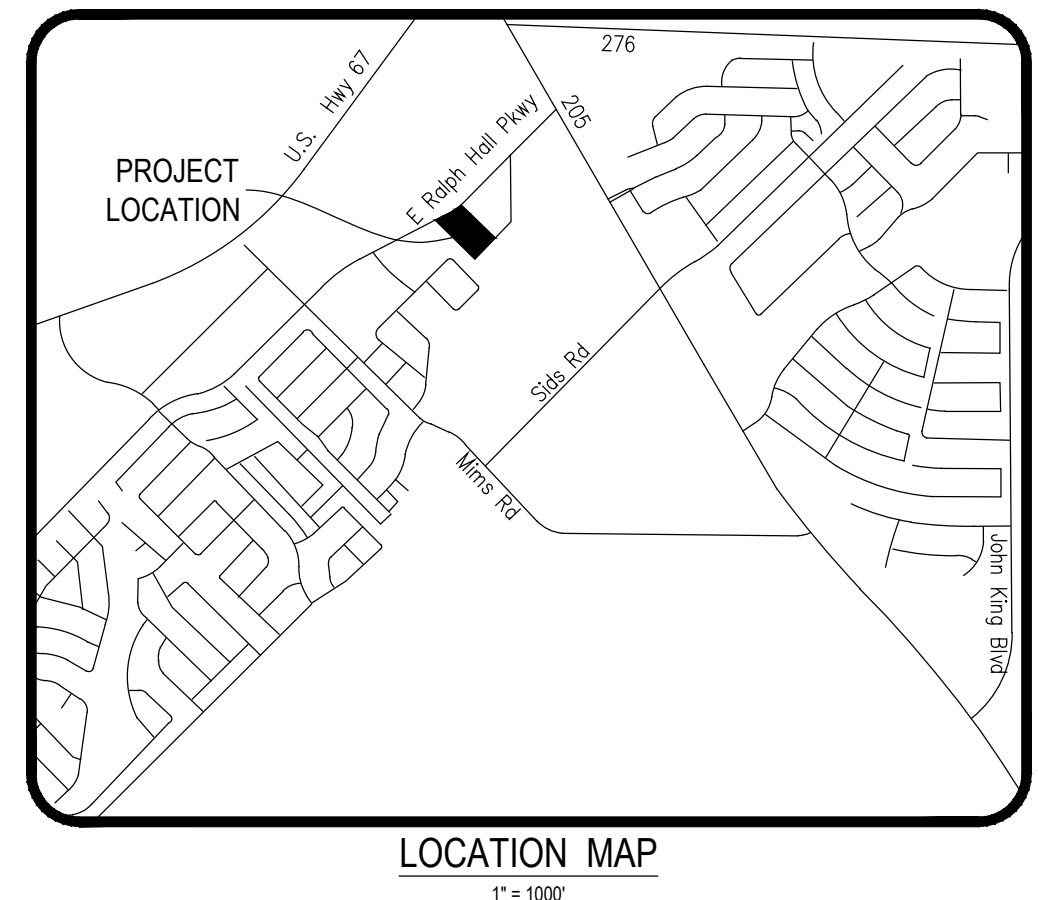
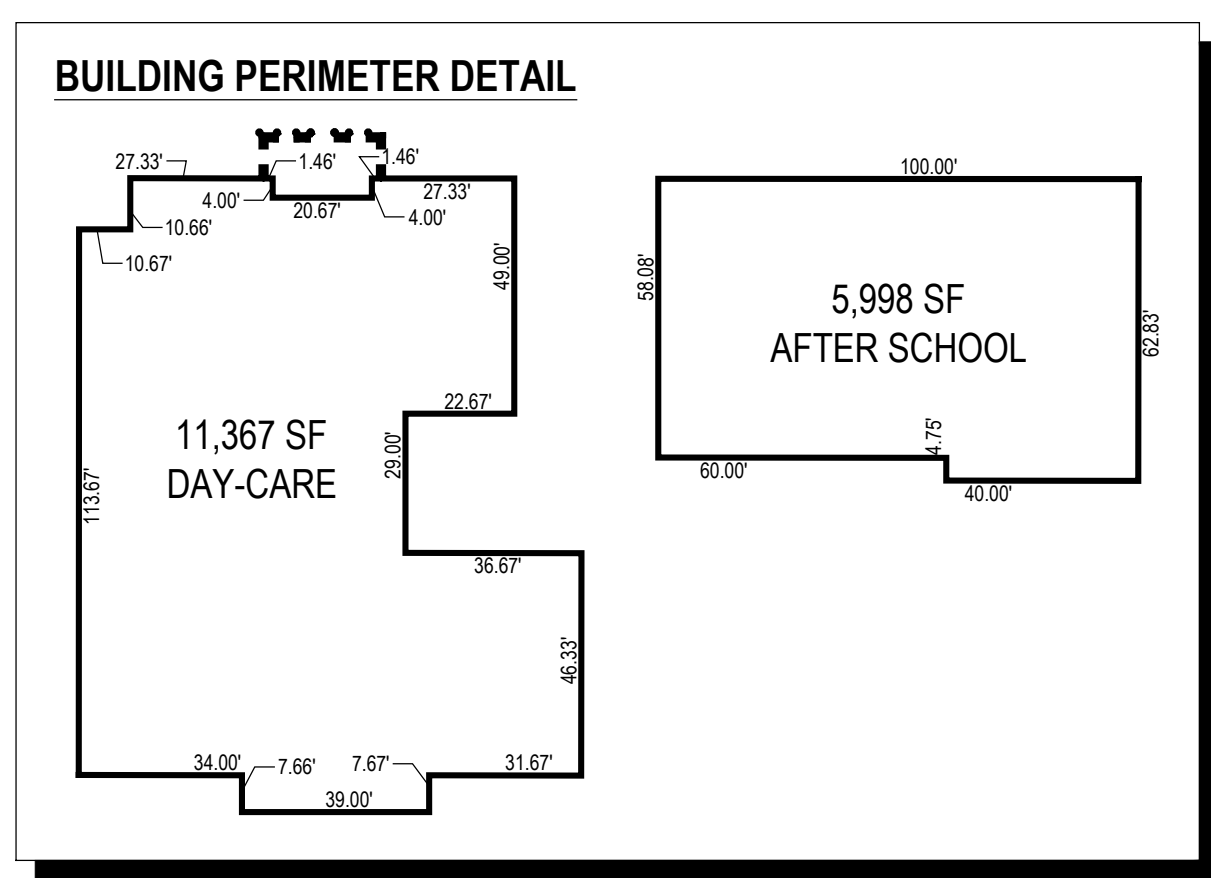
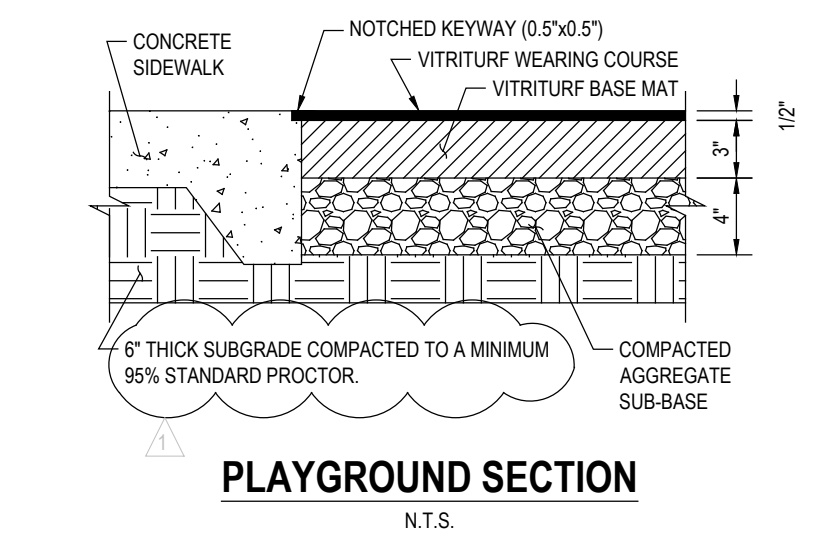
SITE DATA	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

PARKING DATA	
DAY-CARE:	38 SPACES REQUIRED
1 SPACE PER 300 SF	
RETAIL/OFFICE:	24 SPACES REQUIRED
1 SPACE/250 SQUARE FEET	
TOTAL SPACES REQUIRED:	62 SPACES REQUIRED
TOTAL SPACES PROVIDED:	62 SPACES PROVIDED
HANDICAP SPACES REQUIRED:	3 SPACES REQUIRED
VAN SPACES REQUIRED:	1 SPACE REQUIRED

PAVING LEGEND	
FIRE LANE CONCRETE PAVEMENT	
SIDEWALK CONCRETE PAVEMENT	
10' PUBLIC R.O.W. CONCRETE PAVEMENT	
PLAYGROUND SECTION (VITRITURF)	

- GENERAL NOTES
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ADJACENT PROPERTY LINE	
EASEMENT LINE	
EXISTING SANITARY SEWER LINE	
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PROPOSED RETAINING WALL	
PROPOSED FENCE	
PROPOSED SCREEN WALL	
PARKING COUNT	



ADDRESS:
1808 BONNER ST.,
MCKINNEY, TX 75069
TBP# FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

ISSUE DATE: 12/20/2020

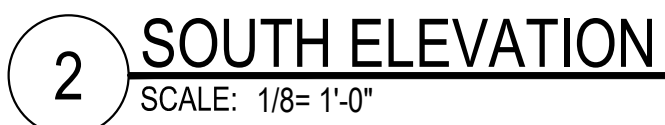
REVISION(S):
DATE:

PROJECT BENCHMARKS:
BM#1 - AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF AN INLET LOCATED 308' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY. ELEVATION: 530.52'
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PROJECT INFORMATION:
PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS
PROJECT NUMBER: PMA032

CLIENT INFORMATION:
Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

SITE PLAN
SHEET NUMBER:
C1.00



NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

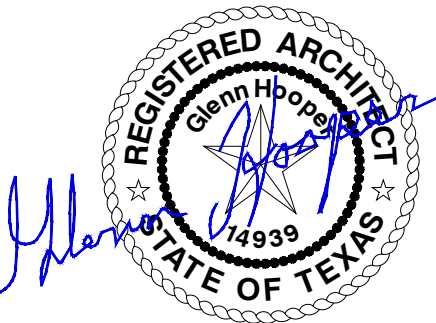
WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.



Z:\Architecture\032 Rockwall\A3.0 - SCHOOL BUILDING - EXTERIOR ELEVATIONS Ver B10.dwg, 10/4/2021 10:31:33 AM

Revisions:		
#	DATE	COMMENTS



SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING -
EXTERIOR ELEVATIONS

SHEET NO.

A3.0

ISSUE DATE: SEPTEMBER 30, 2021

SCHOOL BUILDING EXTERIOR FINISHES

CORNICE STUCCO	COLOR - STO #16041
STUCCO	COLOR - STO #16031
STONE ACCENT BAND & STONE SILL	WHITE LESTONE
WAINSCOT STONE VENEER	WHITE LESTONE - HARD WHITE W/ 30% NICOTINE ACCENTS
STOREFRONT	ANODIZED ALUMINUM STORFRONT
FIBERGLASS WINDOWS	PELLA, POWDER COAT FINISH, COLOR WHITE
CANOPY SOFFIT	WHITE SG
H. M. DOORS	SW 6141, SOFTER TAN

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

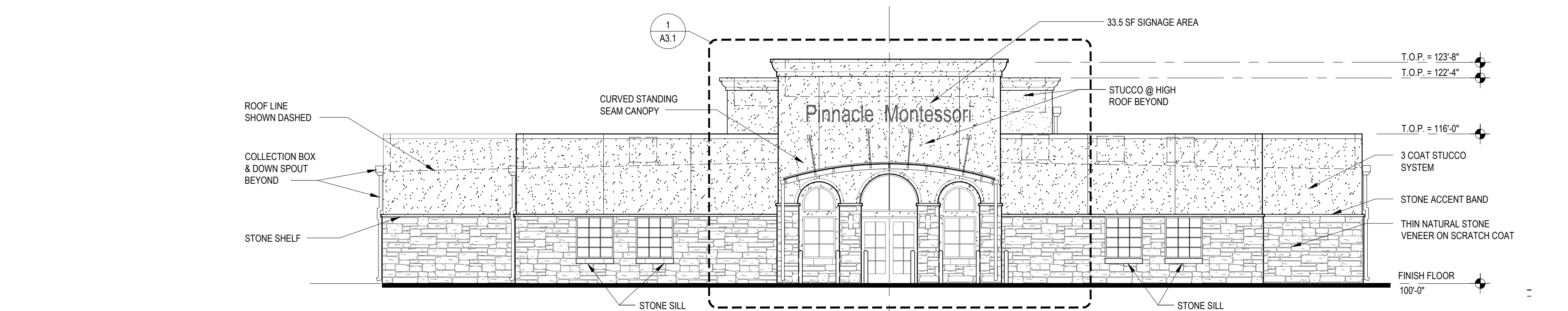
	THIN STONE STONE VENEER		T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
	STUCCO		T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
	DOOR TAG		T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
	WINDOW TAG		F.F. 100'-0"	FINISH FLOOR
	WALL SECTION TAG			
	DETAIL SECTION TAG			

NOTE:

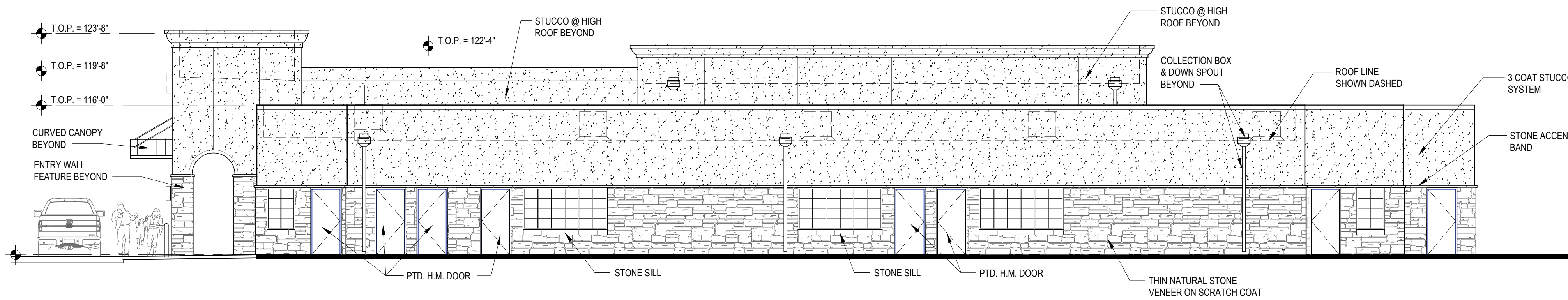
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WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

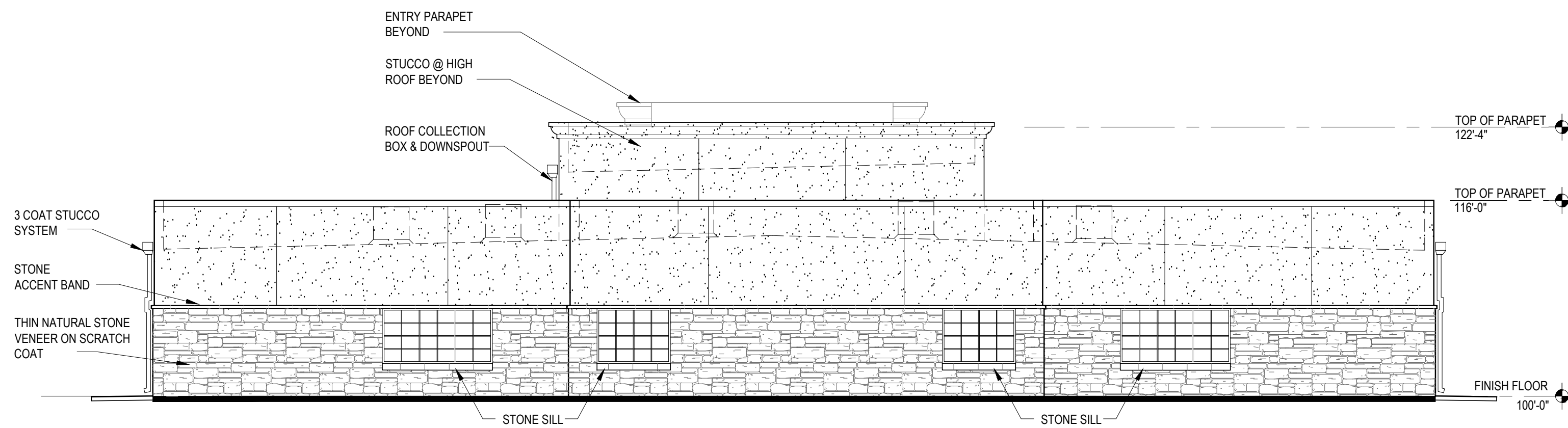
ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.



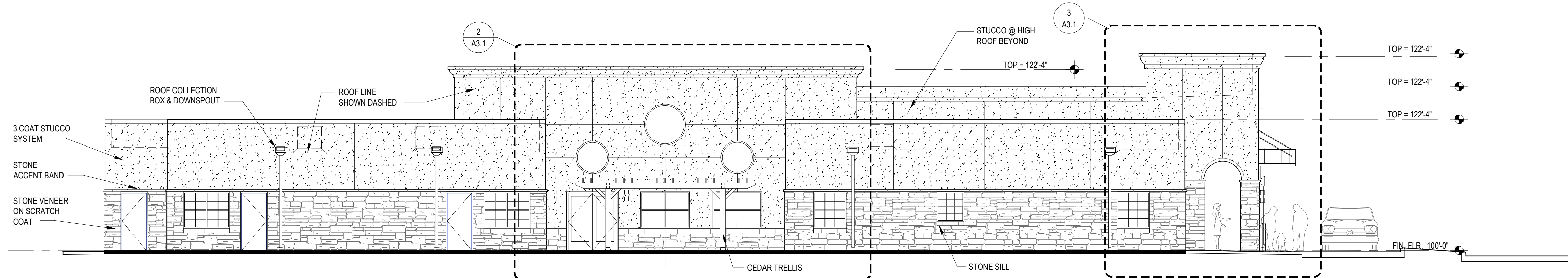
1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0" (FRONT ELEVATION)



2 WEST ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"

SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

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WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

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SYMBOL LEGEND - ELEVATIONS

THIN BRICK VENEER

THIN STONE STONE VENEER

STUCCO

(111)

DOOR TAG

(A)

WINDOW TAG

XX

WALL SECTION TAG

XX
A.X.X

DETAIL SECTION TAG

T.O.P. 100'-0" XTH FLOOR

TOP OF PLATE

T.O.D. 100'-0" XTH FLOOR

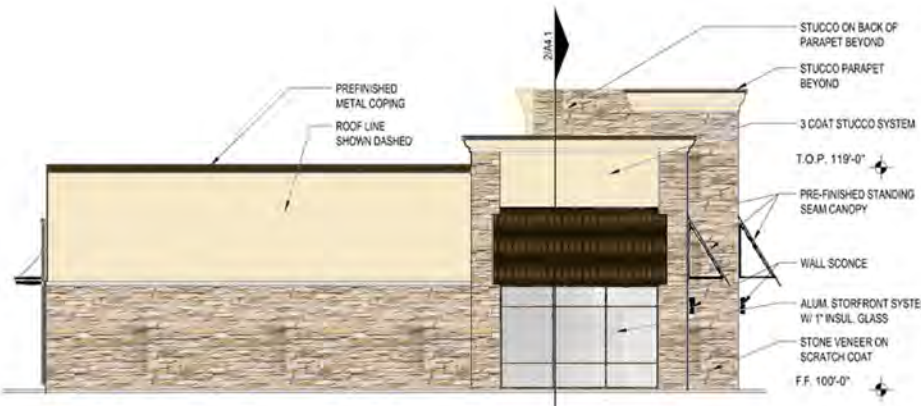
TOP OF DECK

T.O.S. 100'-0" XTH FLOOR

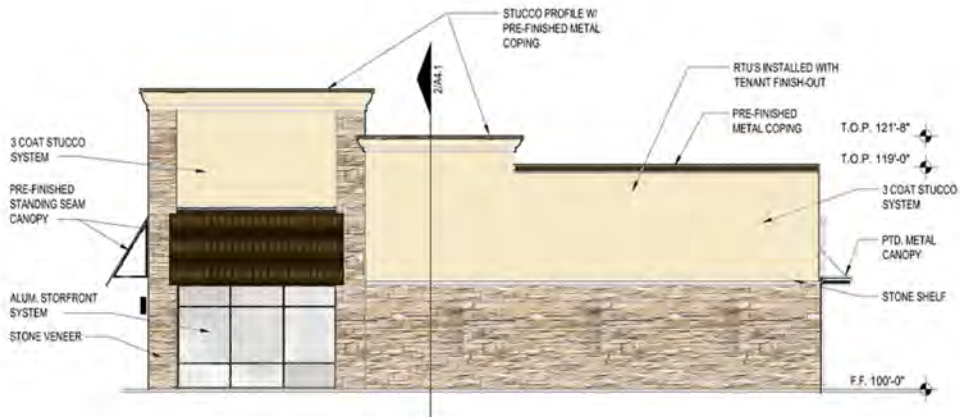
TOP OF SLAB

F.F. 100'-0"

FINISH FLOOR



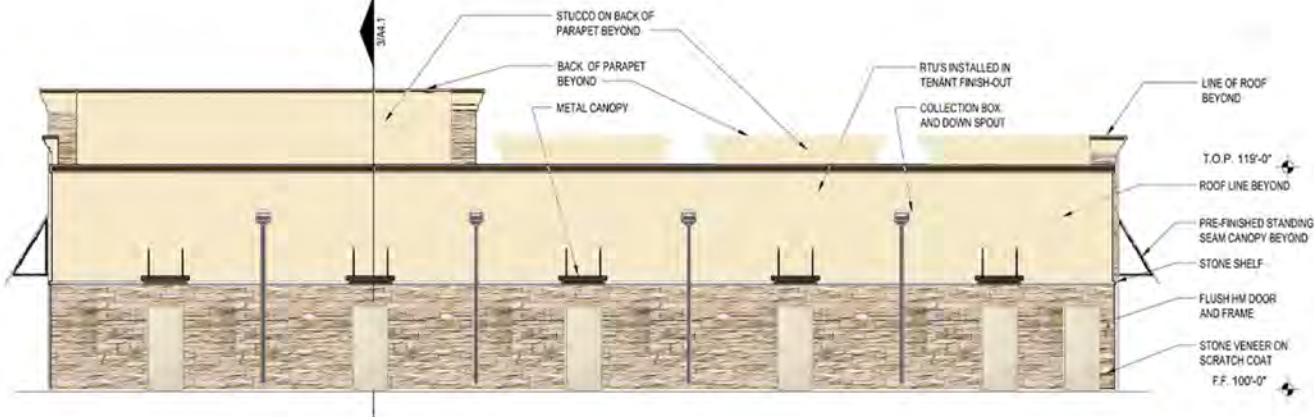
1 EAST ELEVATION
SCALE:



2 NORTH ELEVATION
SCALE:



3 SOUTH ELEVATION
SCALE:



4 WEST ELEVATION
SCALE:

Revisions:		
#	DATE	COMMENTS



TINA SANGHRAJKA
REG # 29302 - 3/01/2024

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PROJECT

**PINNACLE
MONTESSORI
SHELL
BUILDING**

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

**Lakeside
Kids, LLC**

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
MATERIAL SHEET

SHEET NO.

A01

ISSUE DATE: SEPTEMBER 30, 2021

Revisions:		
#	DATE	COMMENTS



TINA SANGHRAJKA
REG # 29302 - 3/01/2024

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Plano, Texas 75093

SHEET TITLE:
MATERIAL SHEET

SHEET NO:
A01

ISSUE DATE: SEPTEMBER 30, 2021



3 SOUTH ELEVATION
SCALE:



SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE
PAINTED TO MATCH BUILDING.
ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY
BUILDING INSPECTION DEPARTMENT.

[illegible]

REG # 29302 - 3/01/2024

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**PINNACLE
MONTESSORI
OF
ROCKWALL**

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

**Lakeside
Kids, LLC**

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING -
EXTERIOR ELEVATIONS

SHEET NO.

A3.0

ISSUE DATE: SEPTEMBER 30, 2021

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS.
4. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS.
5. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER ROOS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER PENETRATIONS EXPOSED TO WEATHER.
6. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4" PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL MOUNT, STREET ADDRESS ONLY. SEE SCHEDULE FOR DETAILS.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

THIN BRICK
VENEER

THIN STONE
STONE VENEER

STUCCO

T.O.P. 100'-0"
XTH FLOOR

T.O.D. 100'-0"
XTH FLOOR

T.O.S. 100'-0"
XTH FLOOR

F.F. 100'-0" ——— FINISH FLOOR

(111) DOOR TAG

(A) WINDOW TAG

XX WALL SECTION TAG

XX
AX.X DETAIL SECTION TAG

SCHOOL BUILDING						
BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,480	1,529	4,987	57 %
THIN STONE VENEER	600	613	631	601	2,445	28 %
DOORS	0	42	105	168	315	4 %
WINDOWS	134	115	250	146	645	8 %
STONE WINDOW SILLS	17	9	12	18	56	1 %
STONE SHELF	27	25	34	35	121	1 %
STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %

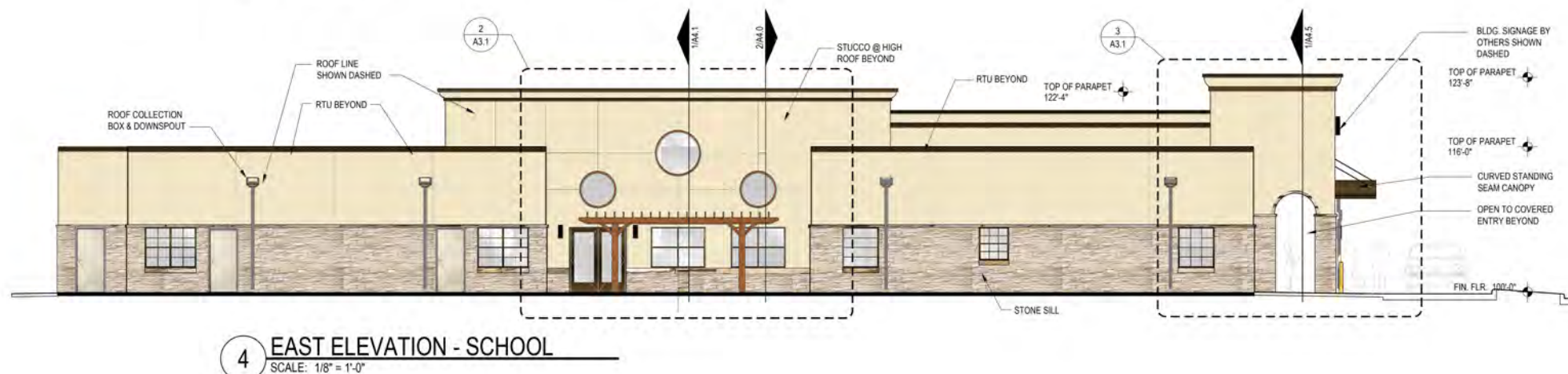
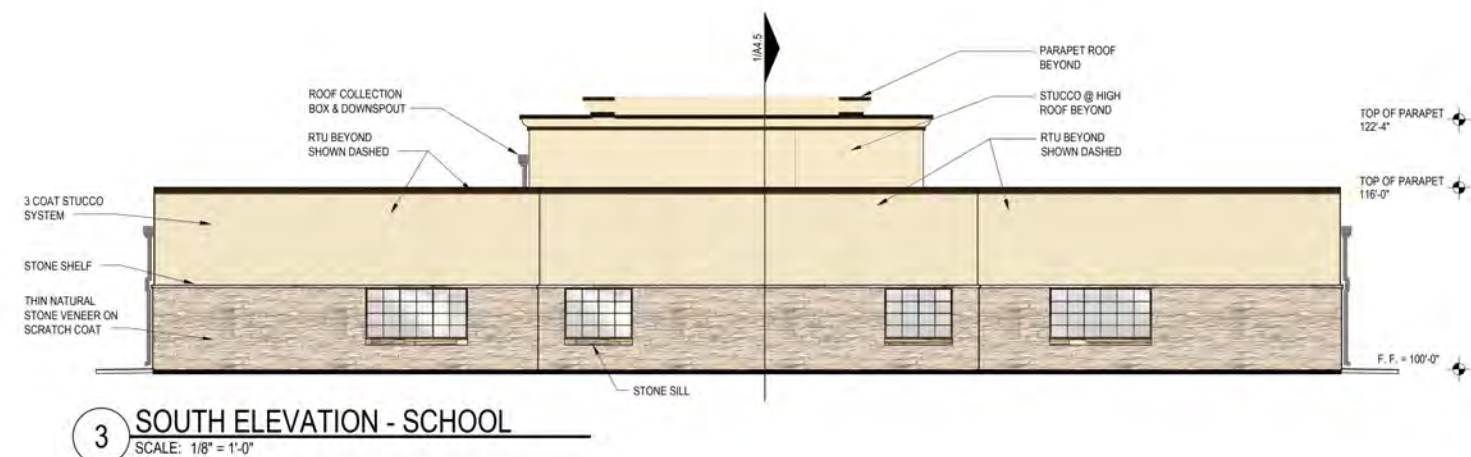
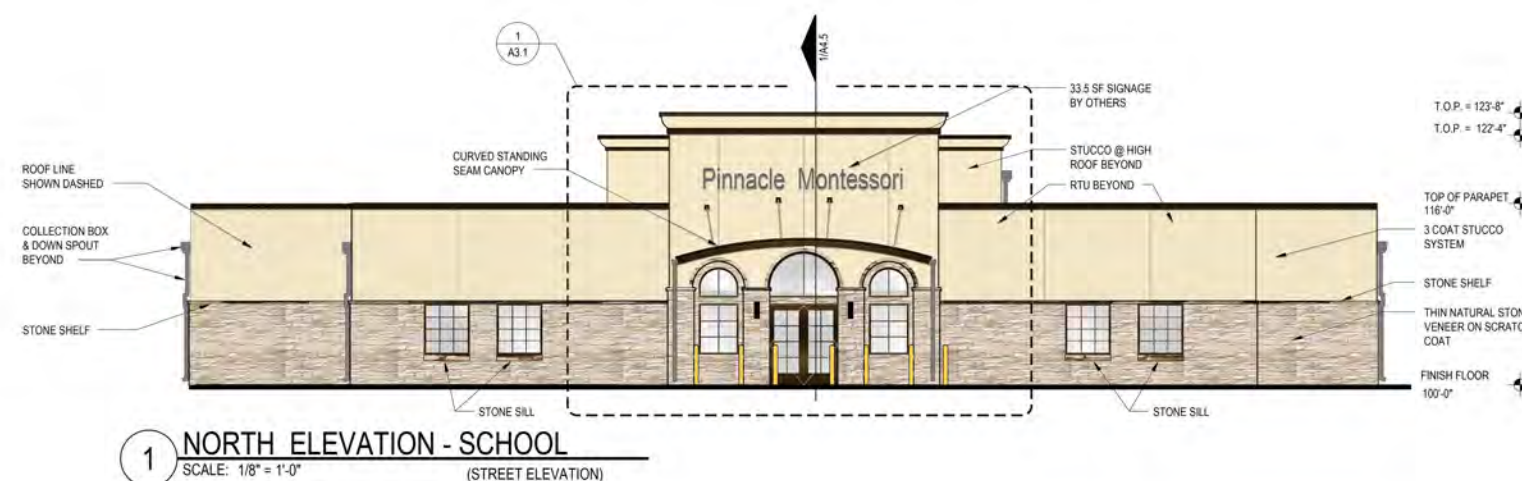
NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY
BUILDING INSPECTION DEPARTMENT.



Revisions:		
#	DATE	COMMENTS



TINA SANGHRAJKA
REG # 29302 - 3/01/2024

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PROJECT

PINNACLE
MONTESSORI
SCHOOL
BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside
Kids, LLC

5909 Beth Drive
Plano, Texas 75093

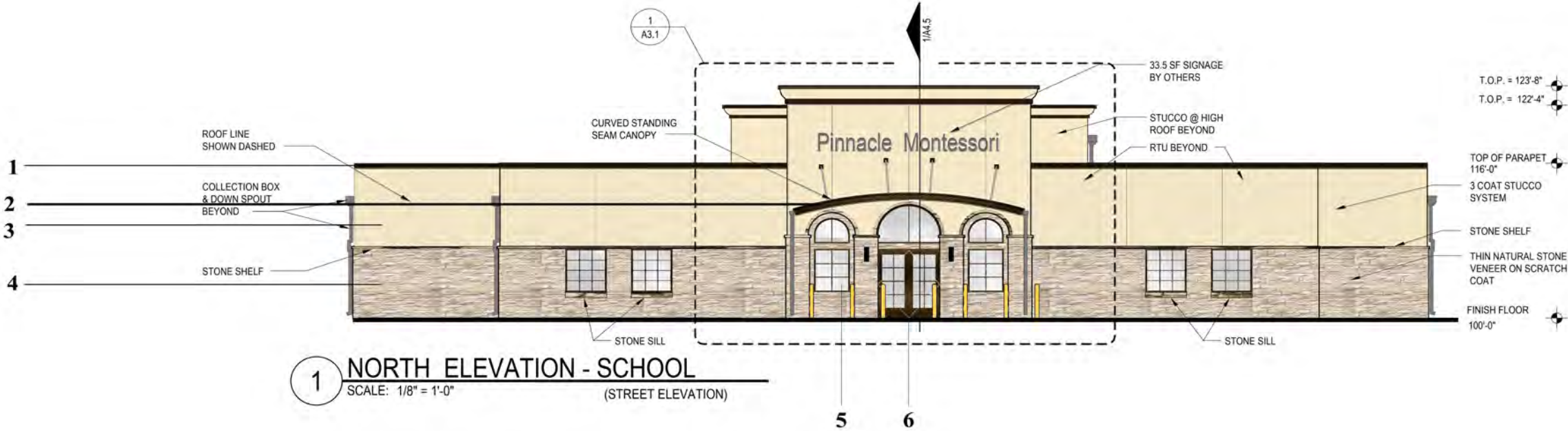
SHEET TITLE:

MATERIAL SHEET

SHEET NO:

A01

ISSUE DATE: SEPTEMBER 30, 2021



BRONZE METAL - 1 2 6



GLASS - 5



LIMESTONE - 4

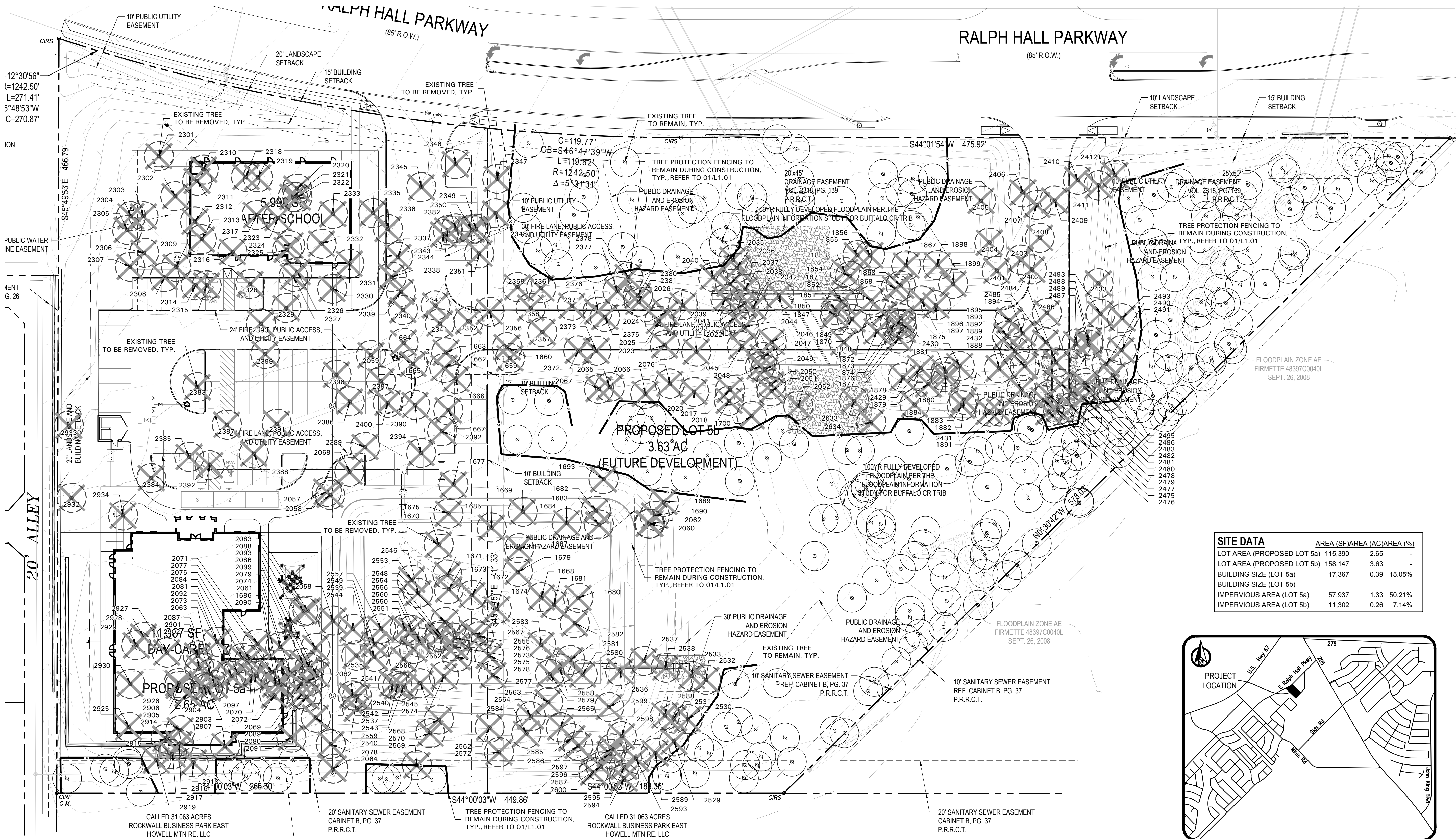


STUCCO FINISH - 3



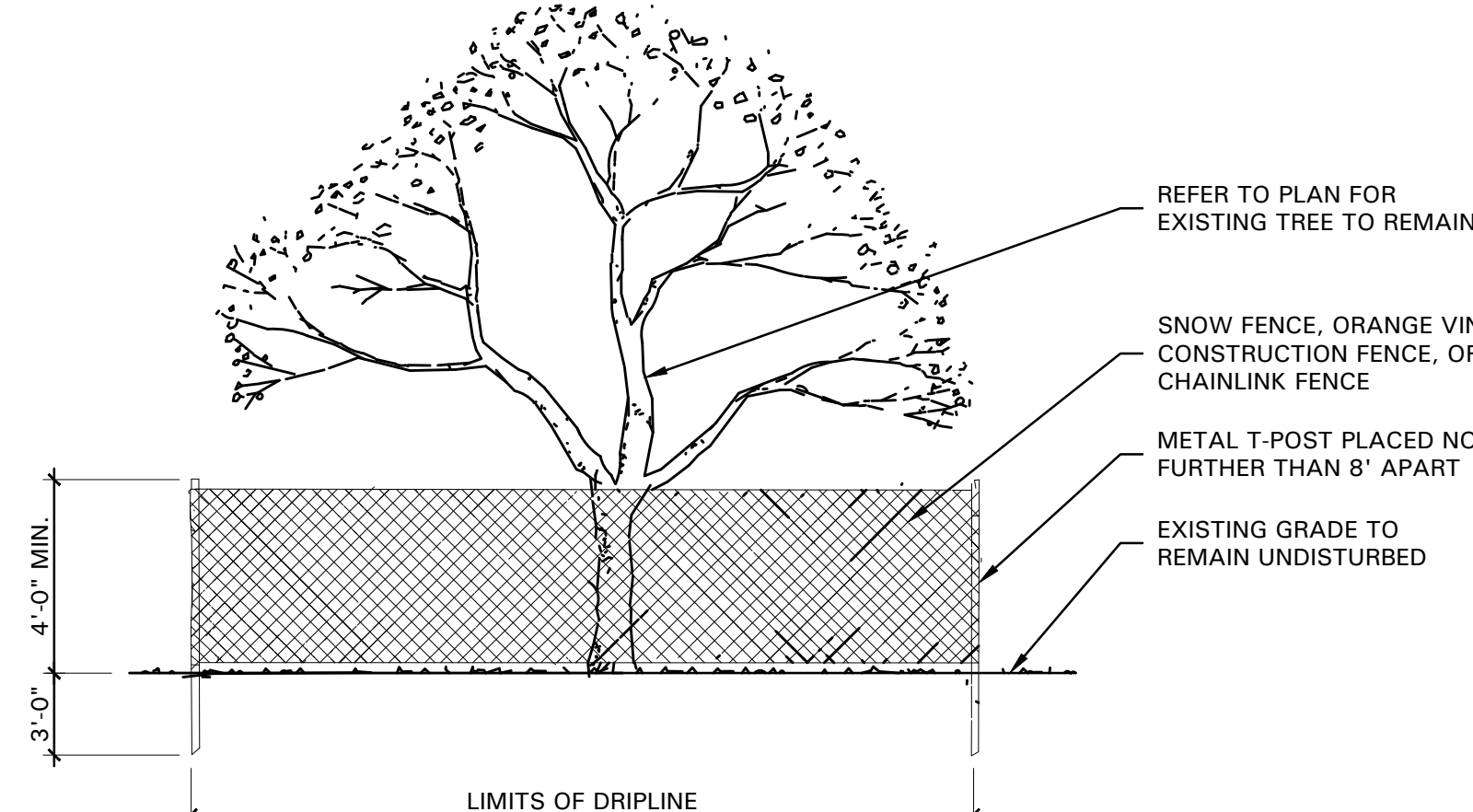
WOOD TEXTURE AT BACK SIDE OF ELEVATION

SCHOOL BUILDING						
BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,480	1,529	4,987	57 %
THIN STONE VENEER	600	613	631	601	2,445	28 %
DOORS	0	42	105	168	315	4 %
WINDOWS	134	115	290	146	685	8 %
STONE WINDOW SILLS	17	9	12	18	56	1 %
STONE SHELF	27	25	34	35	121	1 %
STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %



TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



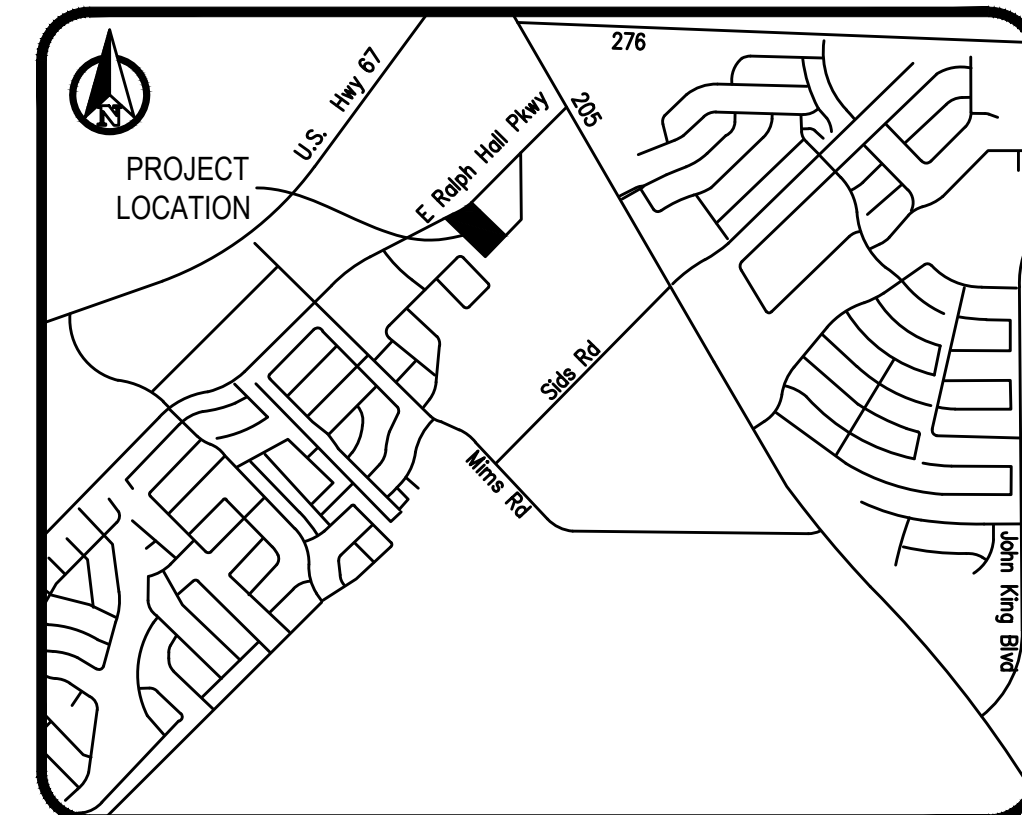
01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



SCALE: 1" = 30'-0"



LOCATION MAP
1" = 100'

PROJECT NAME: PINNACLE MONTESSORI ROCKWALL	
EXISTING LEGAL DESCRIPTION: LOT 5A, ROCKWALL BUSINESS PARK EAST	
CASE NUMBER: P2022-006	
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL



08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
PLAN

SHEET NUMBER

L1.01

ISSUE DATE:

03-20-2020

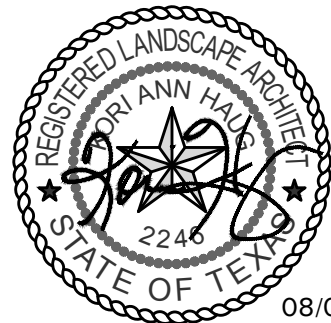
OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL



08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

**PINNACLE MONTESSORI
ACADEMY ROCKWALL**
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PM4032

TREE
PRESERVATION
NOTES

SHEET NUMBER

L1.02

ISSUE DATE:

03-20-2020

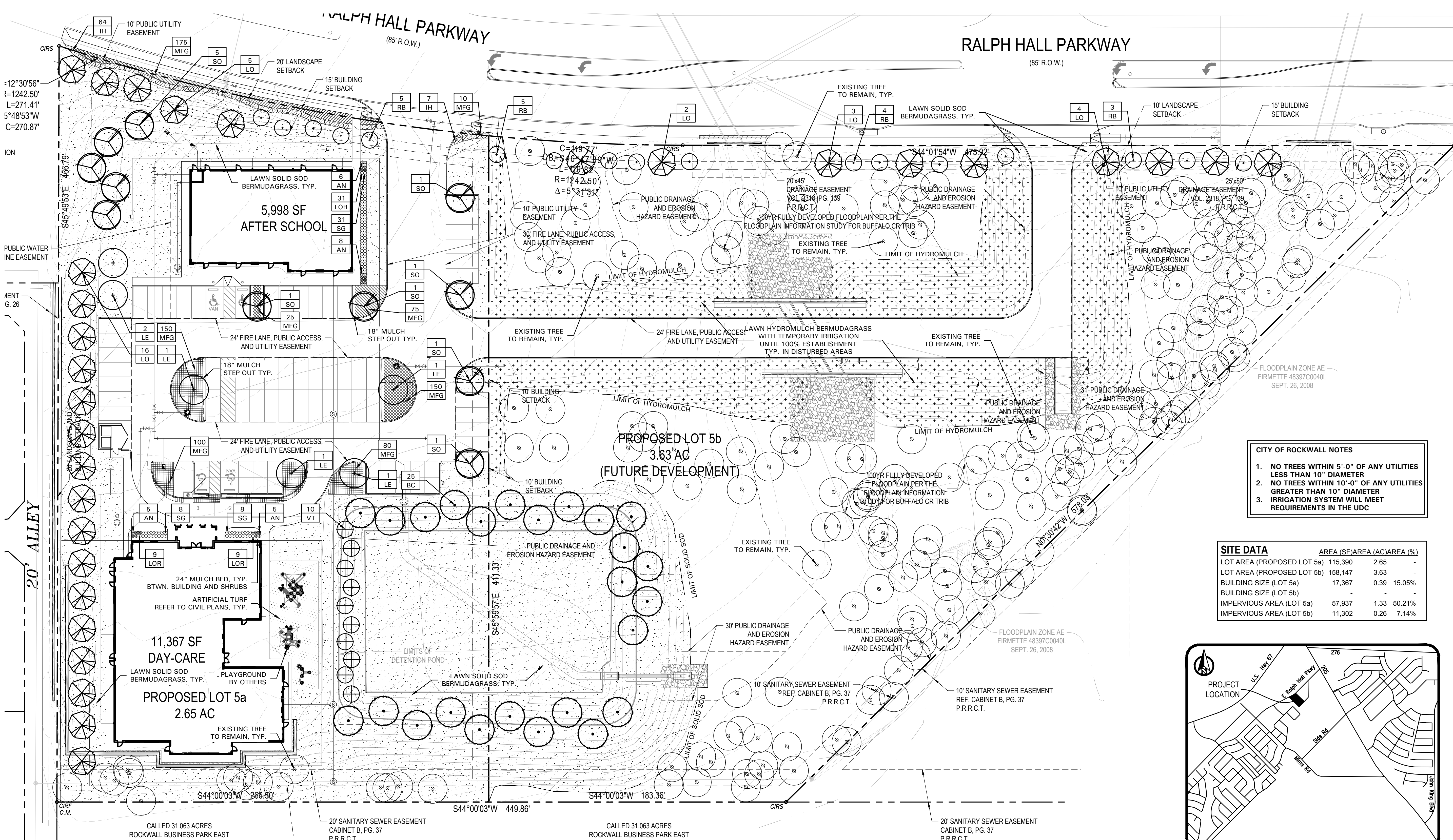


4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TREE SURVEY FIELD DATA				
No.	Dis (inches)	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO REMAIN	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO BE REMOVED	9
1838	12	Hackberry	TO REMAIN	
1839	12	Hackberry	TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	6
1850	8	Hackberry	TO BE REMOVED	DECLINE
1851	6	Green Ash	TO BE REMOVED	6
1852	6	American Elm	TO BE REMOVED	6
1853	6	Hackberry	TO BE REMOVED	
1854	12	Hackberry	TO BE REMOVED	6
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	
1858	12	Cedar Elm	TO REMAIN	
1859	6	Hackberry	TO REMAIN	
1860	10	Hackberry	TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863	8	Cedar	TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868	8	Hackberry	TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871	10	Hackberry	TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	10
1874	8	Hackberry	TO BE REMOVED	
1875	6	Hackberry	TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877	6	Hackberry	TO BE REMOVED	
1878	6	Cedar	TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881	8	Hackberry	TO BE REMOVED	
1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
1885	12	Cedar	TO REMAIN	
1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	8
1889	8	Cedar	TO BE REMOVED	
1890	12	Cedar	TO REMAIN	
1891	6	Hackberry	TO BE REMOVED	
1892	8	Cedar	TO BE REMOVED	
1893	6	Cedar	TO BE REMOVED	
1894	10	Green Ash	TO BE REMOVED	10
1895	6	Cedar	TO BE REMOVED	
1896	22	Cottonwood	TO BE REMOVED	
1897	8	Hackberry	TO BE REMOVED	
1898	12	Cedar	TO BE REMOVED	6
1899	10	Cedar	TO BE REMOVED	
2017	6	Cedar	TO BE REMOVED	
2018	6	Cedar	TO BE REMOVED	
2020	6	Cedar	TO BE REMOVED	
2022	14	Cedar	TO BE REMOVED	7
2023	10	Cedar	TO BE REMOVED	
2024	6	Cedar	TO BE REMOVED	
2025	6	Cedar	TO BE REMOVED	
2026	6	Cedar	TO BE REMOVED	
2027	24	Cedar	TO REMAIN	
2028	6	Cedar	TO REMAIN	
2029	10	Cedar	TO REMAIN	
2030	6	Cedar	TO REMAIN	
2031	8	Cedar	TO REMAIN	
2032	10	Cedar	TO REMAIN	
2033	20	Cedar	TO REMAIN	
2034	6	Cedar	TO REMAIN	
2035	6	Cedar	TO BE REMOVED	
2036	6	Cedar	TO BE REMOVED	
2037	6	Cedar	TO BE REMOVED	

2038	6	Cedar	TO BE REMOVED	
2039	6	Cedar	TO BE REMOVED	
2040	6	Cedar	TO BE REMOVED	
2041	6	Cedar	TO BE REMOVED	
2042	6	Cedar	TO BE REMOVED	
2043	6	Cedar	TO BE REMOVED	
2044	6	Cedar	TO BE REMOVED	
2045	6	Cedar	TO BE REMOVED	
2046	10	American Elm	TO BE REMOVED	10
2047	6	Cedar	TO BE REMOVED	
2048	12	Green Ash	TO BE REMOVED	12
2049	8	Cedar	TO BE REMOVED	
2050	10	Green Ash	TO BE REMOVED	10
2051	10	Pecan	TO BE REMOVED	
2052	6	Cedar	TO BE REMOVED	
2053	10	Cedar	TO REMAIN	
2054	6	Cedar	TO REMAIN	
2055	10	Cedar	TO REMAIN	
2056	6	Cedar	TO REMAIN	
2057	6	Cedar	TO BE REMOVED	
2058	6	Cedar	TO BE REMOVED	
2059	6	Cedar	TO BE REMOVED	
2060	6	Cedar	TO BE REMOVED	
2061	6	Cedar	TO BE REMOVED	
2062	6	Cedar	TO BE REMOVED	
2063	6	Cedar	TO BE REMOVED	
2064	10	Cottonwood	TO BE REMOVED	
2065	6	Cedar	TO BE REMOVED	
2066	8	Cedar	TO BE REMOVED	
2067	6	Cedar	TO BE REMOVED	
2068	6	Cedar	TO BE REMOVED	
2069	6	Cedar	TO BE REMOVED	
2070	6	Cedar	TO BE REMOVED	
2071	6	Cedar	TO BE REMOVED	
2072	6	Cedar	TO BE REMOVED	
2073	6	Cedar	TO BE REMOVED	
2074	6	Cedar	TO BE REMOVED	
2075	6	Cedar	TO BE REMOVED	
2076	10	Cedar	TO BE REMOVED	
2077	6	Cedar	TO BE REMOVED	
2078	14	Cedar	TO BE REMOVED	7
2079	6	Cedar	TO BE REMOVED	
2080	6	Cedar	TO BE REMOVED	
2081	6	Cedar	TO BE REMOVED	
2082	6	Cedar	TO BE REMOVED	
2083	6	Cedar	TO BE REMOVED	
2084	6	Cedar	TO BE REMOVED	
2085	8	Cedar	TO REMAIN	
2086	6	Cedar	TO BE REMOVED	
2087	6	Cedar	TO BE REMOVED	
2088	6	Cedar	TO BE REMOVED	
2089	6	Cedar	TO BE REMOVED	
2090	6	Cedar	TO BE REMOVED	
2091	6	Cedar	TO BE REMOVED	
2092	16	Cedar	TO REMAIN	8
2093	6	Cedar	TO BE REMOVED	
2095	6	Cedar	TO REMAIN	
2096	16	Cedar	TO REMAIN	
2097	6	Cedar	TO BE REMOVED	
2098	6	Cedar	TO REMAIN	
2099	6	Cedar	TO BE REMOVED	
2301	10	Cedar	TO BE REMOVED	
2302	8	Cedar	TO BE REMOVED	
2303	8	Cedar	TO BE REMOVED	
2304	6	Cedar	TO BE REMOVED	
2305	6	Cedar	TO BE REMOVED	
2306	6	Cedar	TO BE REMOVED	
2307	6	Cedar	TO REMAIN	
2308	6	Cedar	TO BE REMOVED	
2309	6	Cedar	TO BE REMOVED	
2310	10	Cedar	TO BE REMOVED	
2311	6	Cedar	TO BE REMOVED	
2312	8	Cedar	TO BE REMOVED	
2313	6	Cedar	TO BE REMOVED	
2314	6	Cedar	TO BE REMOVED	
2315	6	Cedar	TO BE REMOVED	
2316	10	Cedar	TO BE REMOVED	
2317	10	Cedar	TO BE REMOVED	
2318	6	Cedar	TO BE REMOVED	
2319	8	Cedar	TO BE REMOVED	
2320	6	Cedar	TO BE REMOVED	
2321	10	Cedar	TO BE REMOVED	
2322	6	Cedar	TO BE REMOVED	
2323	10	Cedar	TO BE REMOVED	
2324	12	Cedar	TO BE REMOVED	6
2325	6	Cedar	TO BE REMOVED	
2326	6	Cedar	TO BE REMOVED	
2327	6	Cedar	TO BE REMOVED	
2328	12	Cedar	TO BE REMOVED	6
2329	6	Cedar	TO BE REMOVED	
2330	8	Cedar	TO BE REMOVED	
2331	6	Cedar	TO BE REMOVED	
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2343	6	Cedar	TO BE REMOVED	
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2347	14	Cedar	TO BE REMOVED	7
2348	8	Cedar	TO BE REMOVED	
2349	12	Cedar	TO BE REMOVED	6
2350	6	Cedar	TO BE REMOVED	
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2358	8	Cedar	TO BE REMOVED	
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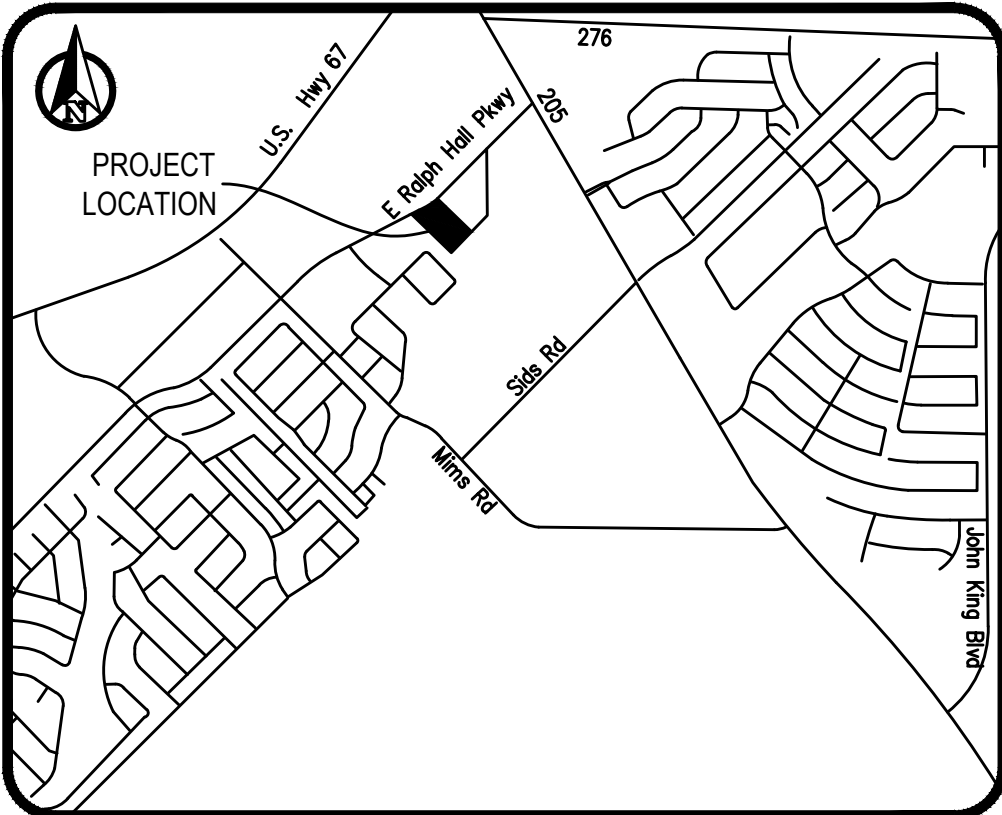
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2375	10	Cedar	TO BE REMOVED	
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2484	10	Cedar	TO BE REMOVED	
2485	8	Cedar	TO BE REMOVED	
2486	6	Cedar	TO BE REMOVED	
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2491	8	Cedar	TO BE REMOVED	
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2493	8	Cedar	TO BE REMOVED	
2494	6	Cedar	TO REMAIN	
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2496	8	Cedar	TO BE REMOVED	
2497	6	Cedar	TO REMAIN	
2498	6	Cedar	TO REMAIN	
2499	12	Cedar	TO REMAIN	



CITY OF ROCKWALL NOTES

1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
2. NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

SITE DATA	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



LOCATION MAP
1" = 100'

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
TREES						
BC	<i>Taxodium distichum</i>	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	Accent	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
SHRUBS/GROUND COVER						
AN	<i>Juniperus tobira 'Andorra'</i>	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'		71	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass		765	1 gal.	container full, 24" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass				solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



SCALE: 1" = 30'-0"
0 15 30 60



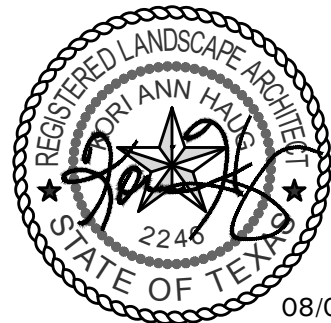
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL



08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI
ACADEMY ROCKWALL**
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

**LANDSCAPE
PLAN**

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

PROJECT NUMBER: PMA032

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a
THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.V. BUFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 i.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 4" cal.	(5) trees, 4" cal.
(5) accent trees	(5) accent trees

RESIDENTIAL BUFFER

1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) i.f.

Residential Adjacency: 320 i.f.

Required	Provided
20' wide buffer	20' wide buffer
(16) trees, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

1. Five (5%) percent of the interior parking lot shall be landscape.

2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,980 s.f.

Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.

2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,373 s.f. (21%)
20,516 s.f. (50%)	24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) accent trees

LANDSCAPE TABULATIONS - Lot 5b
THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.V. BUFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f.

RALPH HALL PARKWAY: 596 i.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 4" cal.	(9) trees, 4" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

- CITY OF ROCKWALL NOTES
1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER

2. NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER

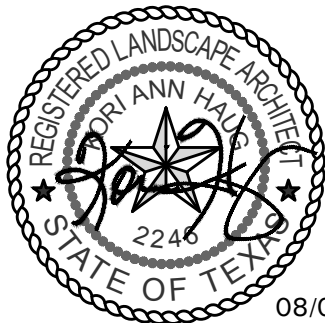
3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145		
REVISIONS		
#	DATE	COMMENTS
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PROFESSIONAL SEAL



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PM4032

SHEET TITLE

LANDSCAPE
NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020



SCALE: 1" = 30'-0"

0 15 30 60



BELLE
FIRMA

• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office
•

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as the weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 - Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 - Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 - Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 - Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 - Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 - Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 - Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 - Remove rejected plant material immediately from job site.
 - To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
- B. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascope' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

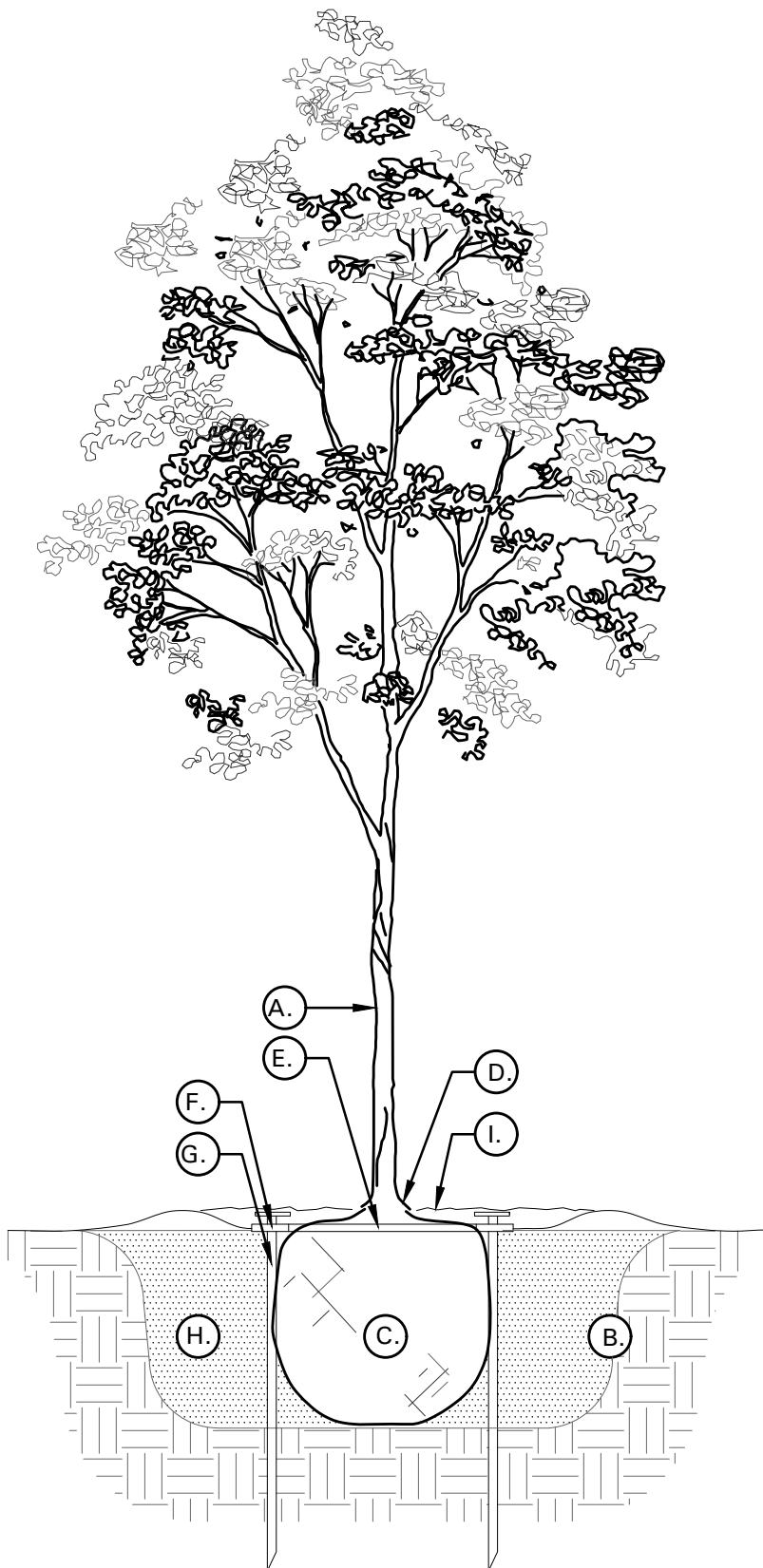
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

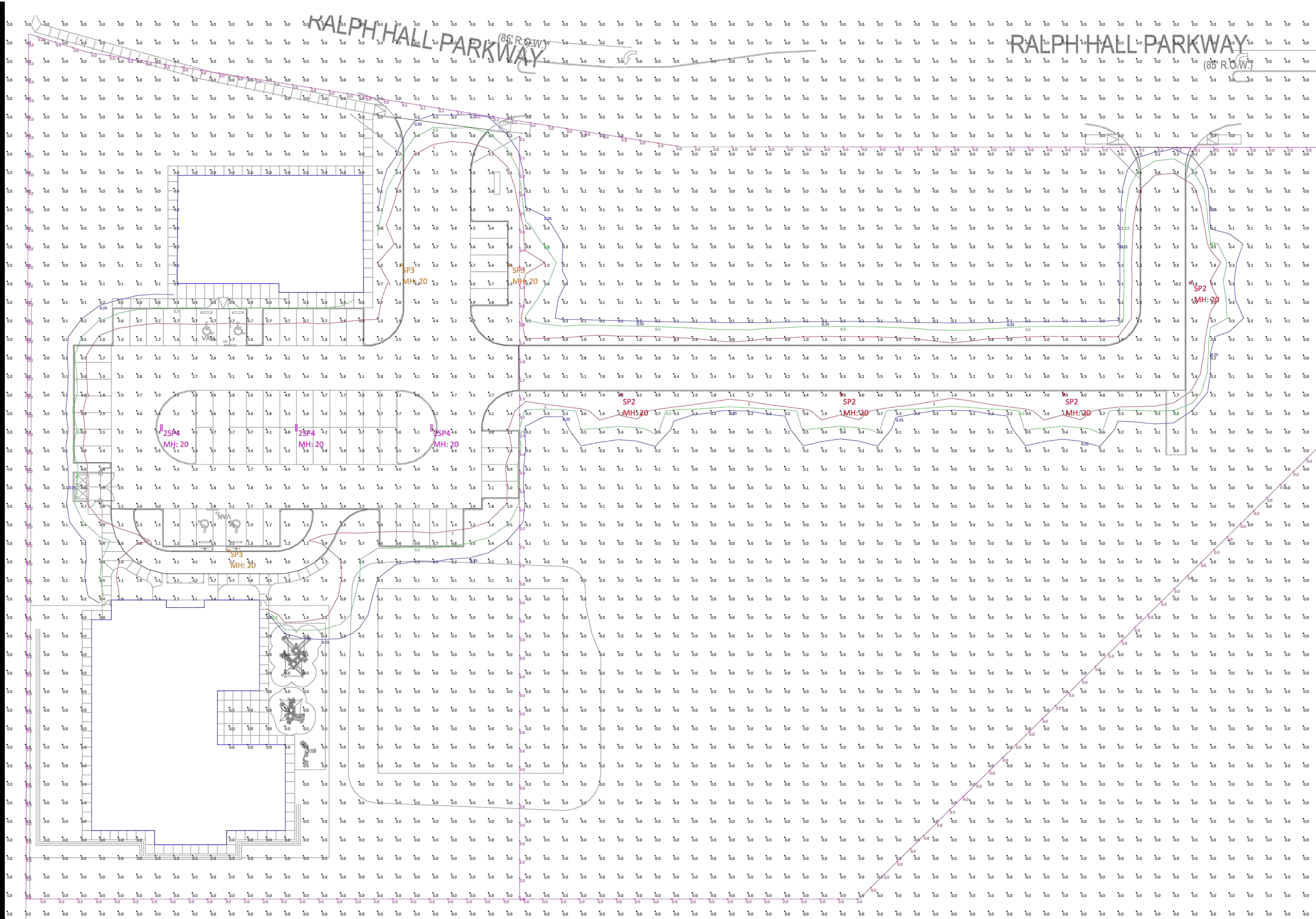
- Q. Steel Curbing Installation:
- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be ½" maximum height above final finished grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks or curbs.
 - Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION





1 SITE PLAN PHOTOMETRIC
Scale: NOT TO SCALE

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 2@180DEGREES	0.900	14935
	SP2	4	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761
	SP3	3	SINGLE	BEACON VP-L-64L-135-4K7-3	0.900	17791

Calculation Summary										
Label	CalcType	Units	PtSpclr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	10.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.07	1.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Drop Off	Illuminance	Fc			2.77	7.7	0.6	4.62	12.83	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.67	10.2	0.1	36.70	102.00	Readings taken at 0'-0" AFG
Parking Lot & Drives	Illuminance	Fc			3.22	7.7	0.4	8.05	19.25	Readings taken at 0'-0" AFG

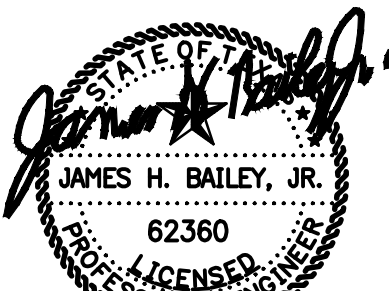
- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
 - 2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 - 3) All fixtures labeled with "_ph" indicates that another fixture's IES file was used as a placeholder due to unavailable IES files from the specified Manufacturer.
 - 4) Interior reflectances 80/50/20; exterior reflectances 20% UON.
 - 5) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
 - 6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

ARJO ENGINEERS, INC.
Consulting Engineers
5501 LBJ FREEWAY, SUITE 435
DALLAS, TEXAS 75240
PH. (214) 520-7799 FAX (214) 520-7897
TEXAS REGISTERED ENGINEERING FIRM F-33



OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS



10-06-2021

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PROJECT

PINNACLE
MONTESSORI
OF
ROCKWALL

Site Address:
E. Ralph Hall and
Plaza Drive,
Rockwall, Texas

PROJECT
SRC 032
(5916.08)

OWNER

Lakeside
Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SITE PLAN -
PHOTOMETRIC

SHEET NO.

E1.01

ISSUE DATE: MARCH 20, 2021

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-015
PROJECT NAME: Site Plan for 7- Eleven
SITE ADDRESS/LOCATIONS: 1200 CORPORATE CROSSING

CASE CAPTION: Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales (i.e. 7/11) on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-015; Site Plan for Retail store with Gasoline Sales
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales (i.e. 7/11) on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2024-015) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.
- M.5 Site Plan
- 1) Provide screening shrubs adjacent to the parking spaces that will face adjacent properties or Ralph Hall Parkway. (Subsection 05.02.C, Article 08, UDC)
 - 2) Indicate the type and depth of paving material and provide a detail. (Subsection 03.02, of Article 06, UDC)
 - 3) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
 - 4) A five (5)-foot sidewalk will be required along Fit Sport Life Blvd and Corporate Crossing. (Subsection 03.04.B, of Article 11, UDC)
 - 5) Indicate all building setbacks. (Subsection 03.04.B, of Article 11, UDC)
 - 6) Indicate perimeter dimensions of the building (Subsection 03.04.B, of Article 11, UDC)
 - 7) Indicate all perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)
 - 8) Incorporate gas vent into the canopy or behind building.
 - 9) All outside enclosures shall be covered.

M.6 Landscape Plan

- 1) The Landscape buffer required along Corporate Crossing is 15-feet not 20-feet. Staff suggests providing the 20-foot buffer and using that as a compensatory measure for variances requested. (Subsection 06.02.E, Article 05, UDC)
- 2) Provide impervious area vs. landscape area (Subsection 01.01.B, of Article 05, UDC)
- 3) Remove Crepe myrtles from landscape plan. They are prohibited trees. (Section 03, Appendix 3, UDC)
- 4) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.7 Building Elevations

- 1) Building does not meet four (4)-sided architecture requirements. Specifically the wall length for the east elevation and the 6.5 inch wall projections. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
- 2) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 3) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 4) The use of manufactured stone is a variance to the overlay district standards. (Subsection 06.02.C.a.1, of Article 05, UDC)
- 5) EFIS is a prohibited material. Use 3-part stucco instead. (Subsection 06.02.C, of Article 05, UDC)
- 6) Building materials do not meet the 90% masonry requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)
- 7) Building materials do not meet the 20% stone requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)
- 8) The building elevations do not appear to provide enough architectural elements. Currently, staff only identifies one (1) element. Please note the General Overlay District Standards require four (4) architectural elements.

M.8 Photometric Plan

- 1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC)
- 2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)
- 3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)
- 4) The maximum mounting height for lighting shall be 20 feet in the FM-549 Overlay District (Subsection 06.02.G, Article 05, UDC)
- 5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)

M.9 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] 20% stone, [4] 90% masonry, [5] excess of 10% secondary materials, [6] natural stone, and [7] not enough architectural elements. 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 increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.13 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 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. You will need to continue this sidewalk along Corporate Crossing and Fit Sports Life Blvd.
2. Remove signage from site plan. Permitted separately through Bldg. Dept.
3. Flood study must be followed.
4. Must plat this lot to dedicate fire lane and access easement
5. You will need to provide a proposed culvert underneath of this driveway to pass the drainage through this drainage channel. It will need to be sized to pass the 100yr storm, the size will be similar to the fit sport life blvd. culvert (One 6'x2' box culvert and one 5'x2' box culvert).
6. You cannot encroach into the existing 90' drainage easement without revising channel. You can only cross the channel/easement with a driveway at a 90 degree angle. Please revise the site plan to avoid this.
7. No grading or landscape berms can be located within NTMWD easements. No grading or landscape berms can be located within City easements or ROW.
8. Landscape plan is subject to change with engineering plan review. No trees within 10' of utilities.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Detention will need to be provided per the drainage study.
- Existing flow patterns must be maintained. The site must drain to the existing headwall at Corporate Crossing.
- No vertical walls allowed in existing drainage easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing detention ponds and existing drainage swale.
- FFE for all buildings must be called out when adjacent to a detention pond or drainage swale. Minimum 2' above 100-year WSEL.
- Dumpster areas and area under gas canopy is required to drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main on the other side of Fit Sport Life Blvd available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless public utility is under paving.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main along Fit Sport Life Blvd available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE DOESN'T MEET THE MINIMUM DESIGN/SIZE REQUIREMENTENTS OF THE UDC. DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Assigned Address will be 1200 CORPORATE CROSSING, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

- 03/18/2024: 1. Eastern Red Cedar's are protected by being 8' or taller not by caliper inch.
2. Recommend Tif Tuf or Tahoma 31 over Tifway 419 due to drought, wear and cold tolerance.

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Incorporate gas vent into the canopy or behind building.

Five (5) foot Sidewalk required along Fit Sport Life Boulevard.

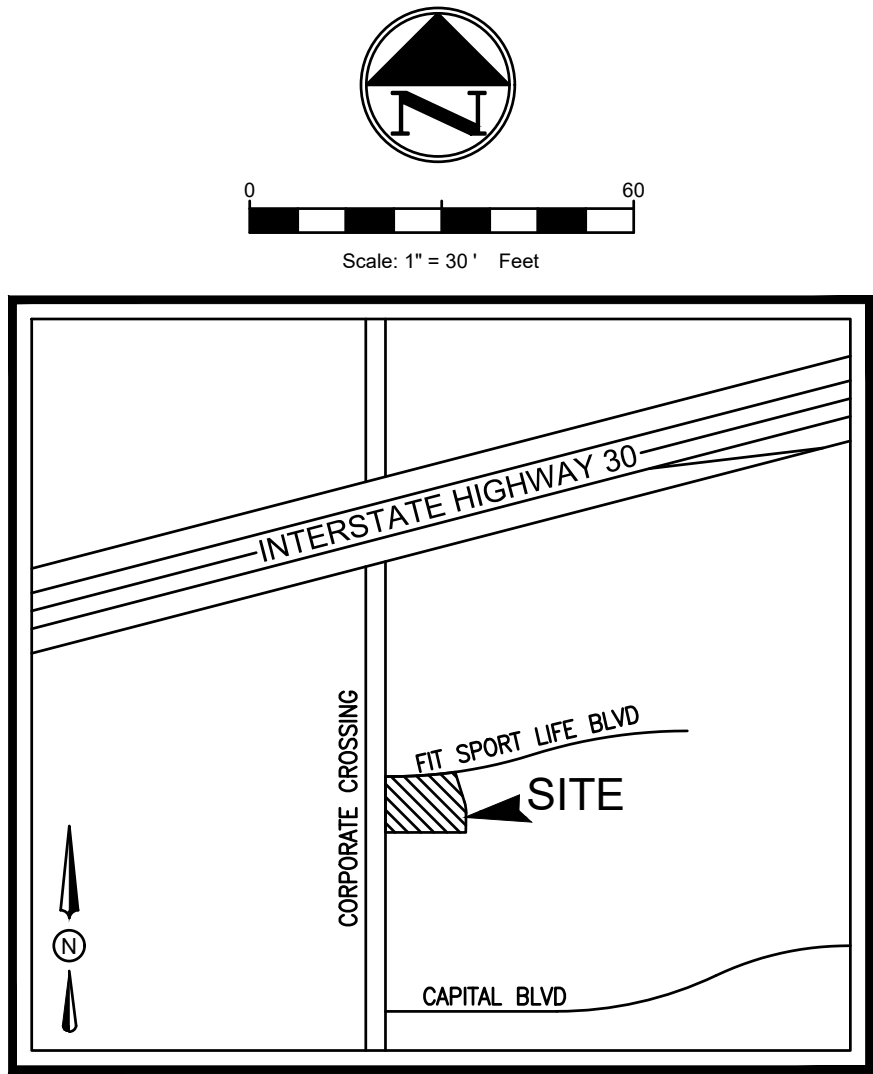
Indicate type and depth of all paving materials and provide a detail.

Overhead Utilities must be placed underground

Five (5) foot sidewalk required along Corporate Crossing

KEYED NOTES

1. PROP. 6" BOLLARDS WITH 4.5' SPACING O.C. (TYP.)
2. PROP. 5'X10' PROPANE TANK
3. 3' WIDE ADA DETECTABLE SURFACE
4. ICE MERCHANDISER
5. PROP.DOOOR. REFER TO ARCH PLAN FOR DETAIL.
6. BUILDING TRANSFORMER
7. PROP. CO2 CAGE AND NITROGEN CAGE
8. PROP. DUMPSTER ENCLOSURE WITH 8' TALL MASONRY SCREENING WALLS AND METAL GATES. REFER TO ARCH PLANS FOR DETAIL.
9. PROP. OVERHEAD CANOPY W/6 INLINE FUEL DISPENSERS.(REFER TO FUEL PLANS FOR DETAILS)
10. PROP. UNDERGROUND STORAGE TANKS. (REFER TO FUEL PLANS FOR DETAILS)
11. EX. FIRE HYDRANT
12. EX. SIDEWALK
13. EX. RAMPS
14. EX. CURB INLET TO BE REMOVED AND RELOCATED.
15. 15'X15' VISIBILITY TRIANGLE
16. 30'X30' VISIBILITY TRIANGLE
17. PROP. FUEL VENT
18. PROP. AIR VAC
19. PROP. MONUMENT SIGN



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

>Indicate all building setbacks.
>Indicate all perimeter dimensions of the building.
>Indicate Outside Display areas

Indicate that this is not within the building setback

All outside enclosures must be covered.

EXISTING LEGEND

BOUNDARY LINE	CHAIN LINK FENCE
ADJACENT BOUNDARY LINE	METAL FENCE POST
EASEMENT LINE (AS NOTED)	IRRIGATION CONTROL VALVE
WATER LINE	SEWER CLEAN OUT
SANITARY SEWER LINE	TRANSFORMER
STORM DRAIN LINE (AS NOTED)	ELECTRIC BOX
OVERHEAD ELECTRIC LINE	ELECTRIC METER
SET IRON ROD (AS NOTED)	TELEPHONE SIGNAL BOX
FOUND IRON ROD (AS NOTED)	TRAFFIC SIGNAL LIGHT
"X" CUT FOUND	GAS MARKER
"X" CUT SET	GAS METER
WATER METER	AIR CONDITIONER UNIT
FIRE HYDRANT	
SANITARY SEWER MAN HOLE	
CABLE VAULT	
UTILITY VAULT	
FIBER OPTIC MARKER	
WATER VALVE	
TRAFFIC SIGN	
STORM MAN HOLE	
LIGHT POLE	
POWER POLE	
BENCH MARK	
CONTROL MONUMENT	
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS

SITE LEGEND

CONCRETE CURB	SAW-CUT LINE
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	
UNDERGROUND TELEPHONE LINE	
UNDERGROUND ELECTRIC LINE	
GAS LINE	
SANITARY SEWER LINE	
WATER MAIN	
DOMESTIC WATER LINE	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17'	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,813 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	5.67%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	46,244 S.F. (54.4%)
PERVIOUS/LANDSCAPE AREA:	38,695 S.F. (45.6%)
REGULAR PARKING REQUIRED:	20 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

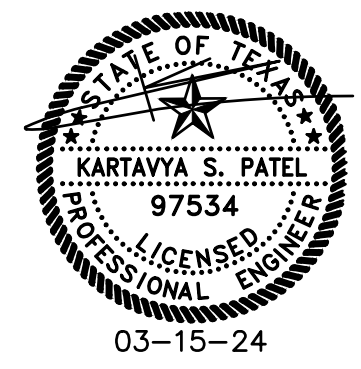
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ OF ____,

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF
PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	IA



PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75228 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REAR-ROCKWALL LAND LLC 3104 E CAMELBACK RD. STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE: 480-856-8808 EMAIL: conor@structuredrea.com	

SITE PLAN

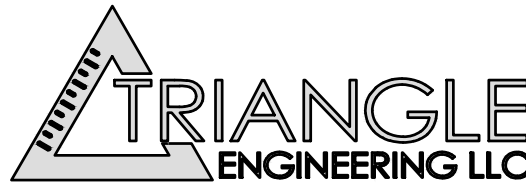
7-ELEVEN AT CORPORATE CROSSING

CORPORATE CROSSING AND FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

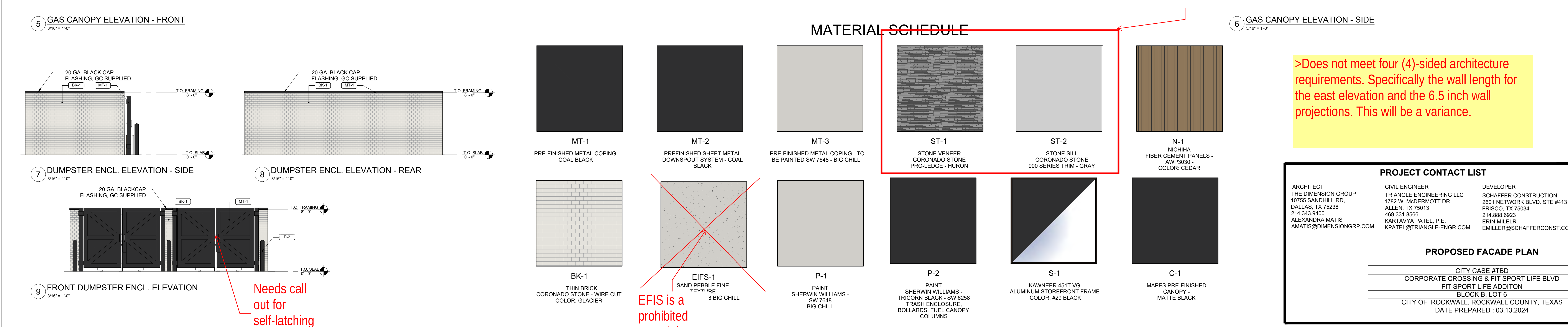
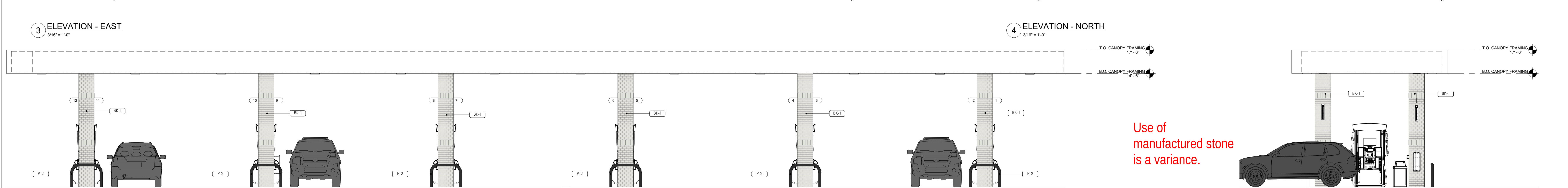
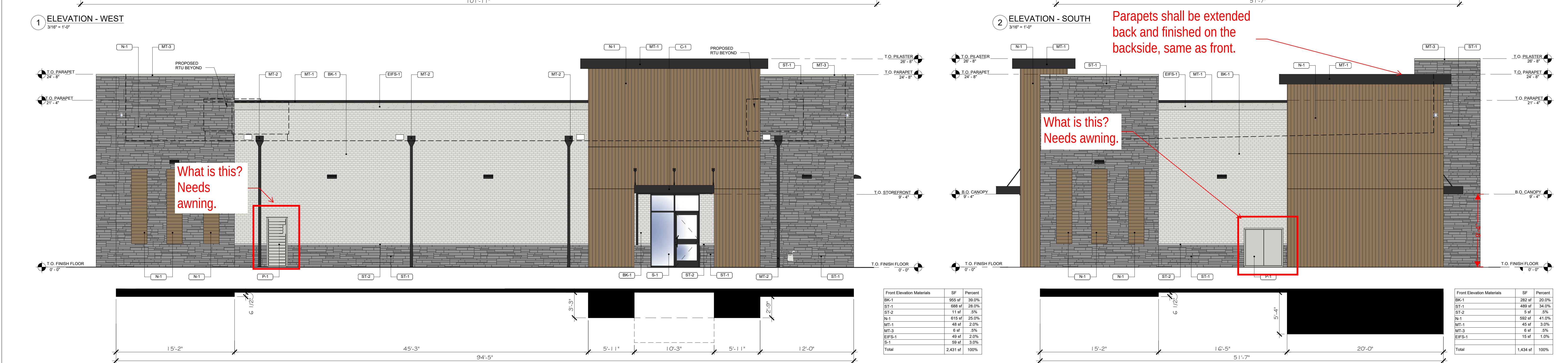
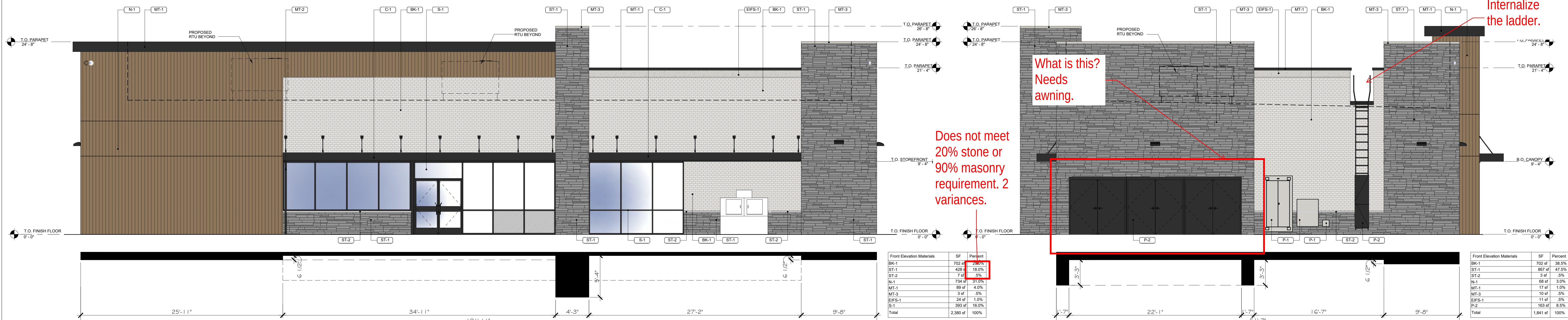
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

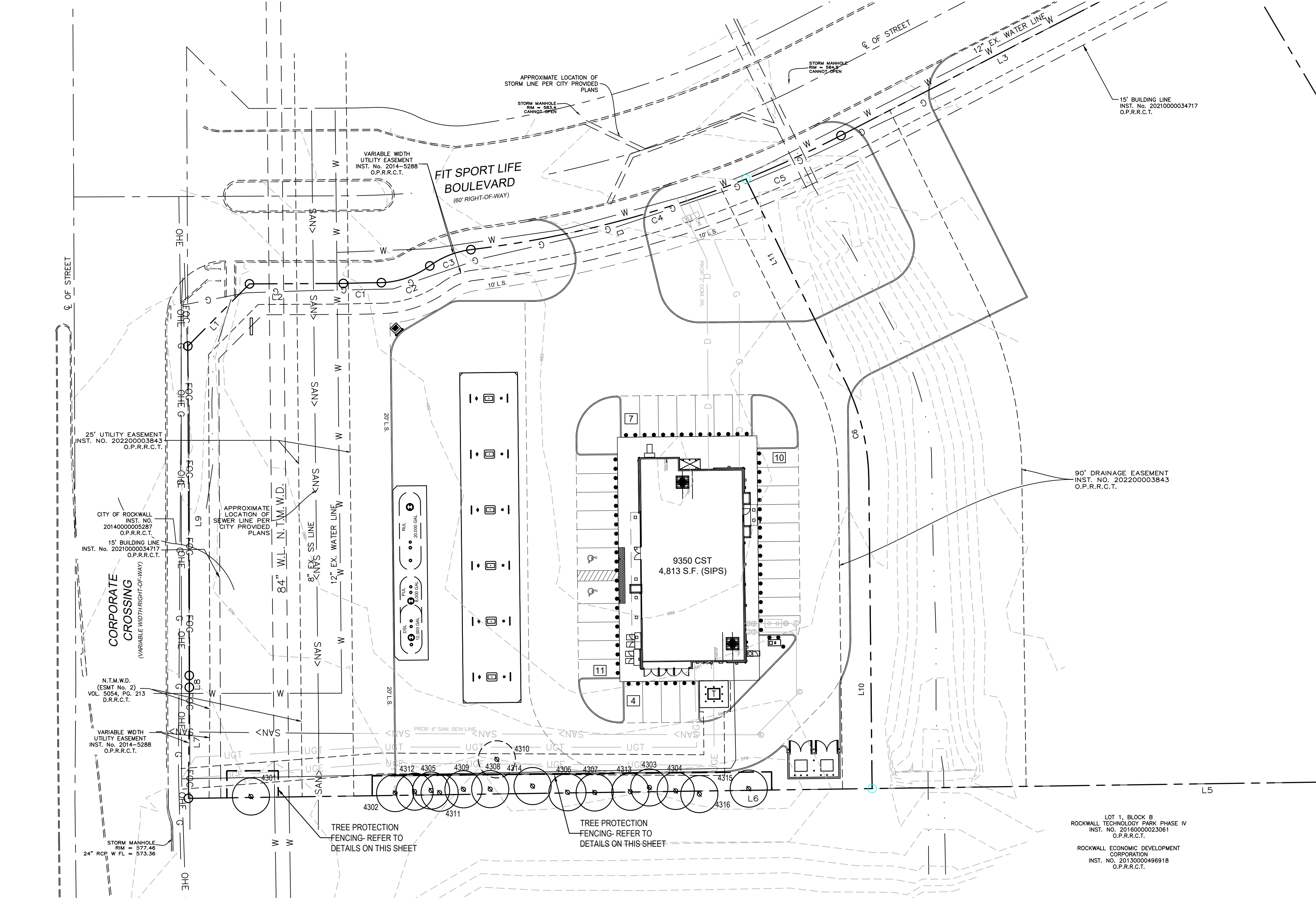


T: 469.331.8566 F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning Civil Engineering Construction Management			
P.E.	DES.	DATE	SCALE
KP	EB	02/19/24	SCALE BAR
PROJECT NO.	SHEET NO.		
125-23	C-3.0		
TX. P.E. FIRM #11525			

CASE NO:

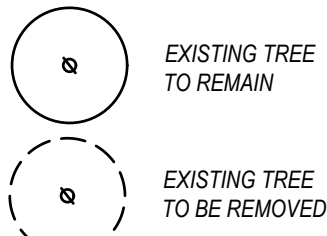




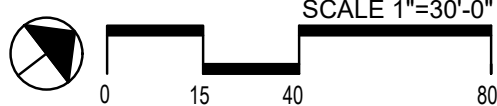
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EXISTING TREE LEGEND



01 TREE PRESERVATION PLAN

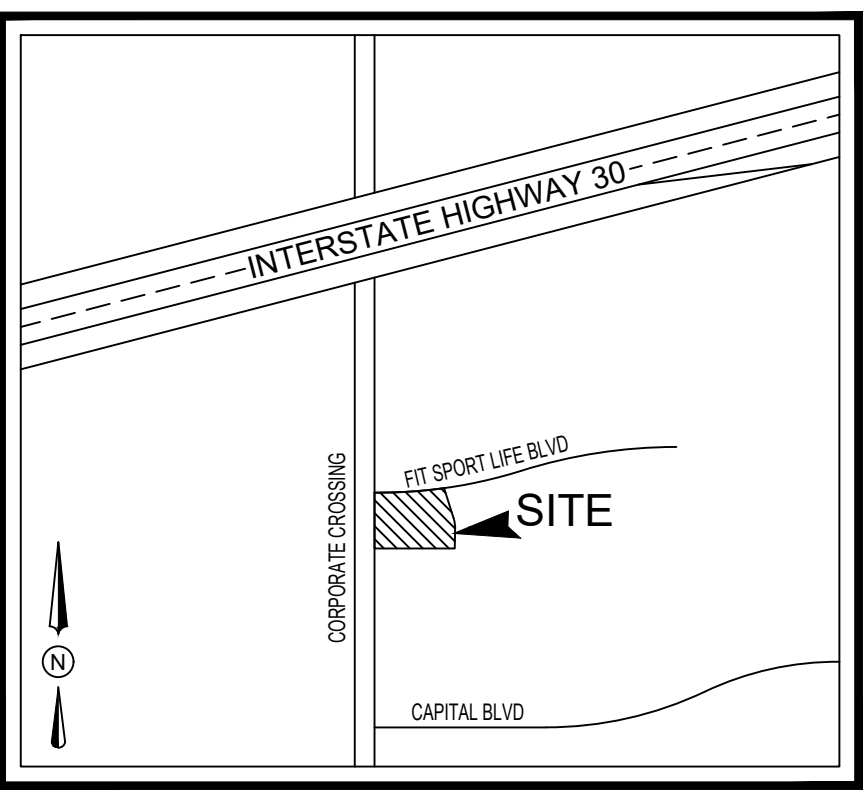
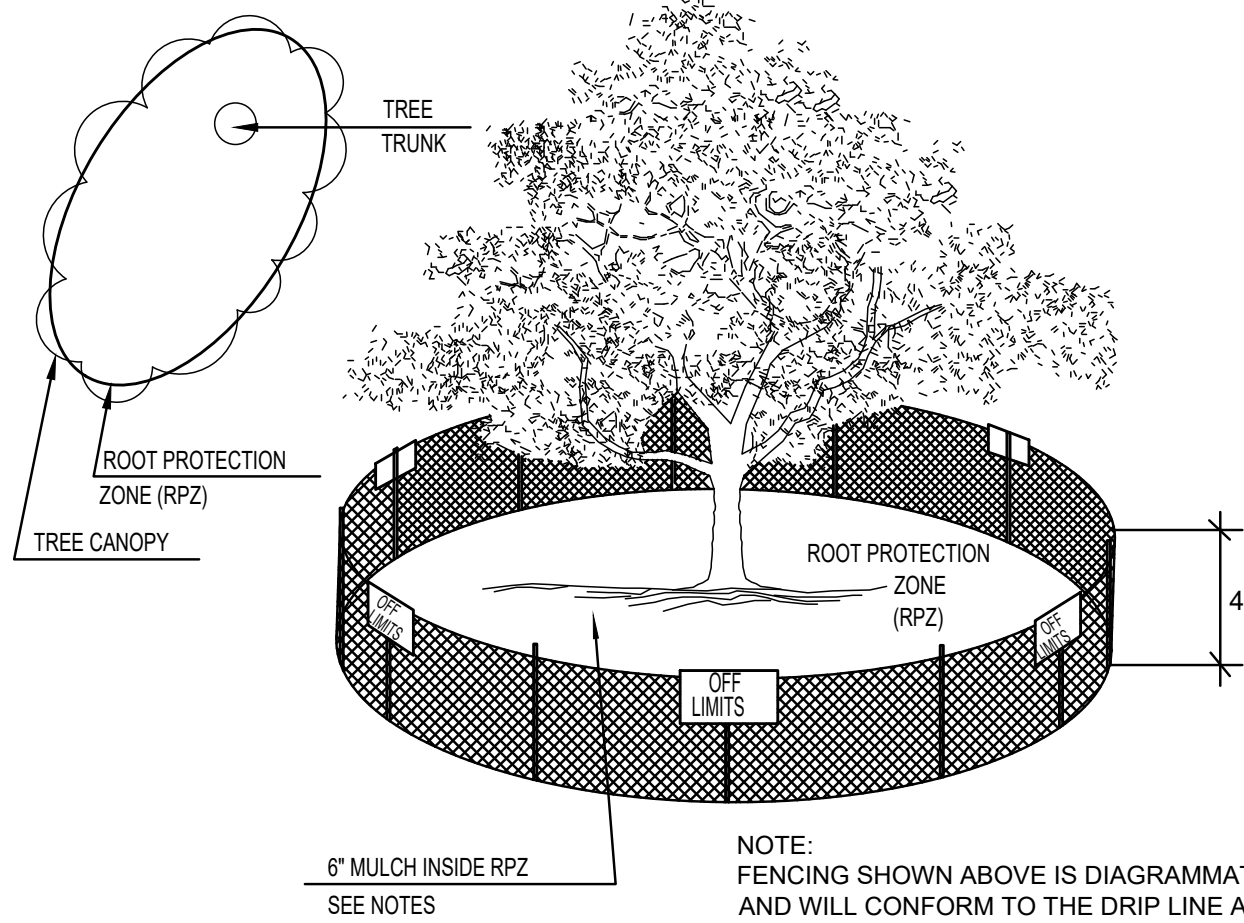


TREE SURVEY FIELD DATA

NO.	SIZE (" DIA)	SPECIES (COMMON NAME)	PROTECTED/ UNPROTECTED	REMARKS
4301	36	WILLOW	UNPROTECTED	TO REMAIN
4302	6	HACKBERRY	UNPROTECTED	TO REMAIN
4303	6	HACKBERRY	UNPROTECTED	TO REMAIN
4304	12	HACKBERRY	UNPROTECTED	TO REMAIN
4305	7	HACKBERRY	UNPROTECTED	TO REMAIN
4306	16	HACKBERRY	UNPROTECTED	TO REMAIN
4307	12	HACKBERRY	UNPROTECTED	TO REMAIN
4308	7	HACKBERRY	UNPROTECTED	TO REMAIN
4309	7	HACKBERRY	UNPROTECTED	TO REMAIN
4310	6	CEAAR	UNPROTECTED	TO BE REMOVED
4311	7	HACKBERRY	UNPROTECTED	TO REMAIN
4312	14	HACKBERRY	UNPROTECTED	TO REMAIN
4313	6	HACKBERRY	UNPROTECTED	TO REMAIN
4314	8	HACKBERRY	UNPROTECTED	TO REMAIN
4315	14	HACKBERRY	UNPROTECTED	TO REMAIN
4316	14	HACKBERRY	UNPROTECTED	TO REMAIN

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.



VICINITY MAP
N.T.S.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



7-ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:

FOR APPROVAL 03.14.2023

DATE:

03.14.2024

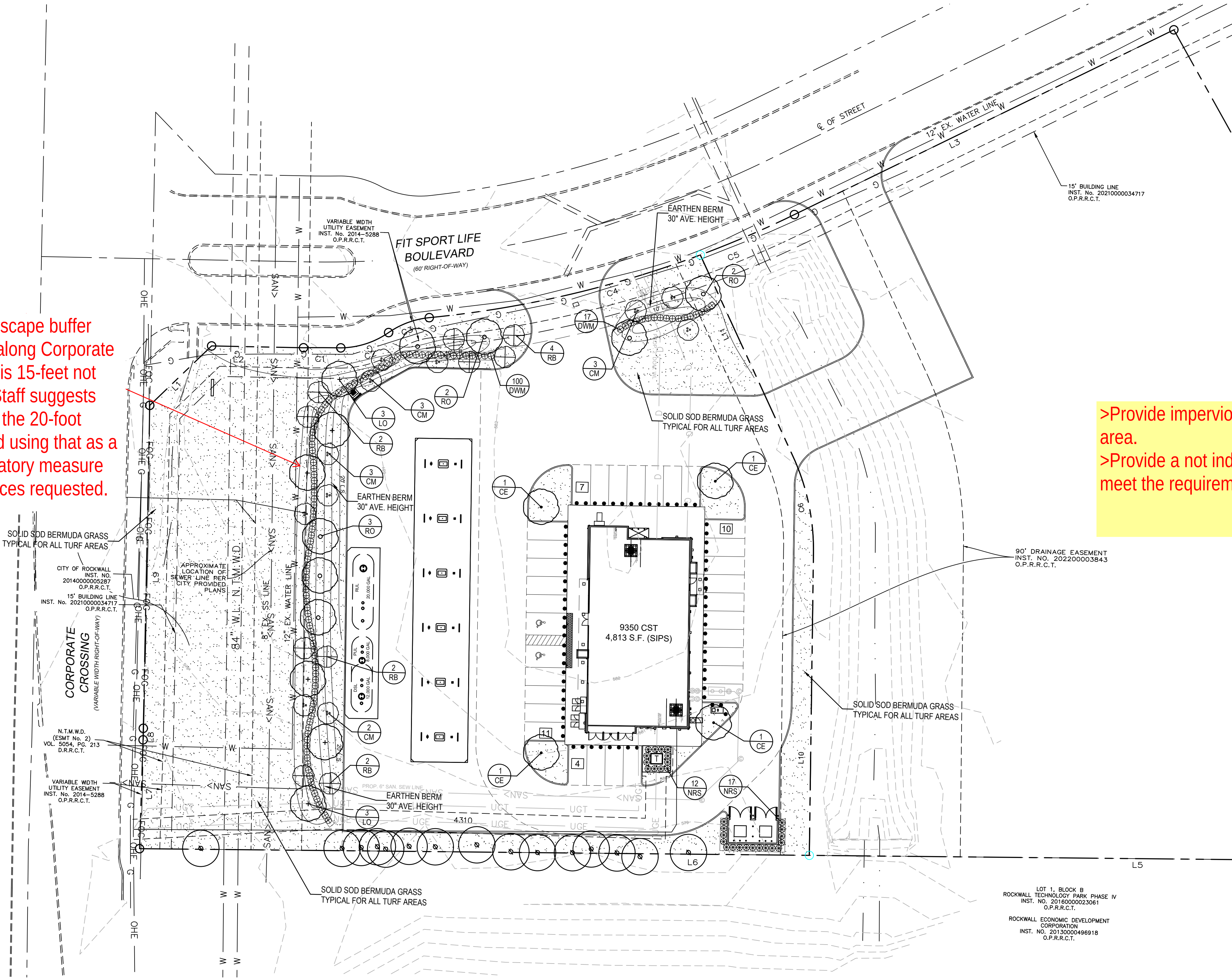
SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.1

The Landscape buffer required along Corporate Crossing is 15-feet not 20-feet. Staff suggests providing the 20-foot buffer and using that as a compensatory measure for variances requested.



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

>Provide impervious area vs. landscaped area.
>Provide a note indicating that irrigation will meet the requirements of the UDC.

Required 6,371 s.f. (50%) Provided 30,744 s.f. (100+%)

STREET REQUIREMENTS

Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4" ht. per 100 l.f. of frontage. Perimeter screening (30" height berm and 30" ht. evergreen shrubs.)

FIT SPORT LIFE BLVD. (249 l.f.)

Required (5) canopy trees (10) accent trees 30" ht. berm 30" ht. evergreen shrubs Provided (5) canopy trees (10) accent trees 30" ht. berm 30" ht. evergreen shrubs

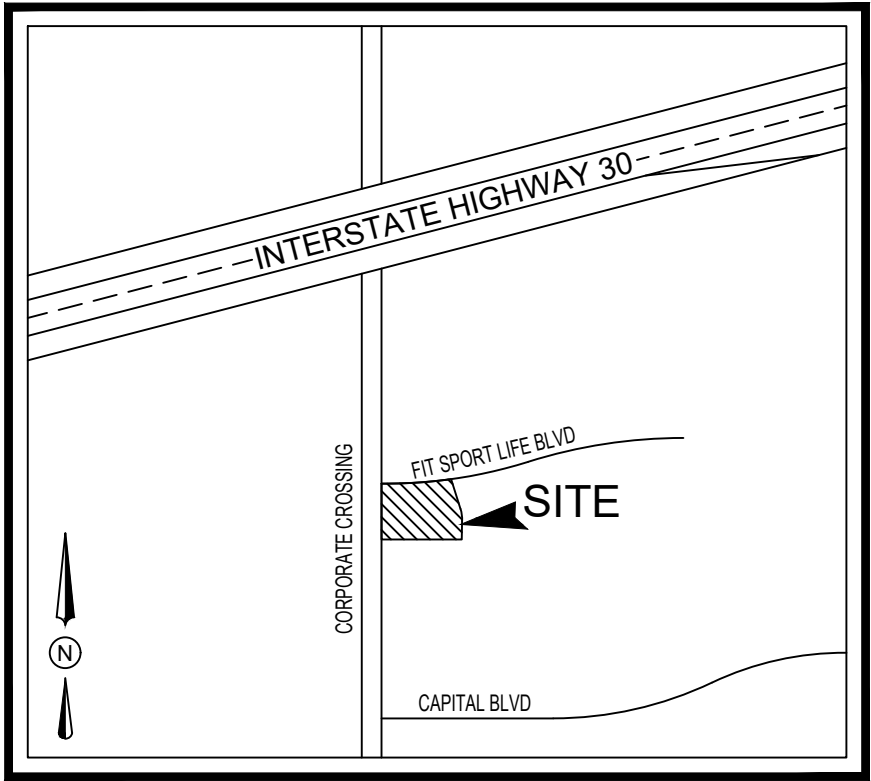
CORPORATE CROSSING (262 l.f.)

Required (5) canopy trees (11) accent trees 30" ht. berm 30" ht. evergreen shrubs Provided (5) canopy trees (11) accent trees 30" ht. berm 30" ht. evergreen shrubs

PARKING LOT REQUIREMENTS (32 spaces)

Requirements: (1) canopy tree, 4" cal. per 10 parking spaces

Required (4) canopy trees Provided (4) canopy trees



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

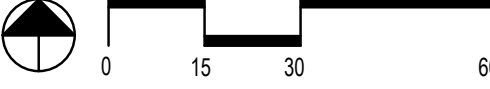
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN

SCALE 1"=30'-0"



PROJECT CONTACT LIST

ENGINEER		DEVELOPER	
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566		SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schafterconst.com	
SURVEYOR		ARCHITECT	
TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321		THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400	
OWNER			
STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KELTY PHONE: 480-856-8808 EMAIL: conork@structuredrea.com			

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
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L9	N 00°14'54" W	159.68'
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BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
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C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

Crepe Myrtles are not an approved accent tree. Please replace with an approved tree.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	6	Live Oak	Quercus shumardii	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	7	Red Oak	Quercus shumardii	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	11	Crepe Myrtle	Lagerstroemia indica	2" cal.	container, 8' ht., 4' spread, tree form
RB	10	Red Bud	Cercis canadensis	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	117	Dwarf Wax Myrtle	Myrica pusilla	7 gal.	container, 36" ht., 30" spread
NRS	29	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



7-ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:

FOR APPROVAL 03.14.2024

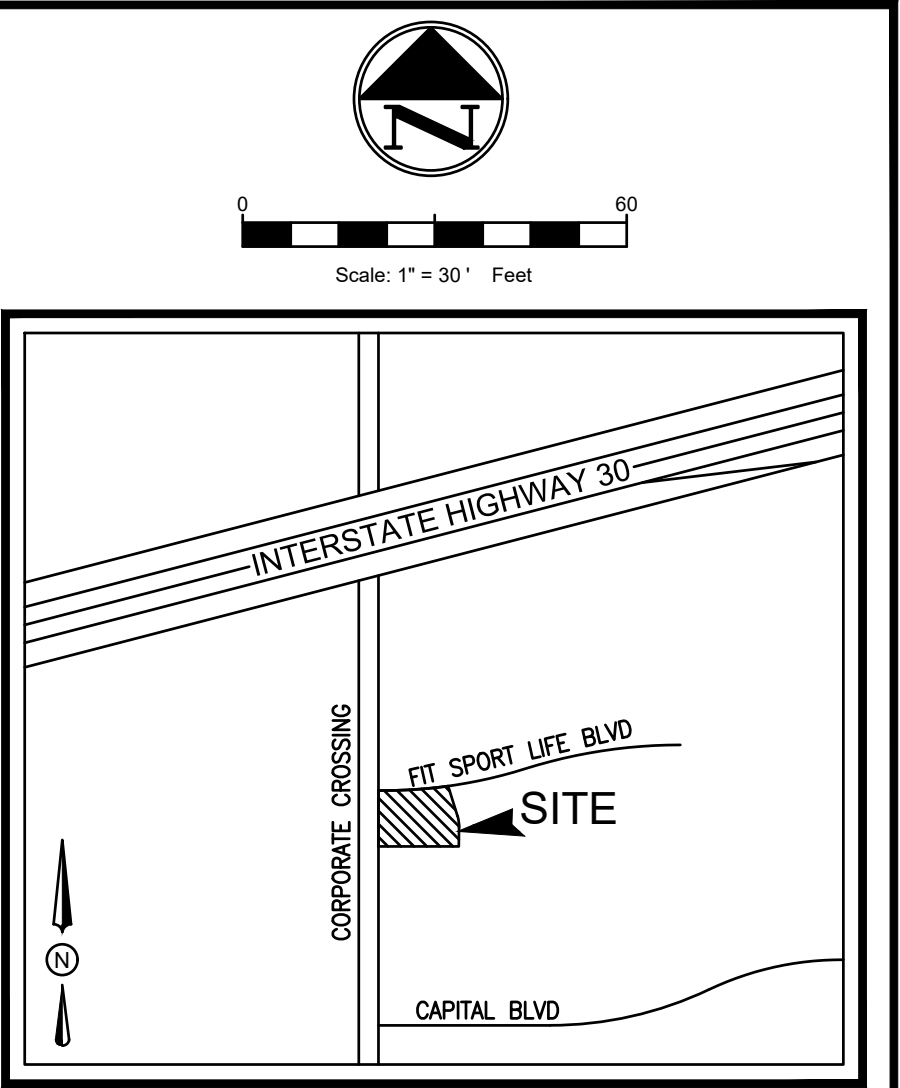
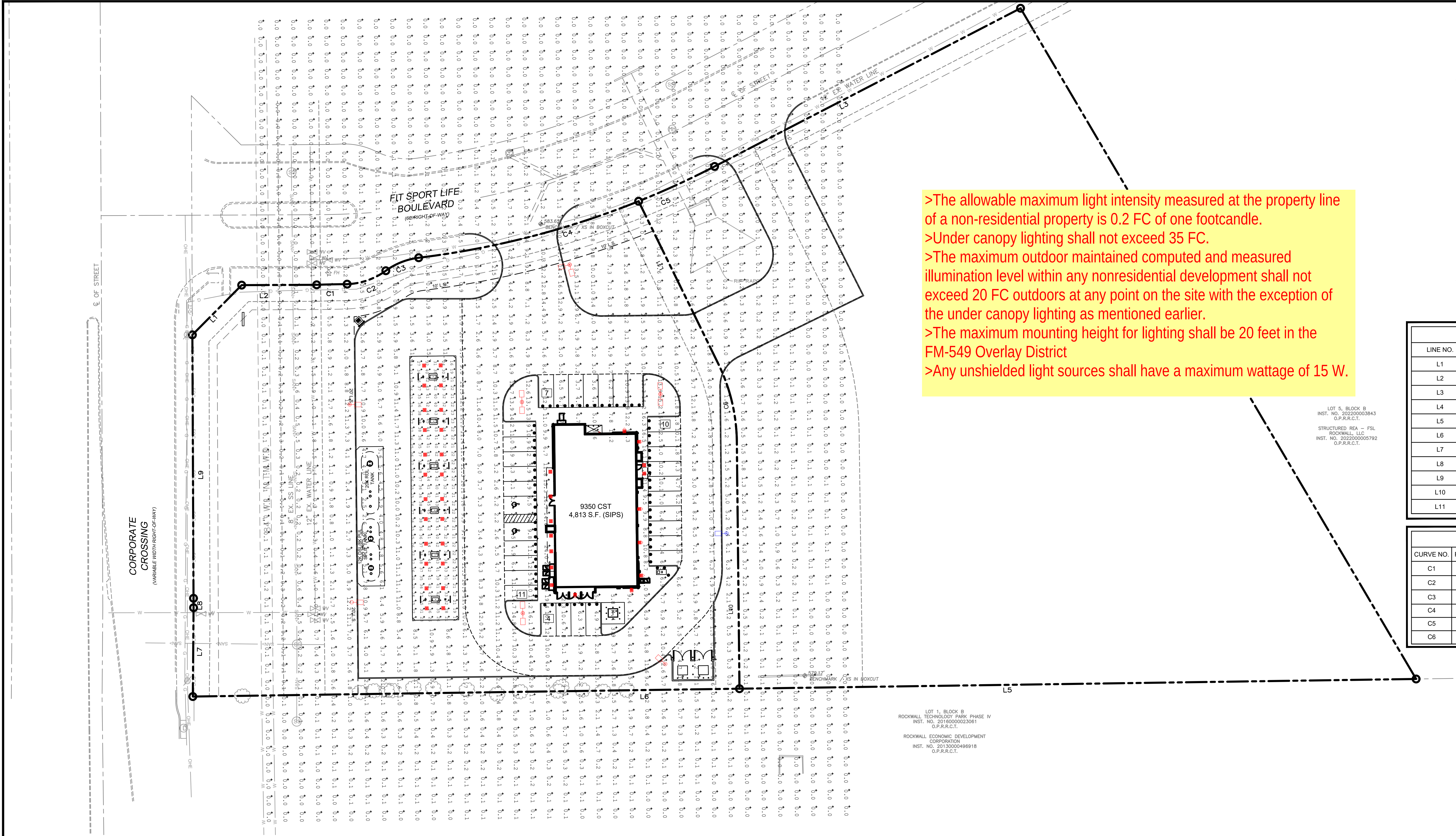
DATE:

03.14.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



VICINITY MAP
N.T.S.

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>The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle.
>Under canopy lighting shall not exceed 35 FC.
>The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under canopy lighting as mentioned earlier.
>The maximum mounting height for lighting shall be 20 feet in the FM-549 Overlay District
>Any unshielded light sources shall have a maximum wattage of 15 W.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	8	CPY-F-4L	Single	1.000	4590	31	CPY250-C-4L-57K7-F-UL-DM-WH-HZ
	24	CPY-F-8L	Single	1.000	8475	53	CPY250-C-8L-57K7-F-UL-DM-WH-HZ
	3	XSPLG-3ME	SINGLE	1.000	23800	184	XSPLG-D-HT-3ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME	Single	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME-2	2 @ 90°	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	3	XSPLG-4ME-2(180)	2 @ 180°	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	8	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.20	26.2	0.0	N.A.	N.A.
GAS CANOPY	Fc	32.73	45	14	2.34	3.21
PAVED AREA	Fc	6.28	17.2	1.3	4.83	13.23

Pole Schedule
(8) SSS-4-11-17-CW-BS-OT-N-BZ (17' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:

(4) PD-1H4 (Single Head Tenon)

(1) PD-2H4(90) (Twin Head Tenon @ 90°)

(3) PD-2H4(180) (Twin Head Tenon @ 180°)

Lighting Requirements:

Paved Area: 1.0fc minimum

Gas Canopy: 30-50fc

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND

CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

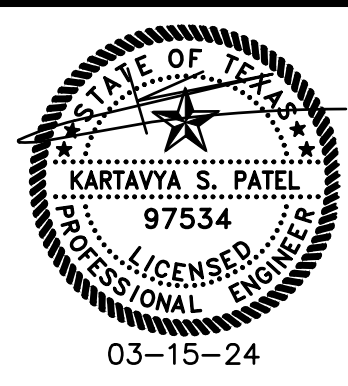
APPROVED:
I HERBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF
PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	JA
.	.	.	.
.	.	.	.



PHOTOMETRIC PLAN
7-ELEVEN
CORPORATE CROSSING AND FIT SPORT LIFE BLVD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SEE SCALE BAR	125-23	C-3.5

TX. P.E. FIRM #11525

CASE NO:

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Flood study must be followed.

Remove signage from site plan. Permitted separately through Bldg. Dept.

You will need to continue this sidewalk along Corporate Crossing and Fit Sports Life Blvd.

Must plat this lot to dedicate fire lane and access easement

You will need to provide a proposed culvert underneath of this driveway to pass the drainage through this drainage channel. It will need to be sized to pass the 100yr storm, the size will be similar to the fit sport life blvd. culvert (One 6'x2' box culvert and one 5'x2' box culvert).

You cannot encroach into the existing 90' drainage easement without revising channel. You can only cross the channel/easement with a driveway at a 90 degree angle. Please revise the site plan to avoid this.

KEYED NOTES

1. PROP. 6" BOLLARDS WITH 4.5' SP
2. PROP. 5'X10' PROPANE TANK
3. 3' WIDE ADA DETECTABLE SURFA
4. ICE MERCHANDISER
5. PROP.DOOOR. REFER TO ARCH PL
6. BUILDING TRANSFORMER
7. PROP. CO2 CAGE AND NITROGEN
8. PROP. DUMPSTER ENCLOSURE W
9. MASONRY SCREENING WALLS AN
10. REFER TO ARCH PLANS FOR DET
11. PROP. OVERHEAD CANOPY W/6 I
12. DISPENSERS.(REFER TO FUEL PL
13. PROP. UNDERGROUND STORAGE
14. FUEL PLANS FOR DETAILS)
15. EX. FIRE HYDRANT
16. EX. SIDEWALK
17. EX. RAMPS
18. EX. CURB INLET TO BE REMOVED
19. 15'X15' VISIBILITY TRIANGLE
20. 30'X30' VISIBILITY TRIANGLE
21. PROP. FUEL VENT
22. PROP. AIR VAC
23. PROP. MONUMENT SIGN

Drainage Items:

- Detention will need to be provided per the drainage study.
- Existing flow patterns must be maintained. The site must drain to the existing headwall at Corporate Crossing.
- No vertical walls allowed in existing drainage easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing detention ponds and existing drainage swale.
- FFE for all buildings must be called out when adjacent to a detention pond or drainage swale. Minimum 2' above 100-year WSEL.
- Dumpster areas and area under gas canopy is required to drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main on the other side of Fit Sport Life Blvd available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless public utility is under paving.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main along Fit Sport Life Blvd available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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".

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB	SAW-CUT LINE
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	
BENCH MARK	
CONTROL MONUMENT	
OFFICIAL PUBLIC RECORDS	ROCKWALL COUNTY, TEXAS
DEED RECORDS	ROCKWALL COUNTY, TEXAS
PLAT RECORDS	ROCKWALL COUNTY, TEXAS

BOUNDARY LINE DATA

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SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,813 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	5.67%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	46,244 S.F. (54.4%)
PERVIOUS/LANDSCAPE AREA:	38,695 S.F. (45.6%)
REGULAR PARKING REQUIRED:	20 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

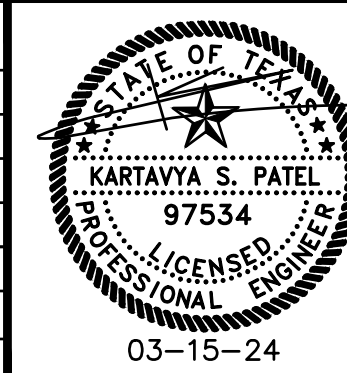
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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

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SITE PLAN

7-ELEVEN AT CORPORATE CROSSING

CORPORATE CROSSING AND FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

FIT SPORT LIFE ADDITION, BLOCK B, LOT 6



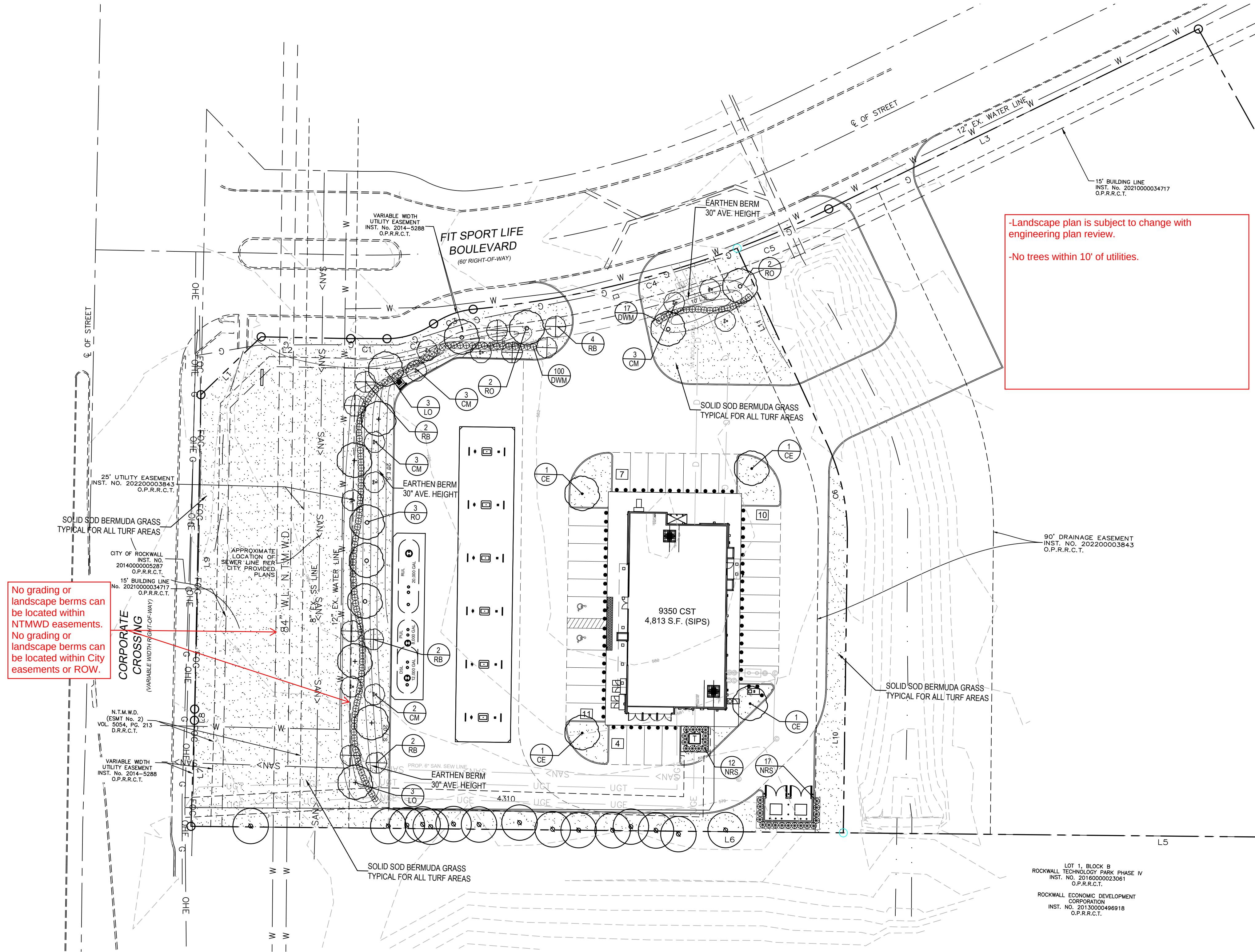
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Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SCALE BAR	125-23	C-3.0
TX. P.E. FIRM #11525					

CASE NO:



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TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	6	Live Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	7	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	11	Crape Myrtle	<i>Lagerstroemia indica</i>	8" cal.	container, 8' ht., 4' spread, tree form
RB	10	Red Bud	<i>Cercis canadensis</i>	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	117	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	7 gal.	container, 36" ht., 30" spread
NRS	29	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		solid sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:
I-30 Overlay / Commercial zoning

SITE REQUIREMENTS (site area 84,936 s.f.)
Requirements: 20% site area to be landscaped

Required	Provided
12,741 s.f. (15%)	36,649 s.f. (43%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
6,371 s.f. (50%)	30,744 s.f. (100+%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4" ht. per 100 l.f. of frontage. Perimeter screening (30" height berm and 30" ht. evergreen shrubs.)

FIT SPORT LIFE BLVD. (249 l.f.)

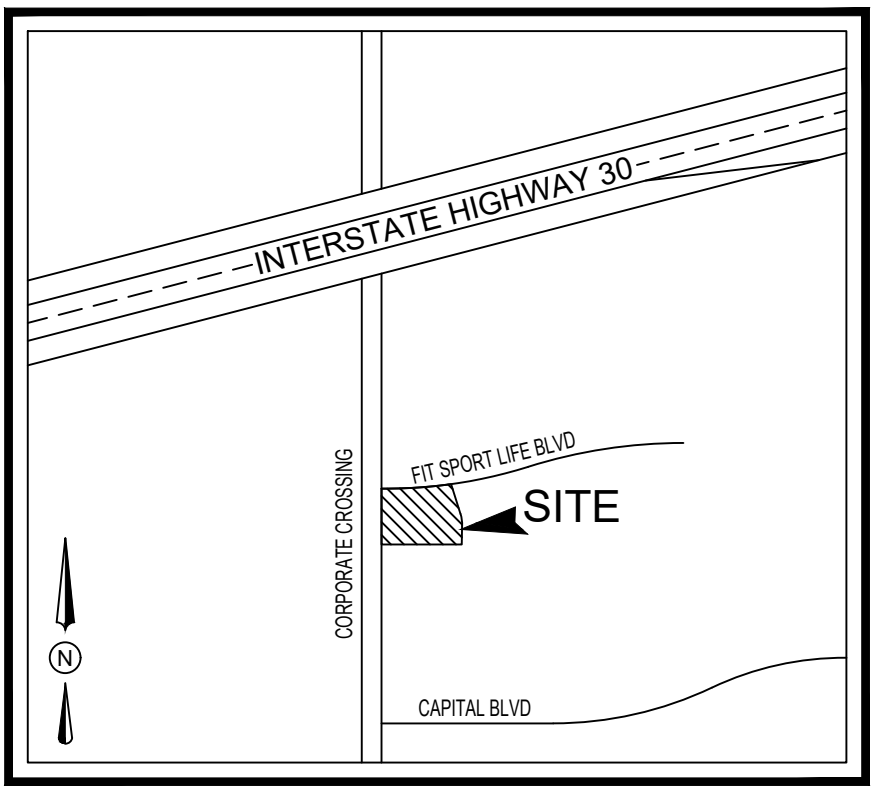
Required	Provided
(5) canopy trees	(5) canopy trees
(10) accent trees	(10) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

CORPORATE CROSSING (262 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(11) accent trees	(11) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

PARKING LOT REQUIREMENTS (32 spaces)
Requirements: (1) canopy tree, 4" cal. per 10 parking spaces

Required	Provided
(4) canopy trees	(4) canopy trees



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"

PROJECT CONTACT LIST			
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566		DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schafterconst.com	
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321		ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400	
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KELTY PHONE: 480-856-8808 EMAIL: conork@structuredrea.com			



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



03.14.2024

7-ELEVEN AT CORPORATE CROSSING

**FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS**

ISSUE:
FOR APPROVAL 03.14.2024

DATE:
03.14.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **SEC Corporate Crossing & Fit Sport Life Blvd.**

SUBDIVISION **Fit Sport Life Addition**

LOT **6**

BLOCK **B**

GENERAL LOCATION **SEC Corporate Crossing & Fit Sport Life Blvd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C-Commercial**

CURRENT USE **Vacant Lot**

PROPOSED ZONING **N/A**

PROPOSED USE **Fueling Station w/ C-Store**

ACREAGE **1.95**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **STRUCTURED REA- ROCKWALL LAND LLC**

☒ APPLICANT **Triangle Engineering**

CONTACT PERSON **CONOR KEILTY**

CONTACT PERSON **Kartavya (Kevin) Patel**

ADDRESS **3104 E Camelback Road #2387**

ADDRESS **1782 W. McDermott Dr.**

CITY, STATE & ZIP **Phoenix, AZ 85016**

CITY, STATE & ZIP **Allen, TX 75013**

PHONE **480-856-8808**

PHONE **469.331.8566**

E-MAIL **CONORK@STRUCTUREDREA.COM**

E-MAIL **kpatel@triangle-engr.com**

NOTARY VERIFICATION [REQUIRED]

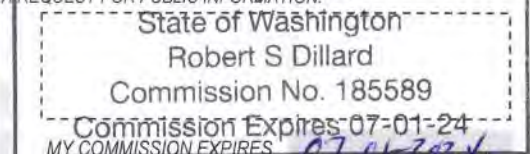
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 290 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 2024. 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 12th DAY OF March, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map =



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.



FLOOD PLAIN NOTE

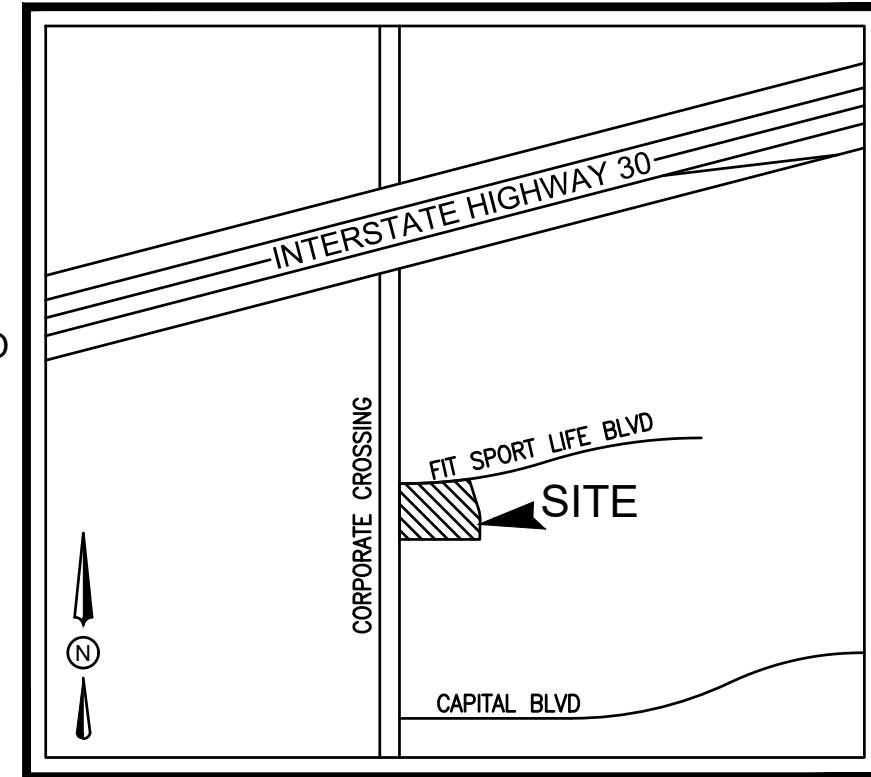
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

KEYED NOTES

1. PROP. 6" BOLLARDS WITH 4.5' SPACING O.C. (TYP.)
2. PROP. 5'X10' PROPANE TANK
3. 3' WIDE ADA DETECTABLE SURFACE
4. ICE MERCHANDISER
5. PROP.DOOR. REFER TO ARCH PLAN FOR DETAIL.
6. BUILDING TRANSFORMER
7. PROP. CO2 CAGE AND NITROGEN CAGE
8. PROP. DUMPSTER ENCLOSURE WITH 8' TALL MASONRY SCREENING WALLS AND METAL GATES. REFER TO ARCH PLANS FOR DETAIL.
9. PROP. OVERHEAD CANOPY W/6 INLINE FUEL DISPENSERS.(REFER TO FUEL PLANS FOR DETAILS)
10. PROP. UNDERGROUND STORAGE TANKS. (REFER TO FUEL PLANS FOR DETAILS)
11. EX. FIRE HYDRANT
12. EX. SIDEWALK
13. EX. RAMPS
14. EX. CURB INLET TO BE REMOVED AND RELOCATED.
15. 15'X15' VISIBILITY TRIANGLE
16. 30'X30' VISIBILITY TRIANGLE
17. PROP. FUEL VENT
18. PROP. AIR VAC
19. PROP. MONUMENT SIGN



Scale: 1" = 30' Feet

VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER	DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	SCHAFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISSCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR	ARCHITECT
TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER	
STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD. STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE: 480-856-8808 EMAIL: cconk@structuredrea.com	

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

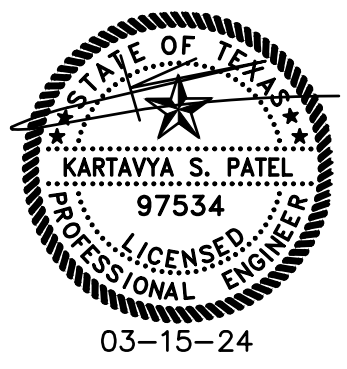
APPROVED:
I HERBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____.

WITNESS OUR HANDS, THIS ____ OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF
PLANNING & ZONING

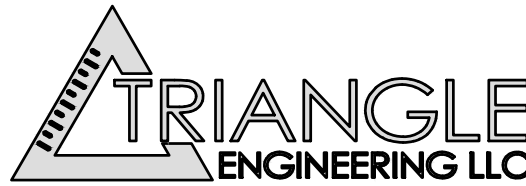
NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	IA
.	.	.	.
.	.	.	.



SITE PLAN

7-ELEVEN AT CORPORATE CROSSING
CORPORATE CROSSING AND FIT SPORT LIFE BLVD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SCALE BAR	125-23	C-3.0
TX. P.E. FIRM #11525					

CASE NO:

SITE LEGEND

CONCRETE CURB	SAW-CUT LINE
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	
BENCH MARK	
CONTROL MONUMENT	
OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS	
DEED RECORDS ROCKWALL COUNTY, TEXAS	
PLAT RECORDS ROCKWALL COUNTY, TEXAS	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA

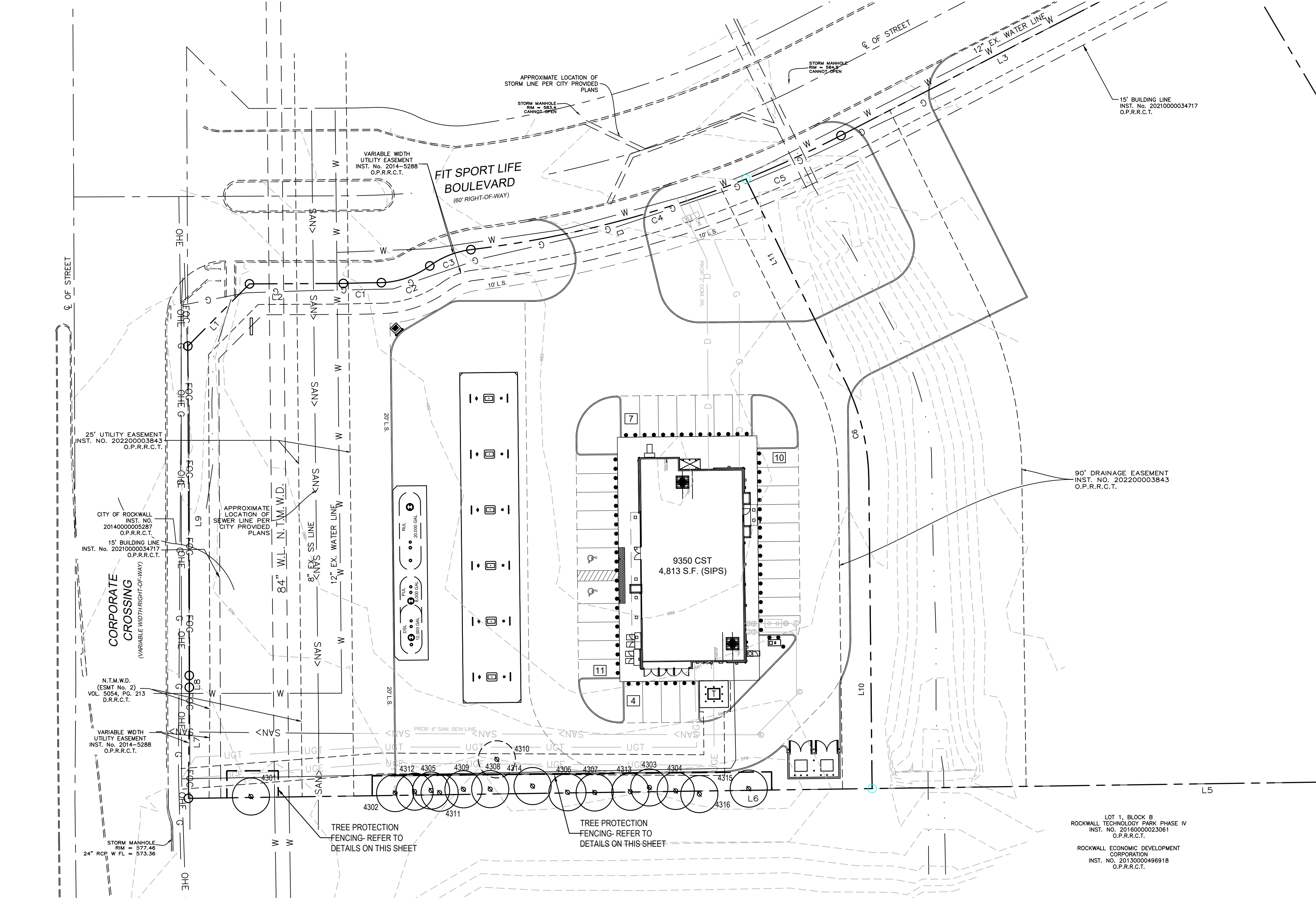
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17'	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,813 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	5.67%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	46,244 S.F. (54.4%)
PERVIOUS/LANDSCAPE AREA:	38,695 S.F. (45.6%)
REGULAR PARKING REQUIRED:	20 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

WATER METER & SANITARY SEWER SCHEDULE

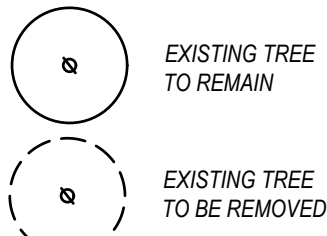
ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	



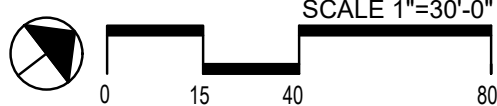
BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
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L3	N 62°39'05" E	208.73'
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L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17'	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

EXISTING TREE LEGEND



01 TREE PRESERVATION PLAN

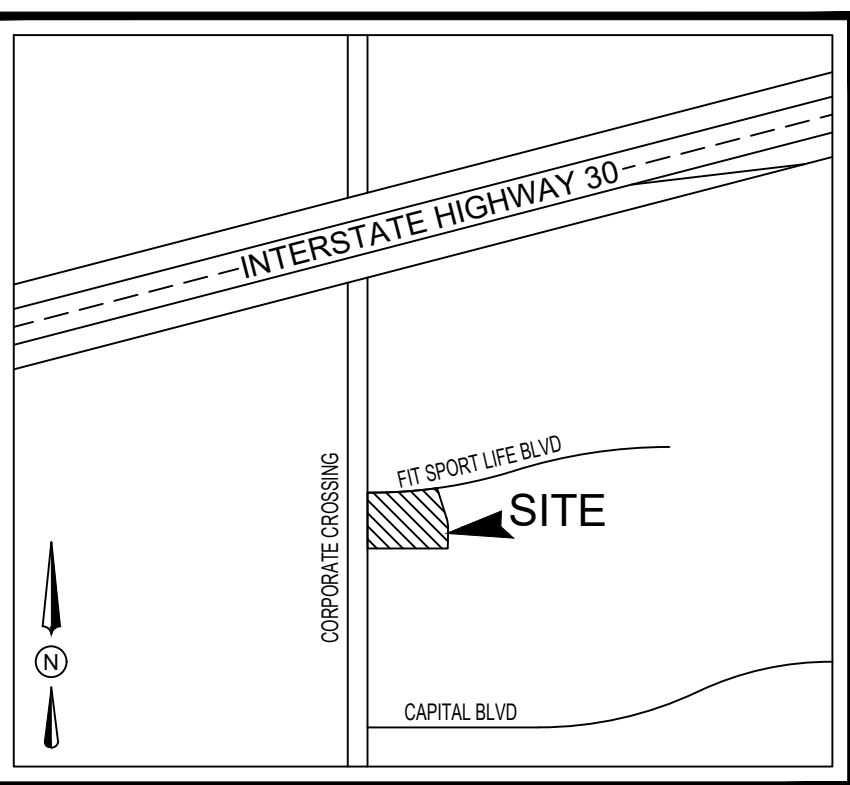
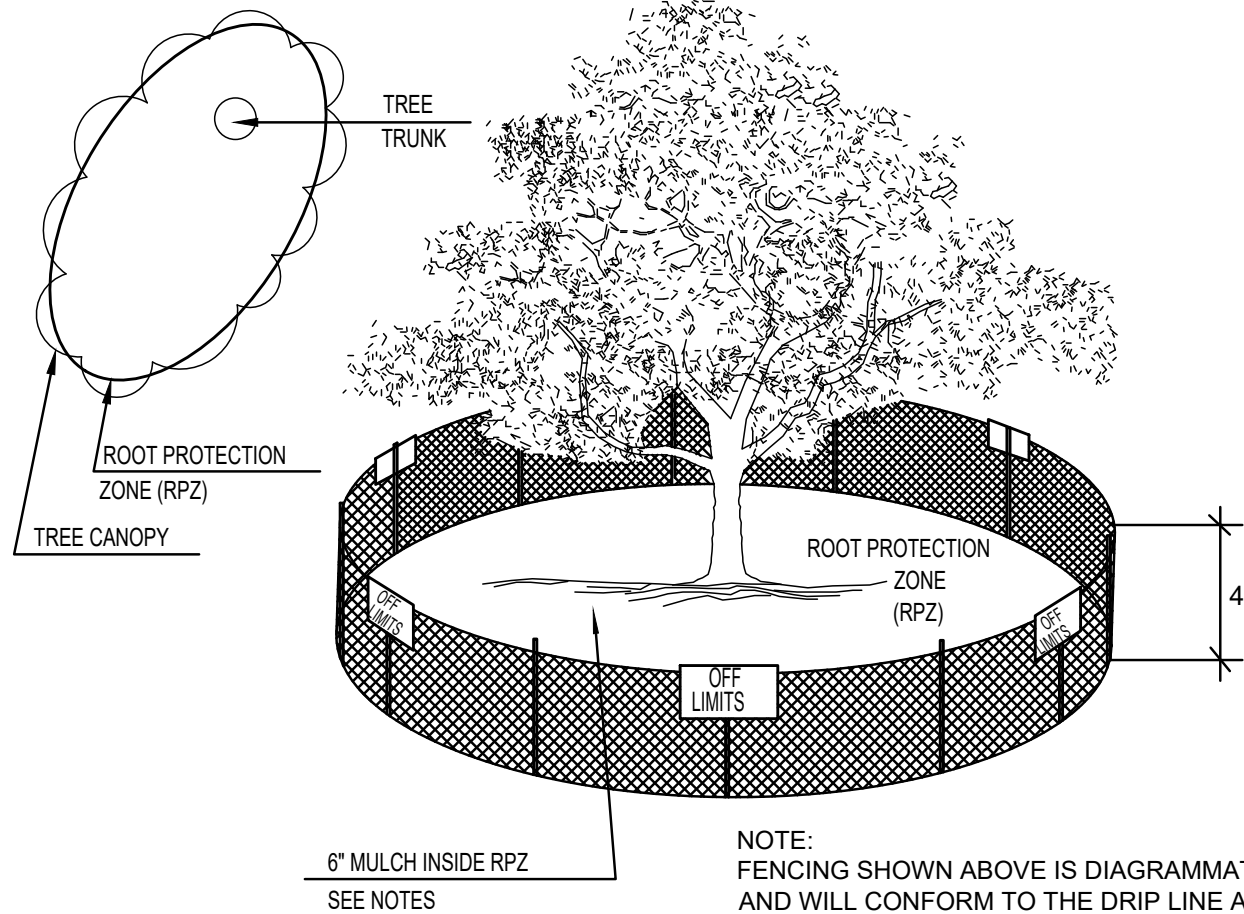


TREE SURVEY FIELD DATA

NO.	SIZE (" DIA)	SPECIES (COMMON NAME)	PROTECTED/ UNPROTECTED	REMARKS
4301	36	WILLOW	UNPROTECTED	TO REMAIN
4302	6	HACKBERRY	UNPROTECTED	TO REMAIN
4303	6	HACKBERRY	UNPROTECTED	TO REMAIN
4304	12	HACKBERRY	UNPROTECTED	TO REMAIN
4305	7	HACKBERRY	UNPROTECTED	TO REMAIN
4306	16	HACKBERRY	UNPROTECTED	TO REMAIN
4307	12	HACKBERRY	UNPROTECTED	TO REMAIN
4308	7	HACKBERRY	UNPROTECTED	TO REMAIN
4309	7	HACKBERRY	UNPROTECTED	TO REMAIN
4310	6	CEAAR	UNPROTECTED	TO BE REMOVED
4311	7	HACKBERRY	UNPROTECTED	TO REMAIN
4312	14	HACKBERRY	UNPROTECTED	TO REMAIN
4313	6	HACKBERRY	UNPROTECTED	TO REMAIN
4314	8	HACKBERRY	UNPROTECTED	TO REMAIN
4315	14	HACKBERRY	UNPROTECTED	TO REMAIN
4316	14	HACKBERRY	UNPROTECTED	TO REMAIN

EXISTING TREE NOTES

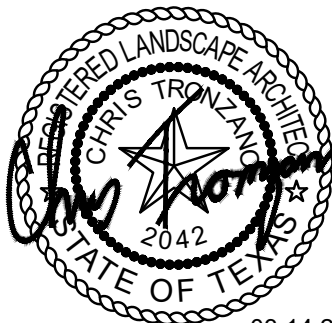
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.



VICINITY MAP
N.T.S.



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7-ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:

FOR APPROVAL 03.14.2023

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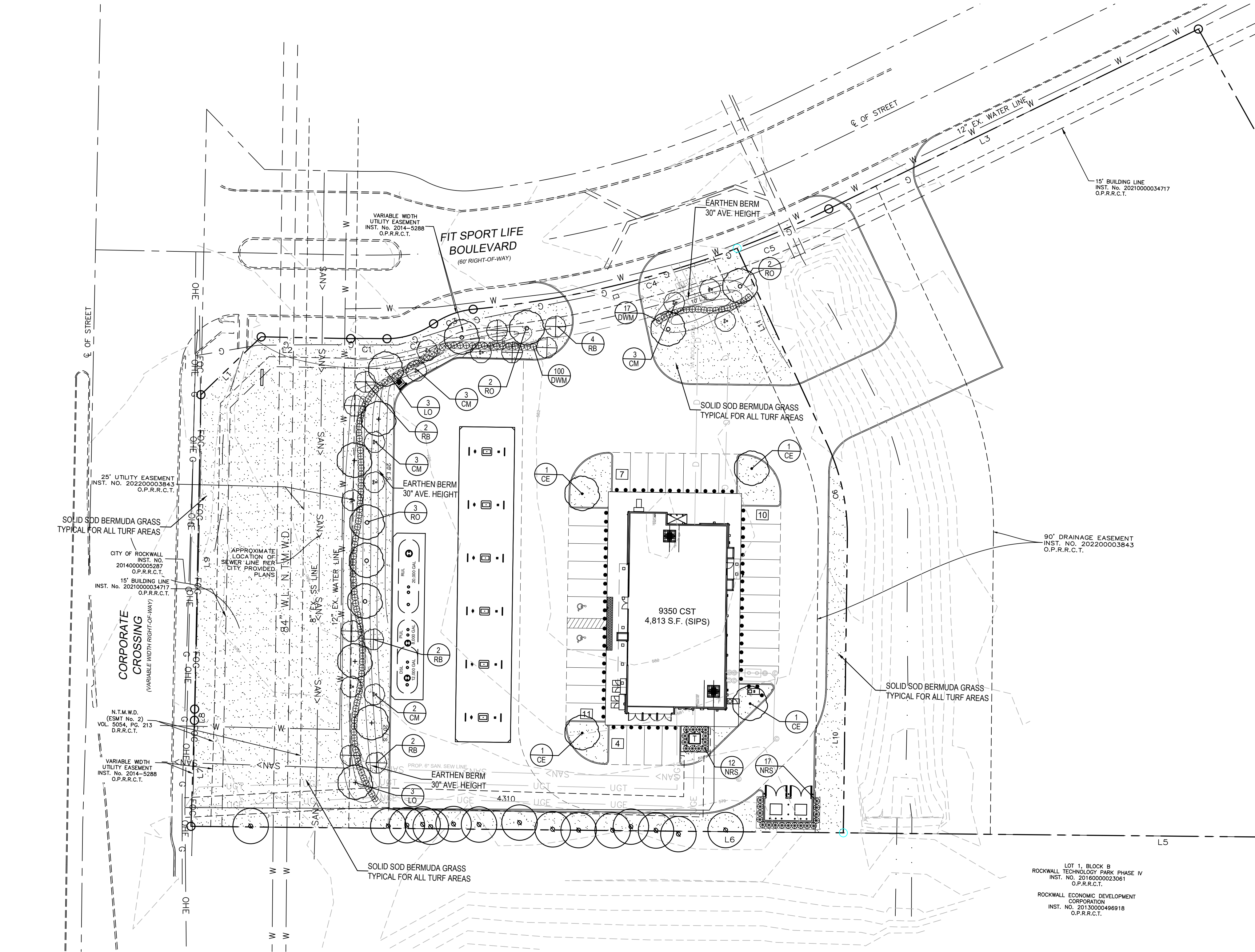
03.14.2024

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.1



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:

I-30 Overlay / Commercial zoning

SITE REQUIREMENTS (site area 84,936 s.f.)
Requirements: 20% site area to be landscaped

Required	Provided
12,741 s.f. (15%)	36,649 s.f. (43%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
6,371 s.f. (50%)	30,744 s.f. (100+%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4" ht. per 100 l.f. of frontage. Perimeter screening (30" height berm and 30" ht. evergreen shrubs.)

FIT SPORT LIFE BLVD. (249 l.f.)

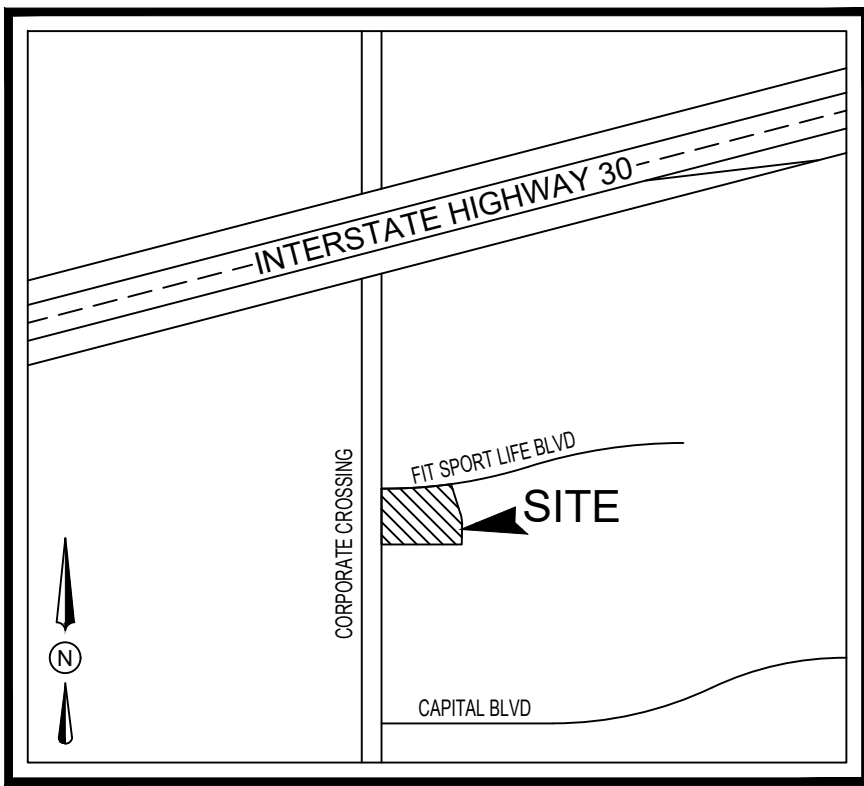
Required	Provided
(5) canopy trees	(5) canopy trees
(10) accent trees	(10) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

CORPORATE CROSSING (262 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(11) accent trees	(11) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

PARKING LOT REQUIREMENTS (32 spaces)
Requirements: (1) canopy tree, 4" cal. per 10 parking spaces

Required	Provided
(4) canopy trees	(4) canopy trees



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN

SCALE 1"=30'-0"



BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
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PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	6	Live Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	7	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	11	Crape Myrtle	<i>Lagerstroemia indica</i>	2" cal.	container, 8' ht., 4' spread, tree form
RB	10	Red Bud	<i>Cercis canadensis</i>	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	117	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	7 gal.	container, 36" ht., 30" spread
NRS	29	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



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03.14.2024

7-ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:

FOR APPROVAL 03.14.2024

DATE:

03.14.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z50.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.5 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including cuts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
- Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

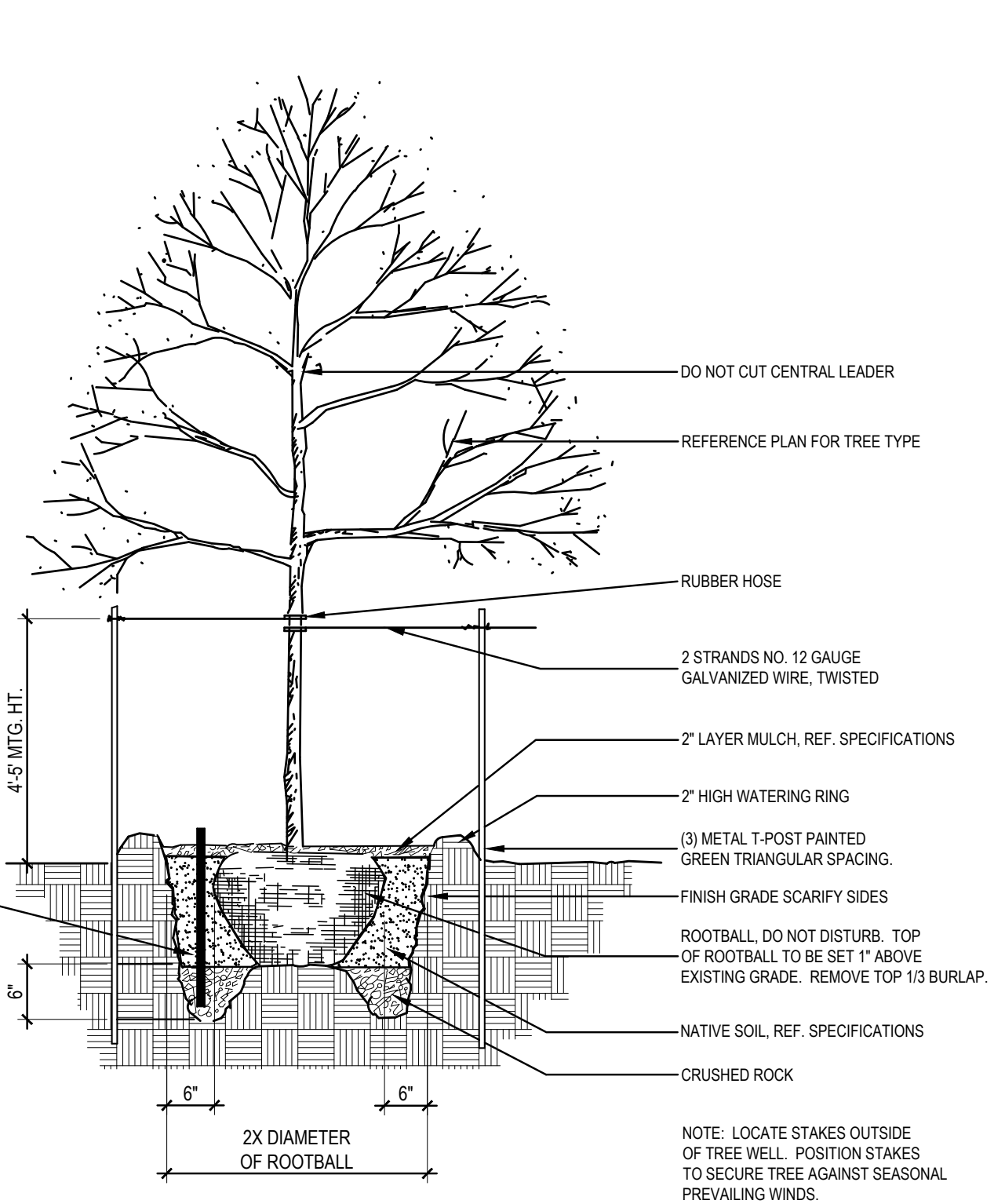
2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

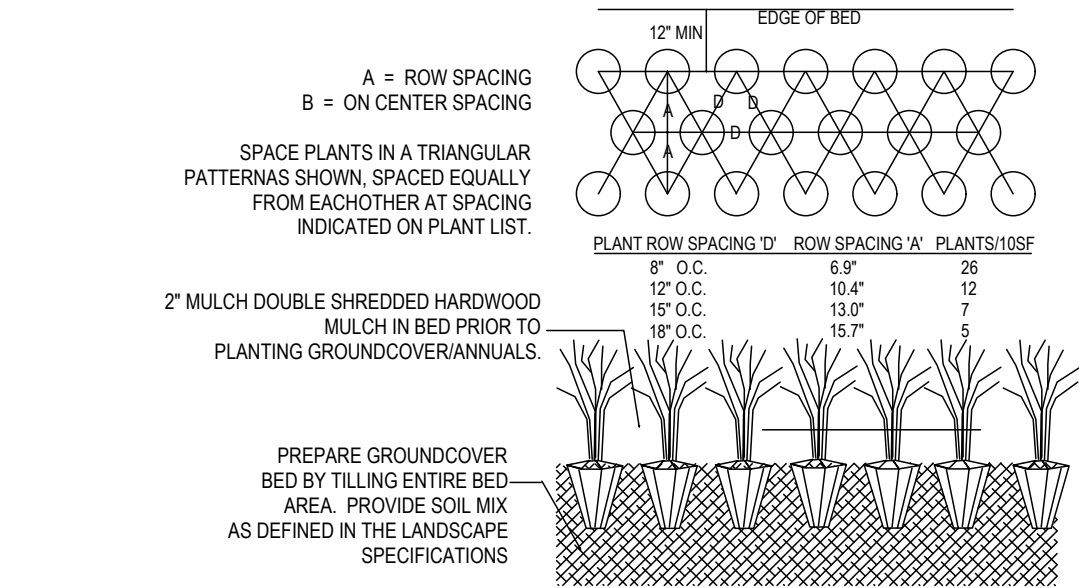
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

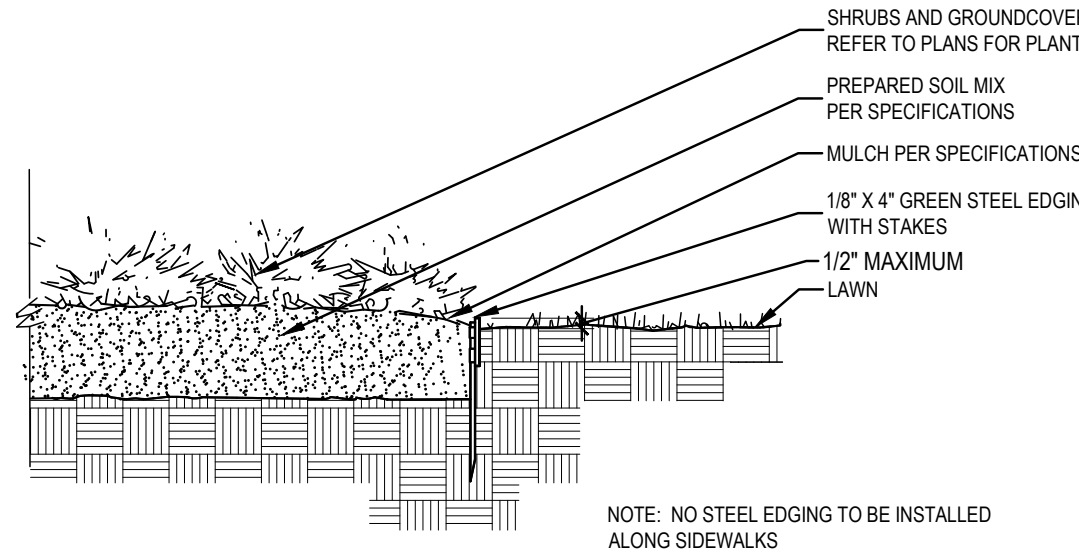
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.



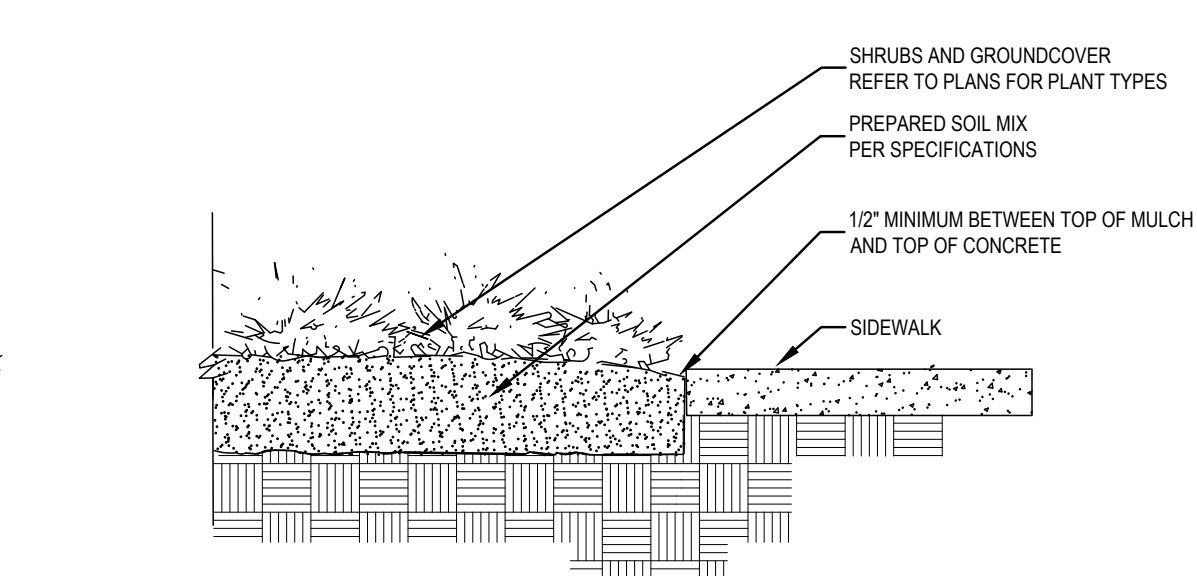
01 TREE PLANTING DETAIL
NOT TO SCALE



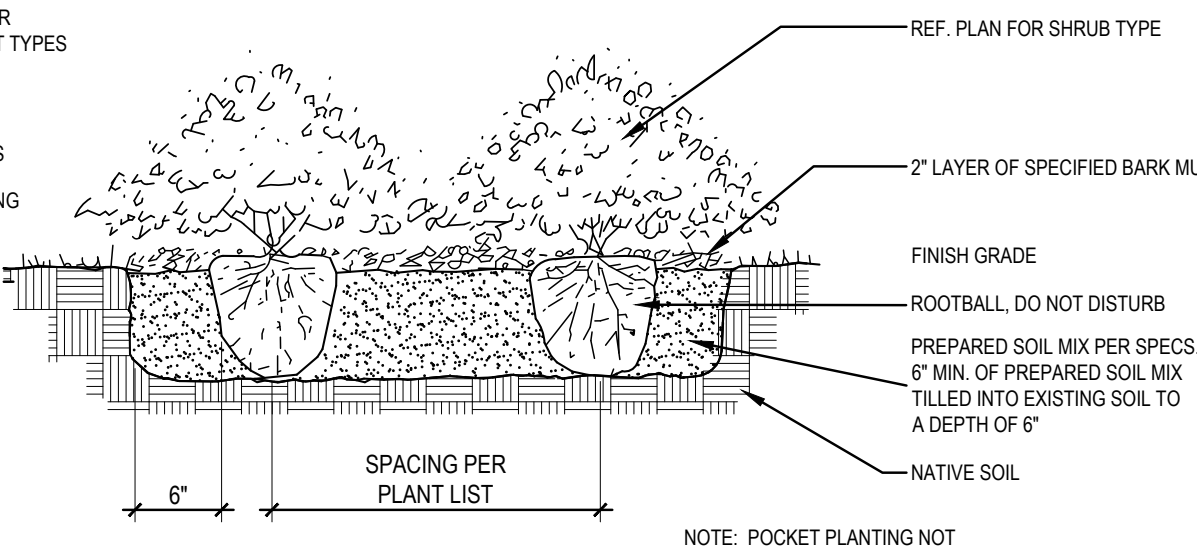
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
NOT TO SCALE

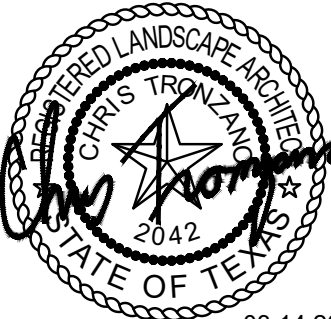


05 SHRUB PLANTING DETAIL
NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schaferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-433-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD. STE 2387 PHOENIX, ARIZONA 85016 CONOR KELLY PHONE: 480-856-8808 EMAIL: conork@structuredrea.com	



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



03.14.2024

7- ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:

FOR APPROVAL 03.14.2024

DATE:

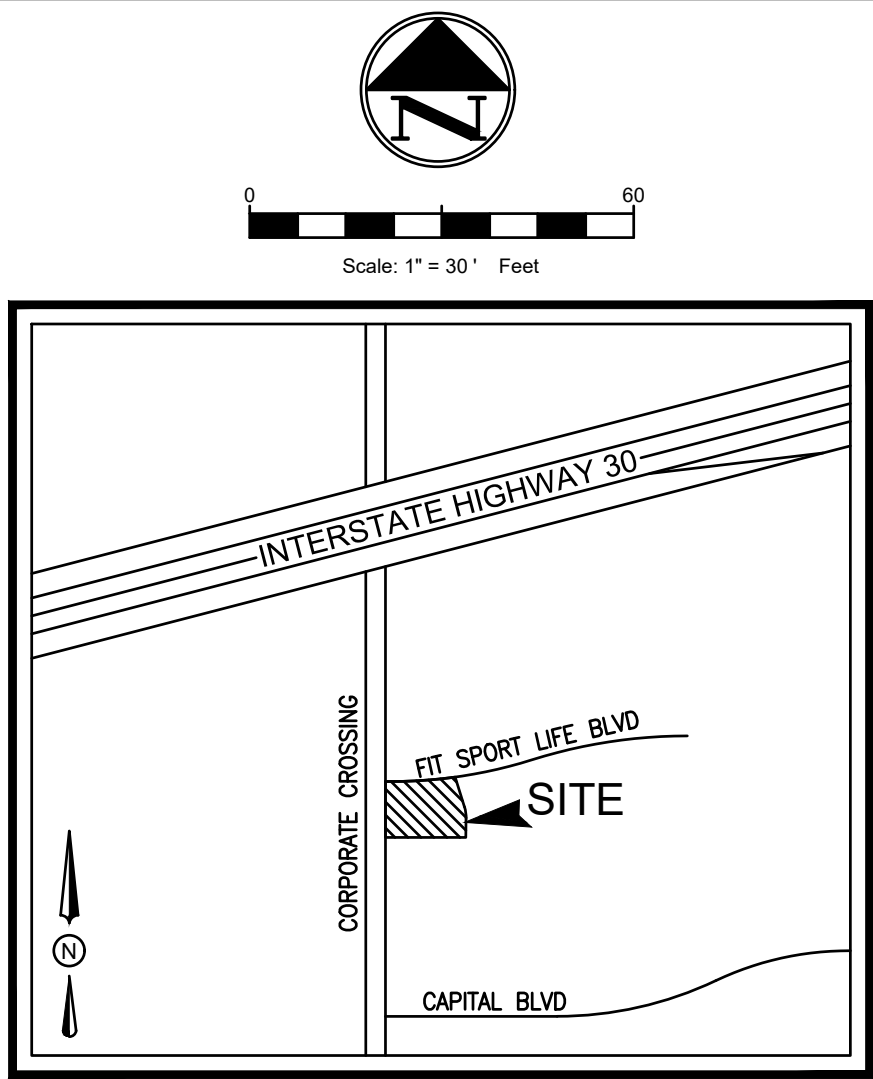
03.14.2024

SHEET NAME:

LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



VICINITY MAP
N.T.S.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17'	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

LOT 5, BLOCK B
INST. NO. 202200003843
O.P.R.R.C.T.

STRUCTURED REA - FSL
ROCKWALL, LLC
INST. NO. 202200005792
O.P.R.R.C.T.

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE IV
INST. NO. 2016000023061
O.P.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
INST. NO. 20130000496918
O.P.R.R.C.T.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	8	CPY-F-4L	Single	1.000	4590	31	CPY250-C-4L-57K7-F-UL-DM-WH-HZ
	24	CPY-F-8L	Single	1.000	8475	53	CPY250-C-8L-57K7-F-UL-DM-WH-HZ
	3	XSPLG-3ME	SINGLE	1.000	23800	184	XSPLG-D-HT-3ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME	Single	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME-2	2 @ 90°	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	3	XSPLG-4ME-2(180)	2 @ 180°	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	8	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.20	26.2	0.0	N.A.	N.A.
GAS CANOPY	Fc	32.73	45	14	2.34	3.21
PAVED AREA	Fc	6.28	17.2	1.3	4.83	13.23

Pole Schedule
(8) SSS-4-11-17-CW-BS-OT-N-BZ (17' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:

(4) PD-1H4 (Single Head Tenon)

(1) PD-2H4(90) (Twin Head Tenon @ 90°)

(3) PD-2H4(180) (Twin Head Tenon @ 180°)

Lighting Requirements:

Paved Area: 1.0fc minimum

Gas Canopy: 30-50fc

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND

CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

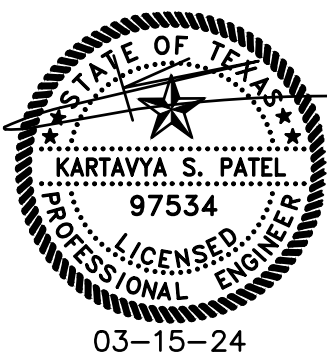
APPROVED:
I HERBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT
IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING
COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF
PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	JA
.	.	.	.
.	.	.	.



PHOTOMETRIC PLAN

7-ELEVEN

CORPORATE CROSSING AND FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

FIT SPORT LIFE ADDITION, BLOCK B, LOT 6



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SEE SCALE BAR	125-23	C-3.5
TX. P.E. FIRM #11525					

CASE NO:

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/22/2024

PROJECT NUMBER: SP2024-016
PROJECT NAME: Site Plan for 2031 Terraces Blvd
SITE ADDRESS/LOCATIONS: 2031 TERRACES BLVD, ROCKWALL, TX 75087

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Site Plan for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for the Terraces Subdivision consisting of 82 single-family residential lots on a 21.648-acre tract of land being identified as a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, generally located south of the intersection of Cornelius Road and FM-1141.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2024-016) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 93 (PD-93).
- 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)

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 Landscape Plan:

- (1) Please remove the lot trees from the landscape plan. (PD-93; Ordinance No. 22-47)

M.7 Hardscape Plan:

(1) Please make the following changes to the Fence Exhibit:

- a. Lots 22 & 24, Block B may have wood fences adjacent to the easement.
- b. Lots 1 & 21, Block K may have wood fences adjacent to Lot 22. There must be a column at the southwest and northwest corner of Lot, 21, Block K.
- c. Lots 54, 56, & 61 Block B must have wrought iron fencing on the rear yard as well.

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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 April 2, 2024; 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 April 9, 2024 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- 2) Parks Board meeting will be held on April 2, 2024.
- 3) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

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	03/21/2024	Approved w/ Comments

03/21/2024: 1. Please revise this drainage easement to match the civil engineering plans. Will need to be drainage and utility easement.

2. Utility layout subject to change with engineering plan review.

3. Trees may need to move 10' from 12" water line depending on Engineering resubmittal

4. May need to move depending on 12" water alignment

5. Revise this area to match the civil engineering plans. If you plan on revising the civil plans to match this site plan, then this open space lot needs to be at least 20' wide and you need to also provide a 20' utility easement. River rock is not allowed. This will need to be sodded like the other open space lots.

6. Ensure this matches the civil engineering plans.

7. Trees will need to be 10' from 12" water line

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Recommend that Common Bermuda be replaced with Tif Tuf or Tahoma 31 Bermuda due to drought, wear and cold tolerances

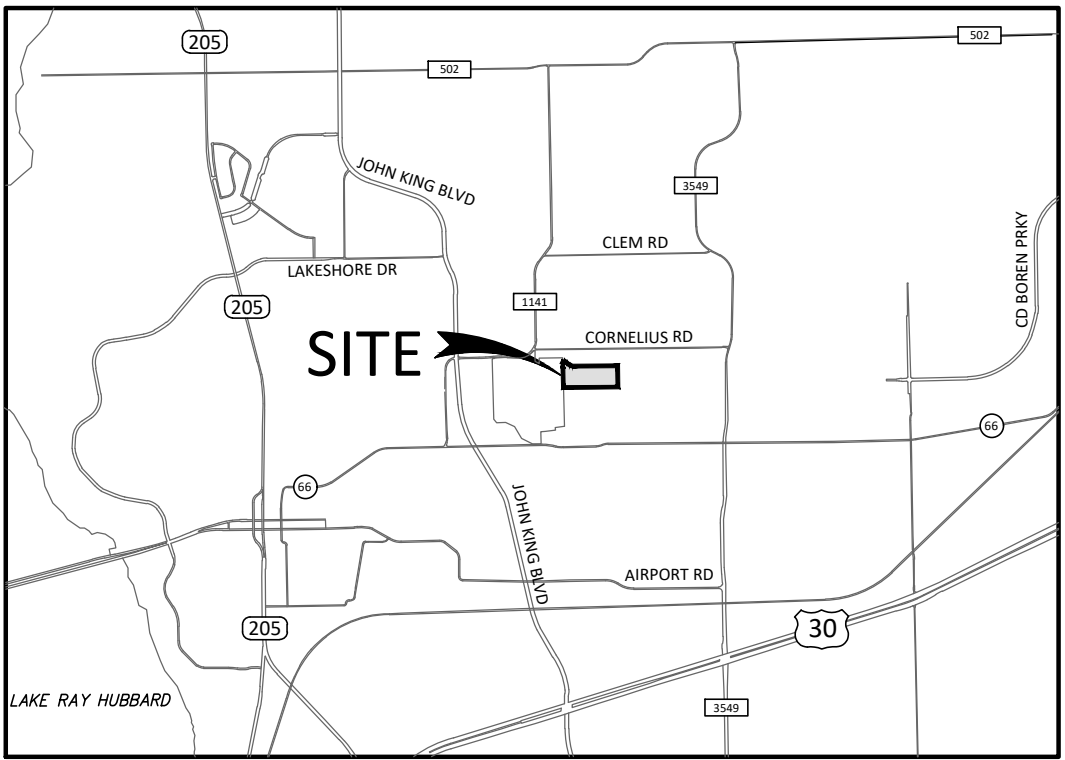
03/18/2024: P2024-009 (Final Plat)

Park District 8

Cash In Lieu of Land: \$690.67x 5 lots = \$3,453.35

Pro Rata Equipment Fee: \$648.20 x 5 = \$3,241.00

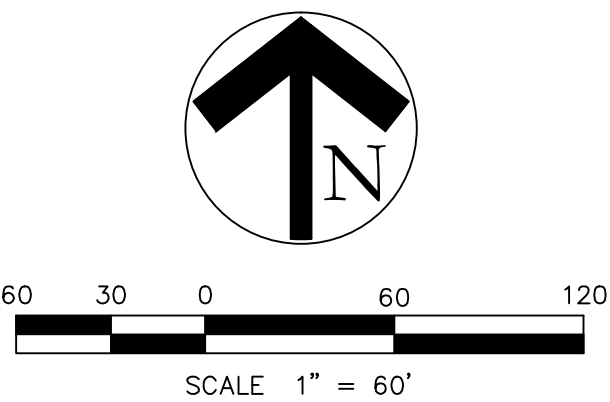
Total per lot x lots: \$1,338.87x 5 lots = \$6,694.35



VICINITY MAP
N.T.S.

LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER

DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.



SITE PLAN TERRACES PHASE 2

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K
21.648 ACRES OR 942,975 SQ. FT.
82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS

TUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N45° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E

NOTES:

1. INTERNAL SIDEWALKS ARE 5' WIDE.
2. DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

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 ____ day of _____, 2023.

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

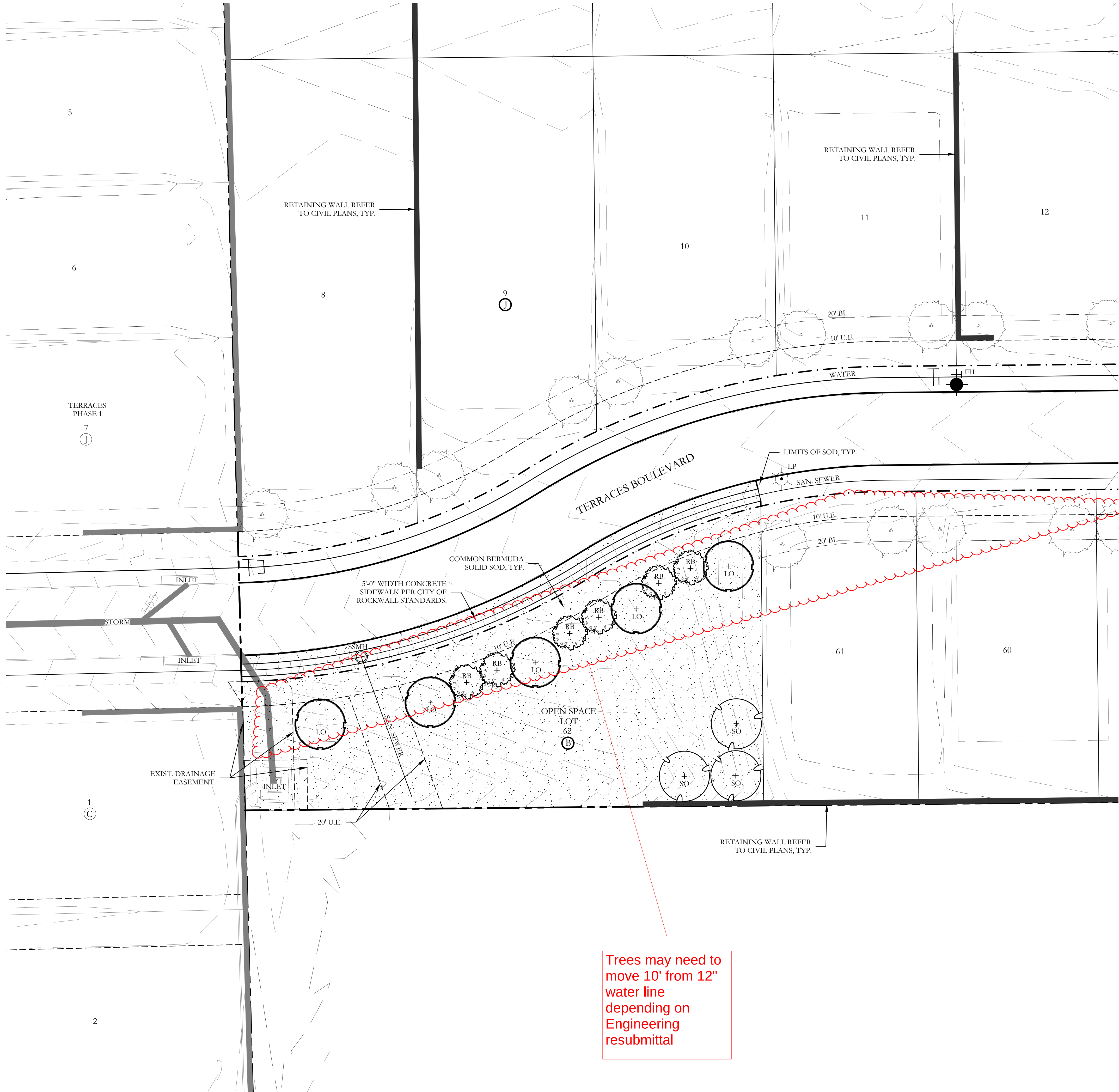
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

F:\civil\3d\projects\imp - michael jovic\perspectives\2215 - valle green landscape phase two\dwg\imp2215 - prelim landscape plans.dwg



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		2 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. 4 SHADE TREES REQUIRED FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

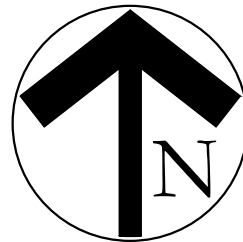
GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

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 _____, 20____.
WITNESS OUR HANDS, this ____ day of _____, 20____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

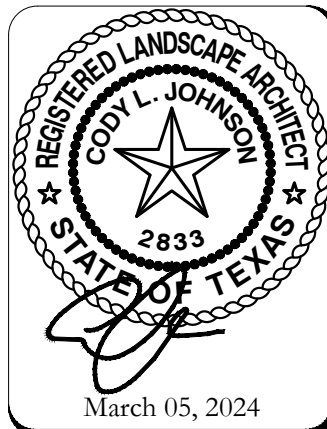


SCALE:
1" = 20'
One Inch
JVC No MJP2215

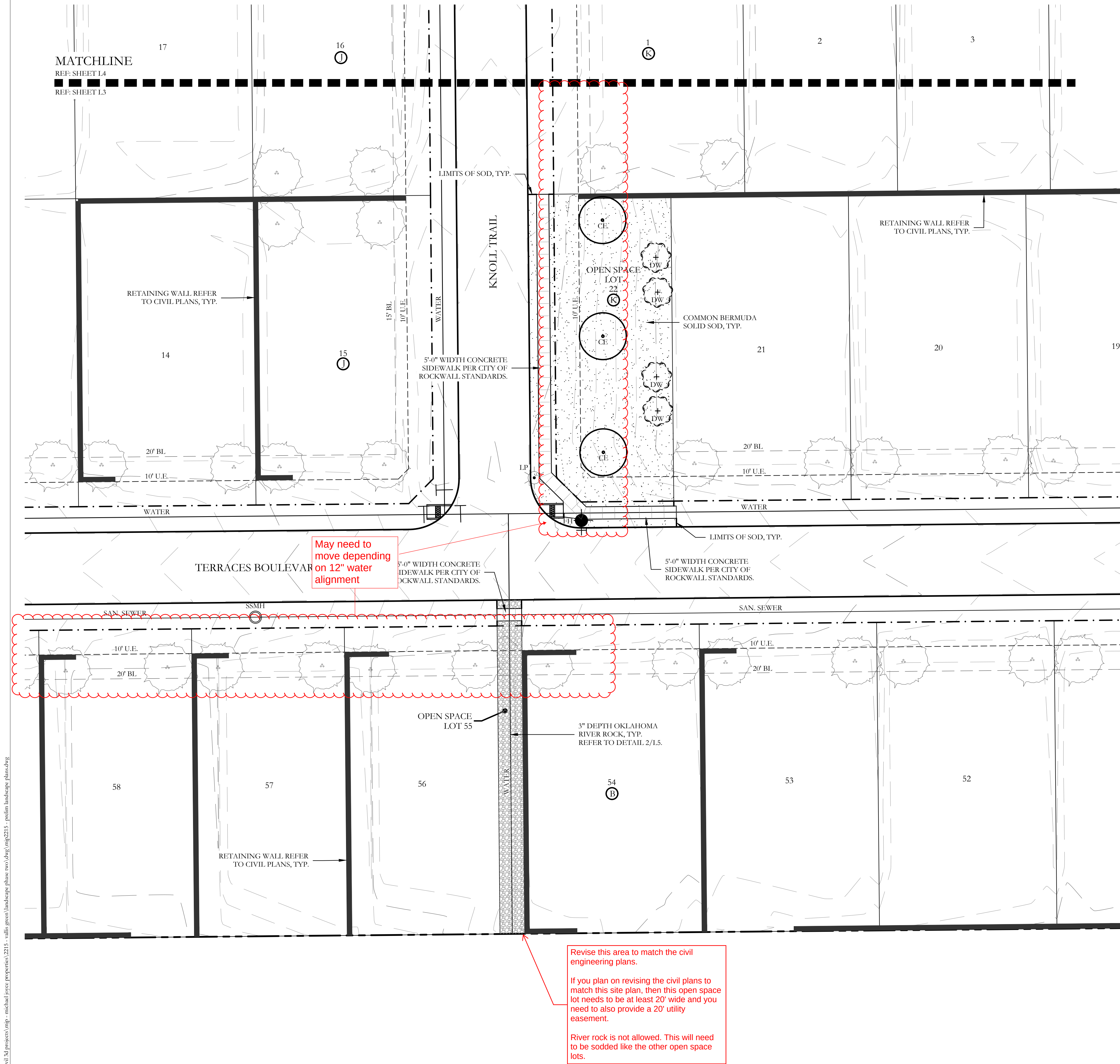
L2 of 5

TERRACES
PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN



F:\civil\3d\projects\imp - michael jorge\perspectives\2215 - walls green landscape phase two.dwg,imp2215 - prelim landscape plans.dwg



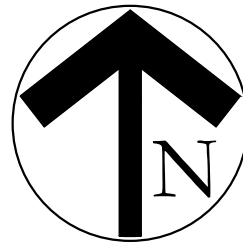
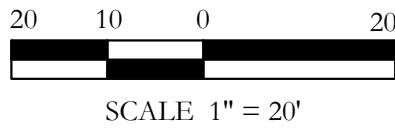
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

GENERAL LANDSCAPE NOTES

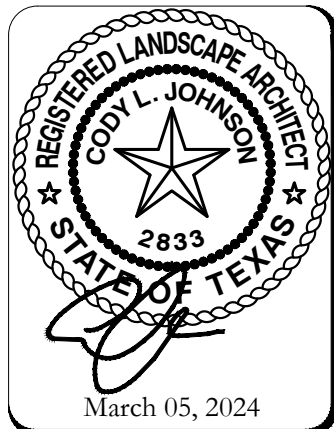
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APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall
on the ____ day of _____, 20____.
WITNESS OUR HANDS, this ____ day of _____, 20____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

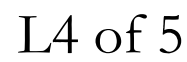


PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN



SCALE:
1" = 20'
One Inch
JVC No MJP2215

TERRACES
PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$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 INFORMATION [PLEASE PRINT]

ADDRESS 2031 Terraces Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-93

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 21.648

LOTS [CURRENT] 82

LOTS [PROPOSED]

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

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

☐ OWNER TM Terraces, LLC

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

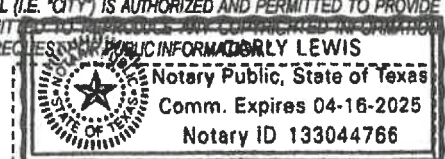
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRET L. PEDIGO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 682.96 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 15th DAY OF MARCH 2024. 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 DISCLOSE ANY CONFIDENTIAL INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

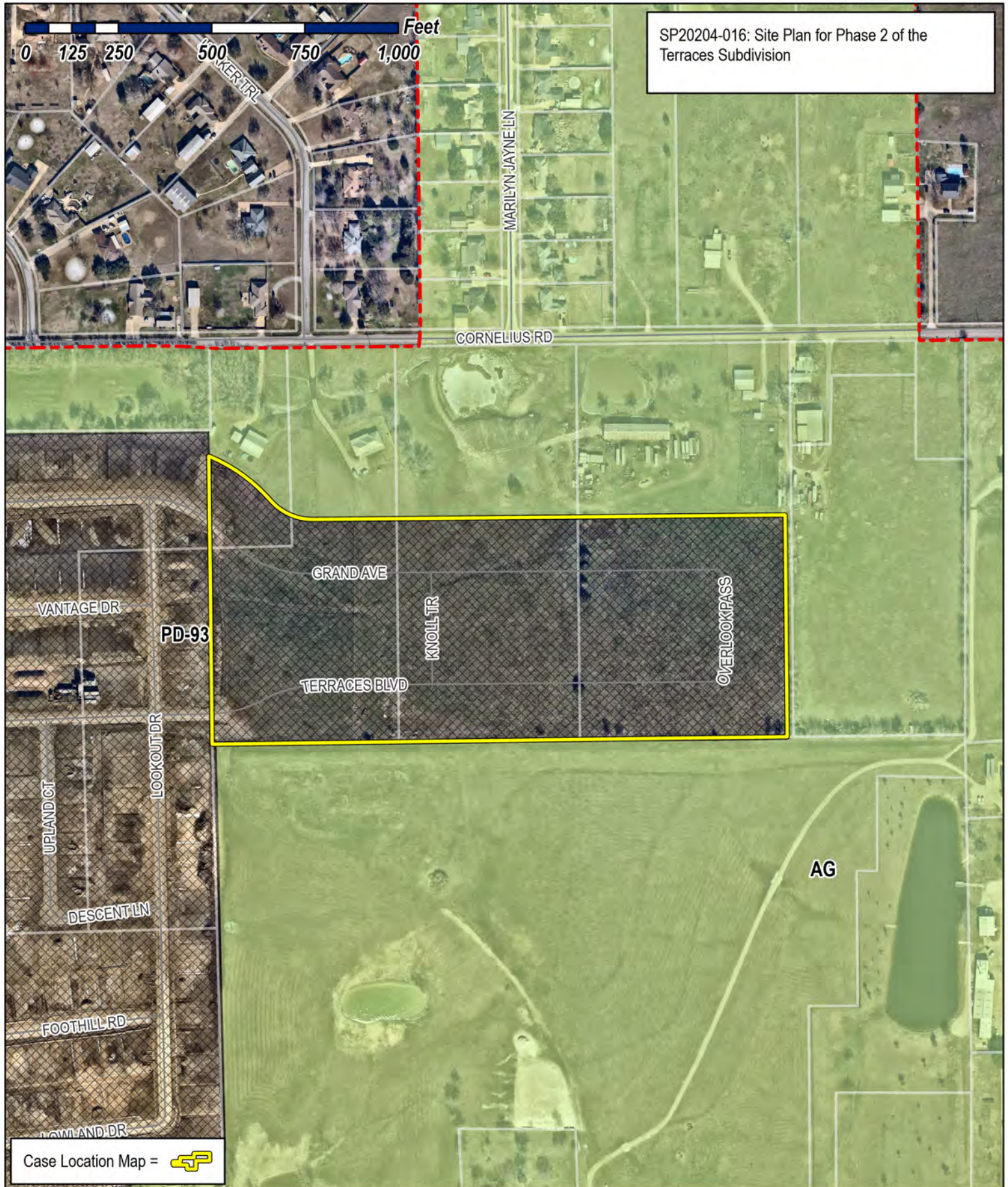
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 15th DAY OF MARCH 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25

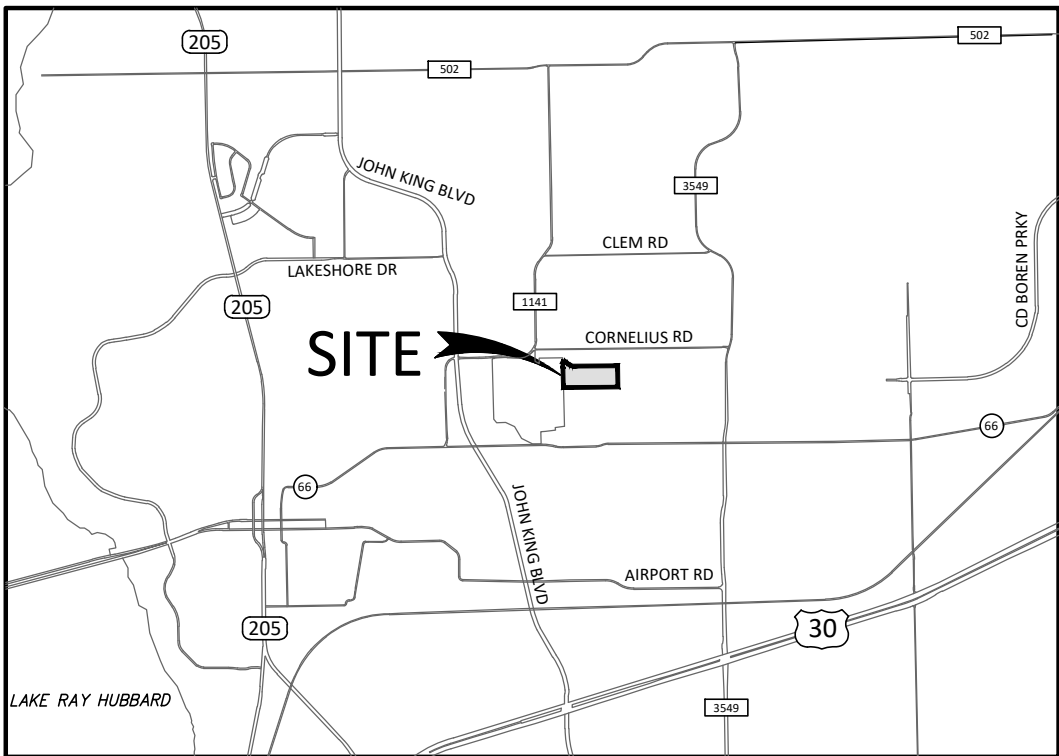


City of Rockwall

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.

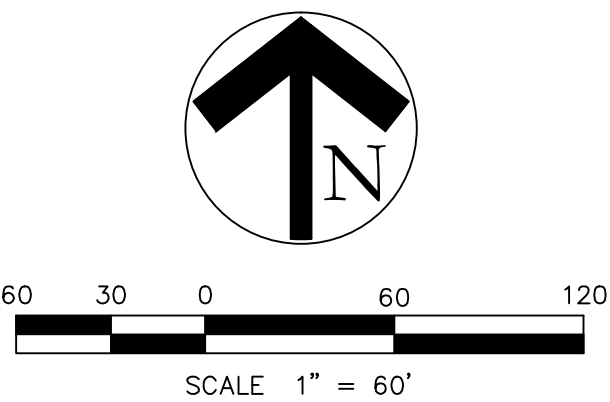




VICINITY MAP
N.T.S.

LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER

DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.



SITE PLAN
TERRACES
PHASE 2

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K
21.648 ACRES OR 942,975 SQ. FT.
82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS

TUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF

Owner/Applicant:

TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:

Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	290°00'00"	49.50	S44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	N73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	S56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
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NOTES:

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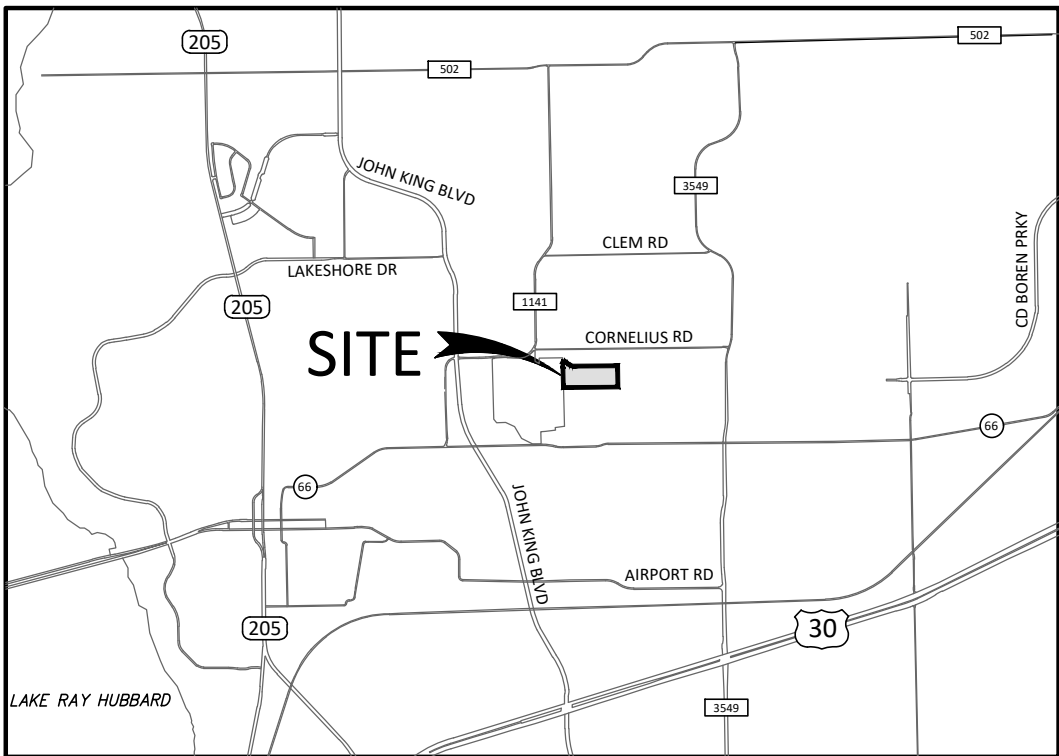
ZONED: AG

CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
D.R.R.C.T.

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB
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LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

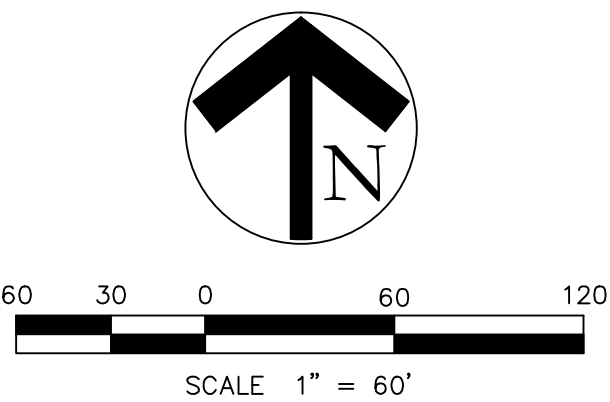
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HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD
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ELEVATION = PLAN 565.98' FIELD 566.02'



VICINITY MAP
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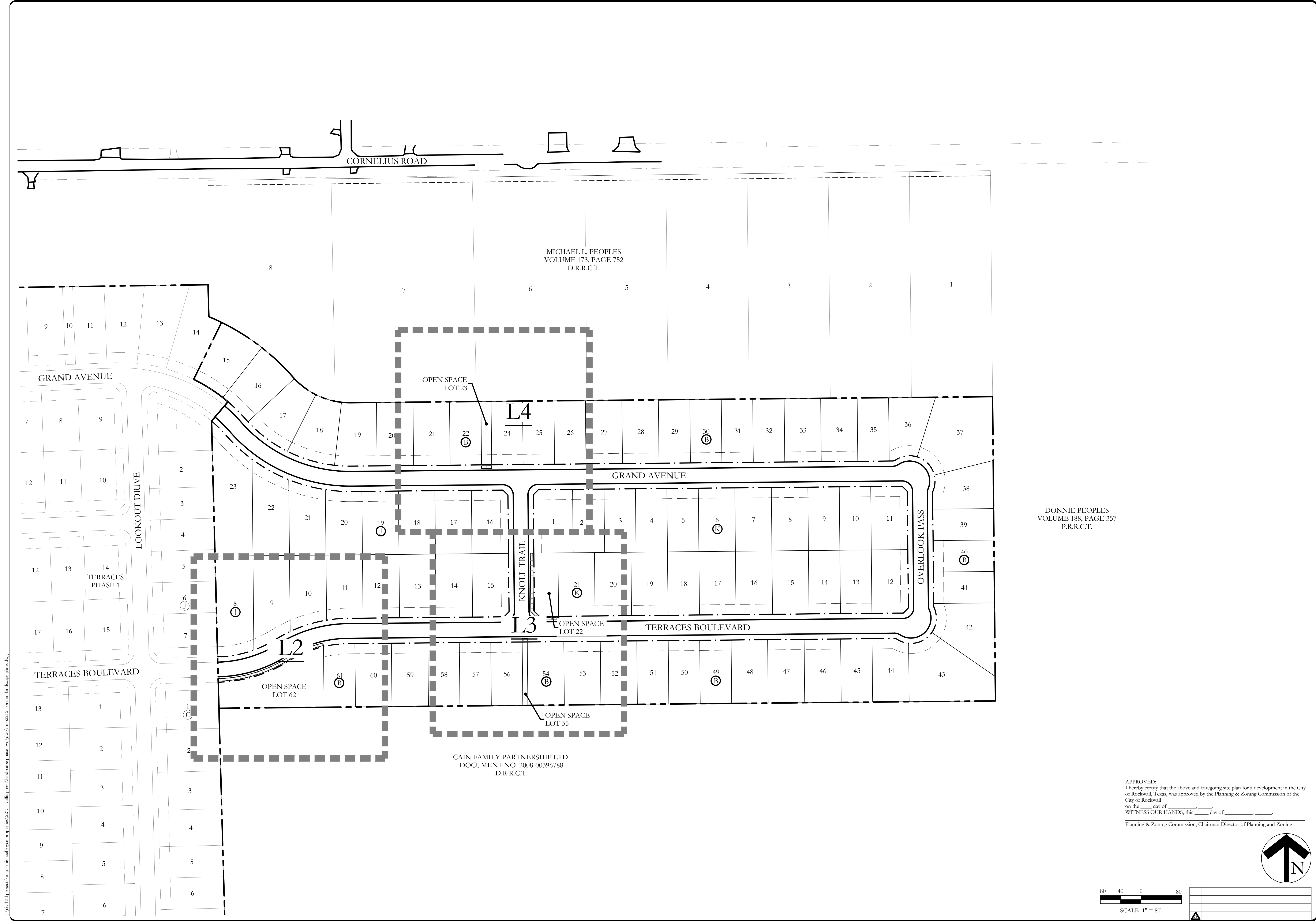
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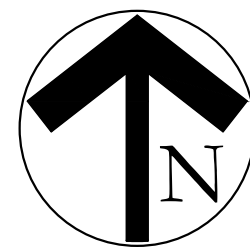
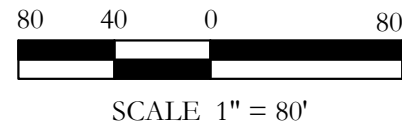
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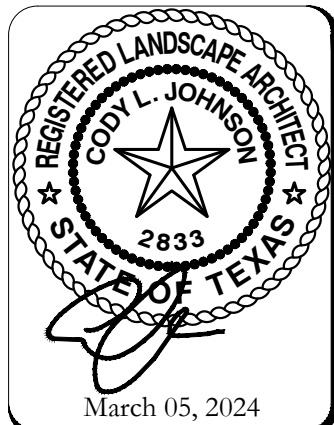
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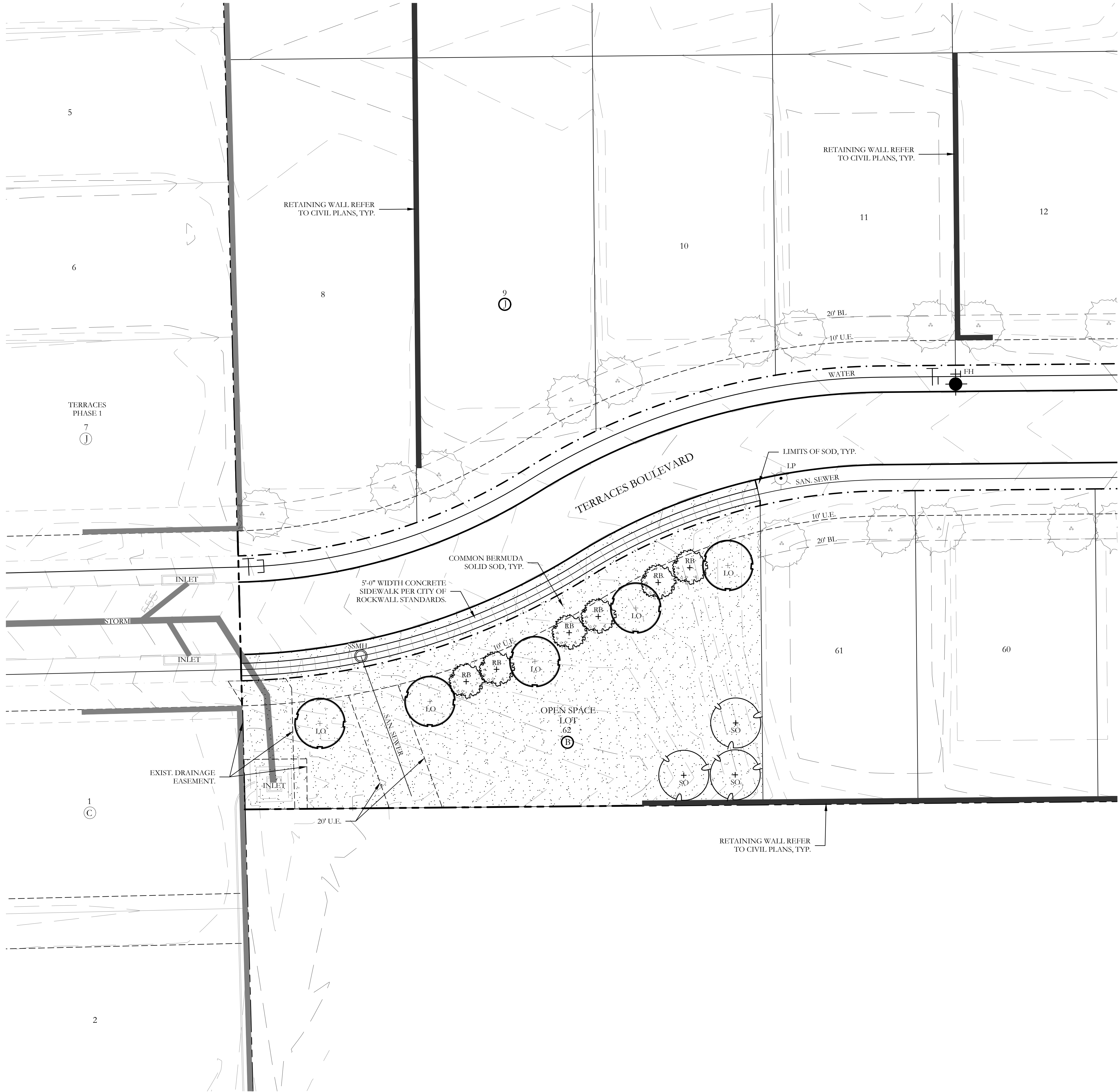
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One Inch
JVC No MJP2215



F:\civil\3d\projects\imp - michael jovic\perspectives\2215 - valle green landscape phase two\dwg\imp2215 - prelim landscape plans.dwg



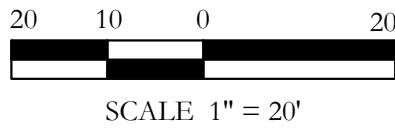
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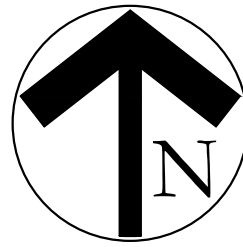
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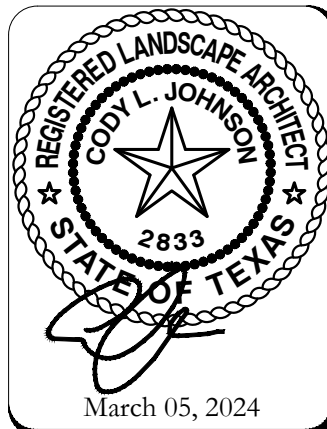
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SCALE 1" = 20'



PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN



March 05, 2024

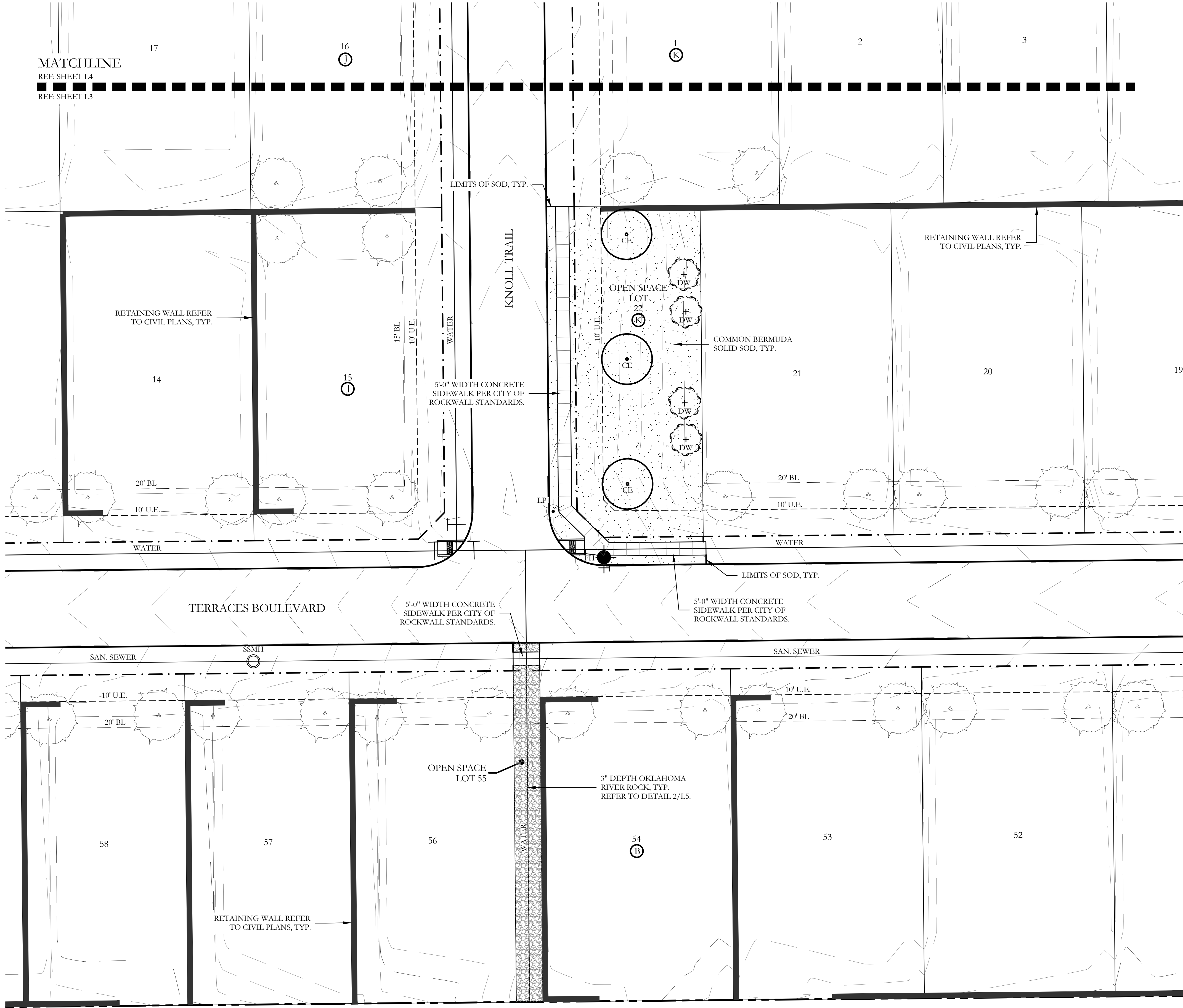
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L2 of 5

TERRACES
PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

F:\civil\3d\projects\lmp - michael jorge\perspectives\2215 - walls green landscape phase two\dwg\lmp2215 - prelim landscape plans.dwg



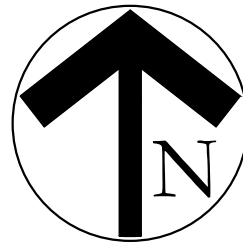
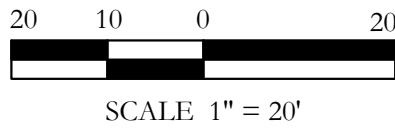
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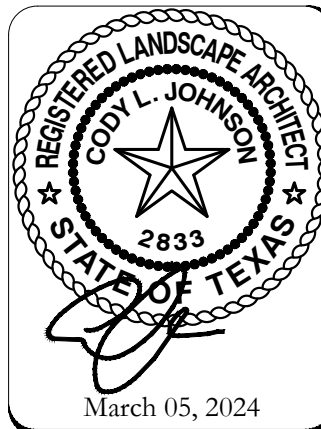
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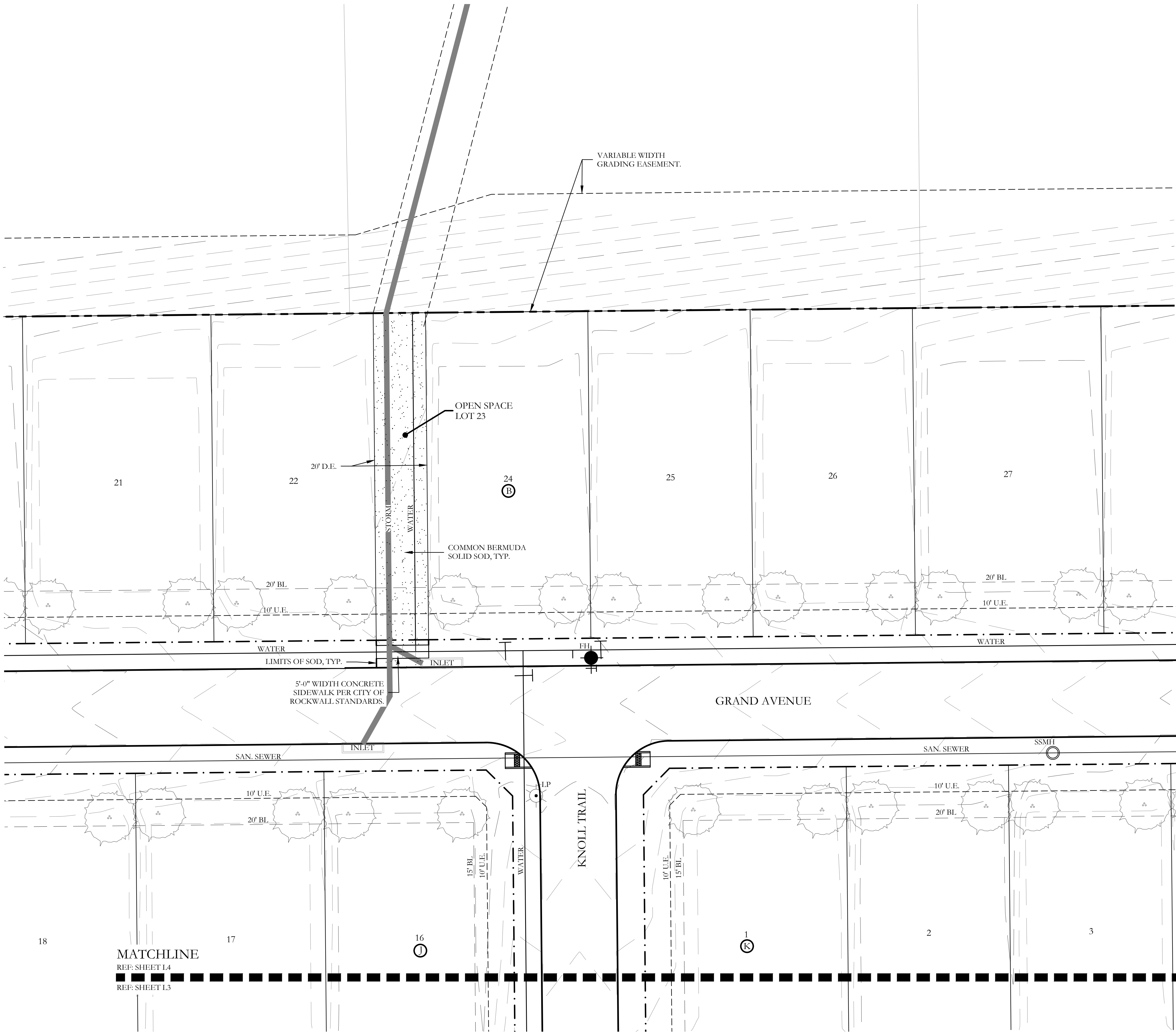


SCALE:
1" = 20'
One Inch
JVC No MJP2215



March 05, 2024

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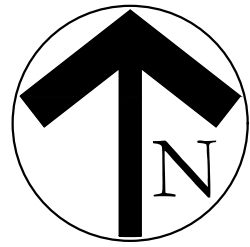
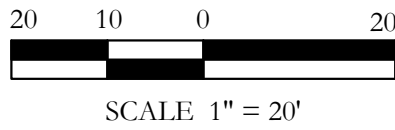


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		2 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. 4 SHADE TREES REQUIRED FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

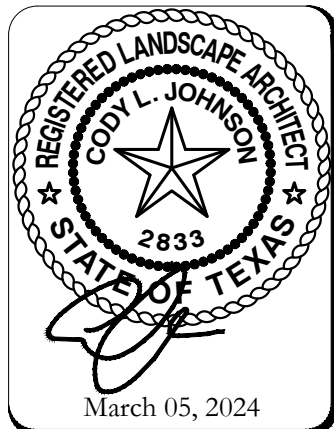
GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS OR OKLAHOMA RIVER ROCK.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

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



SCALE:
1" = 20'
One Inch
JVC No MJP2215



TERRACES BOULEVARD

A. 10' LANDSCAPE BUFFER PROVIDED

B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.
222 LF OF FRONTAGE / 50 LF = 5 - 4" CAL. TREES REQUIRED.

1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.
222 LF OF FRONTAGE / 50 LF = 5 - ACCENT TREES REQUIRED.

PROVIDED: 5 - 4" CALIPER CANOPY TREES
6 - ACCENT TREES

KNOLL TRAIL

A. 10' LANDSCAPE BUFFER PROVIDED

B. 1-4" CAL. CANOPY TREE / 50 LF OF LINEAR FRONTAGE.
115 LF OF FRONTAGE / 50 LF = 3 - 4" CAL. TREES REQUIRED.

1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE.
115 LF OF FRONTAGE / 50 LF = 3 - ACCENT TREES REQUIRED.

PROVIDED: 3 - 4" CALIPER CANOPY TREES
4 - ACCENT TREES

PLANT LIST - TREES						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	5	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	3	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	3	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERBIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	4	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	26,907	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,305	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

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 PLANTED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL PLANT BEDS SHALL BE PROTECTED SOIL LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, TILED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS

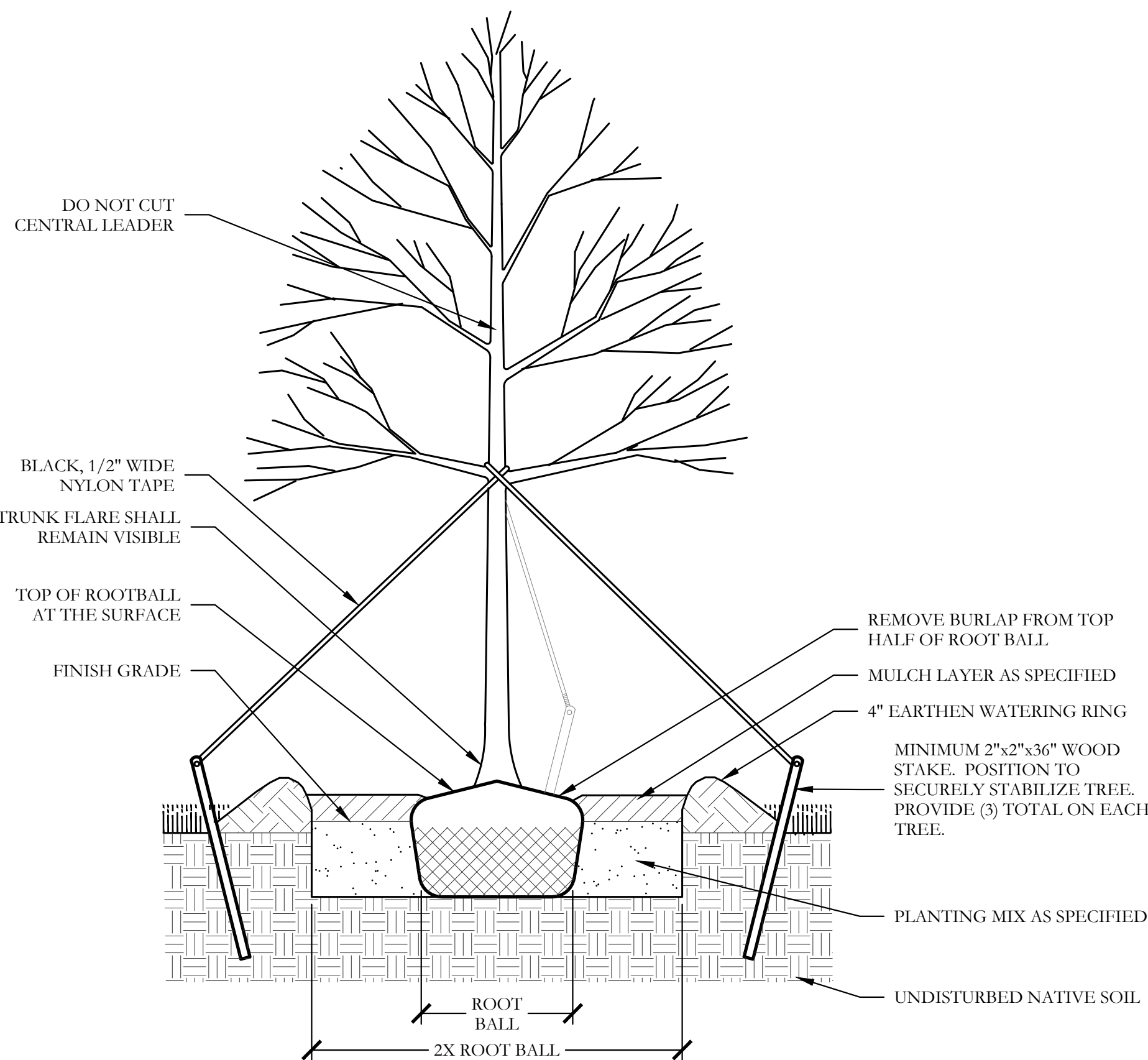
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

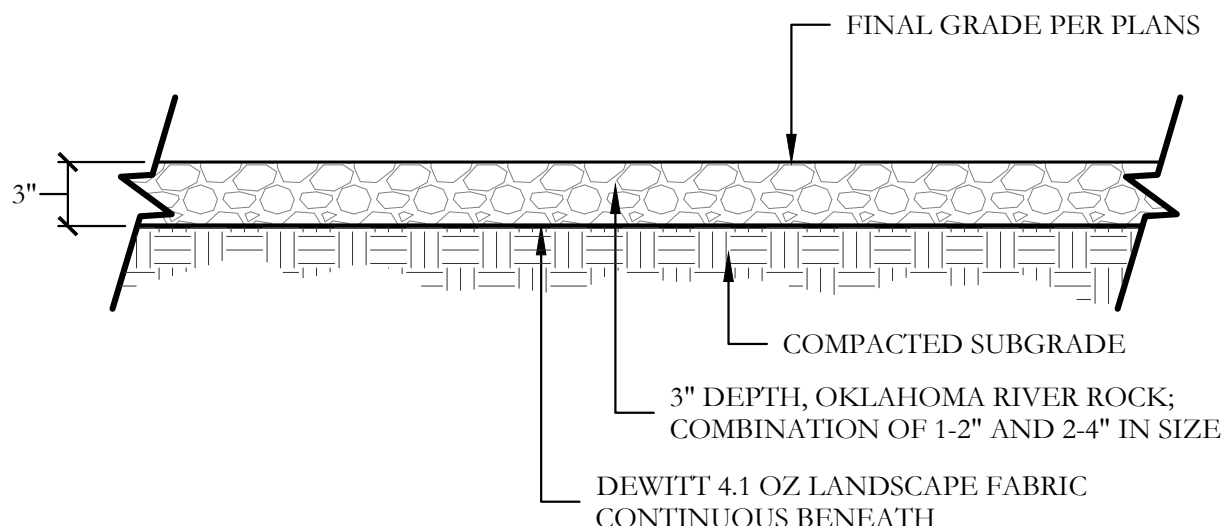
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUNCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDDED.
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. "VEHICLE AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



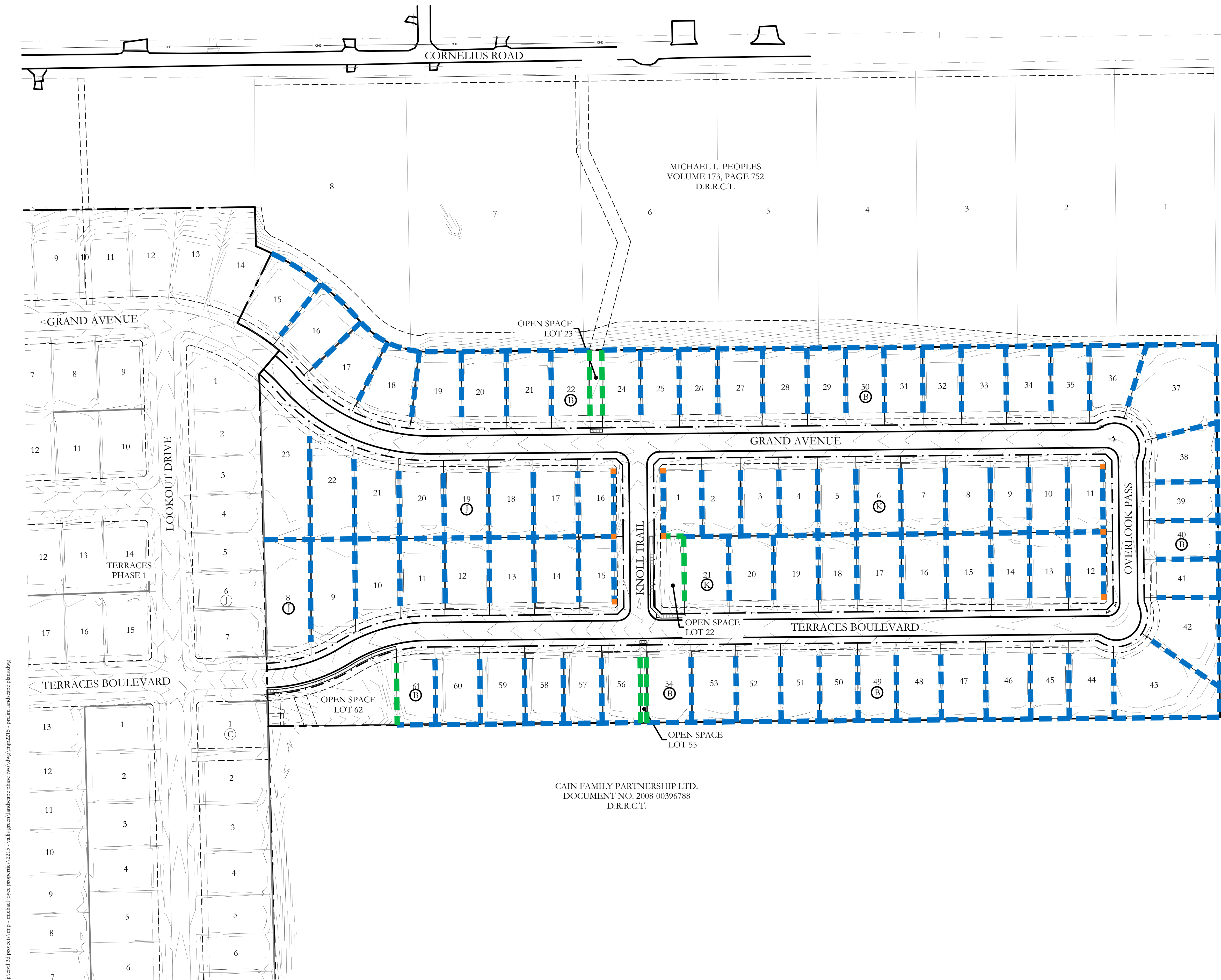
2 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"

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

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

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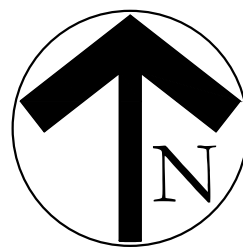
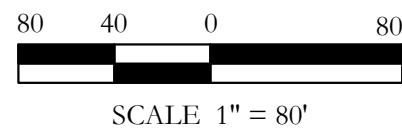
HARDSCAPE LEGEND	
	6'-0" HT. WOOD FENCE BY BUILDER. REFER TO DETAIL 1/F2.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAIL 2/F2.
	7'-0" HT. STONE COLUMN BY BUILDER. REFER TO DETAIL 1/F2.

DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.

CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
D.R.R.C.T.

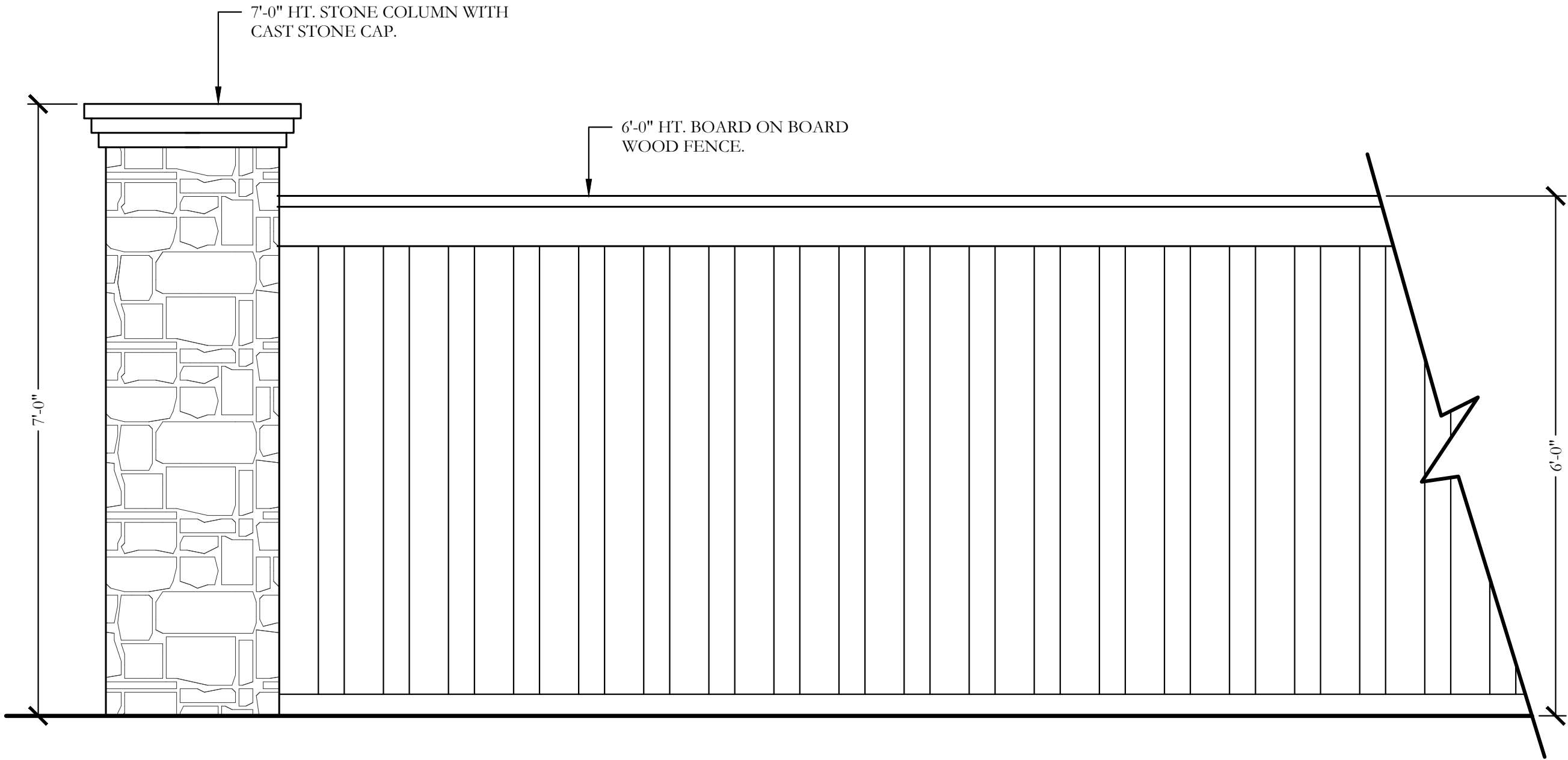
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Planning & Zoning Commission, Chairman Director of Planning and Zoning



SCALE:
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One Inch
JVC No MJP2215

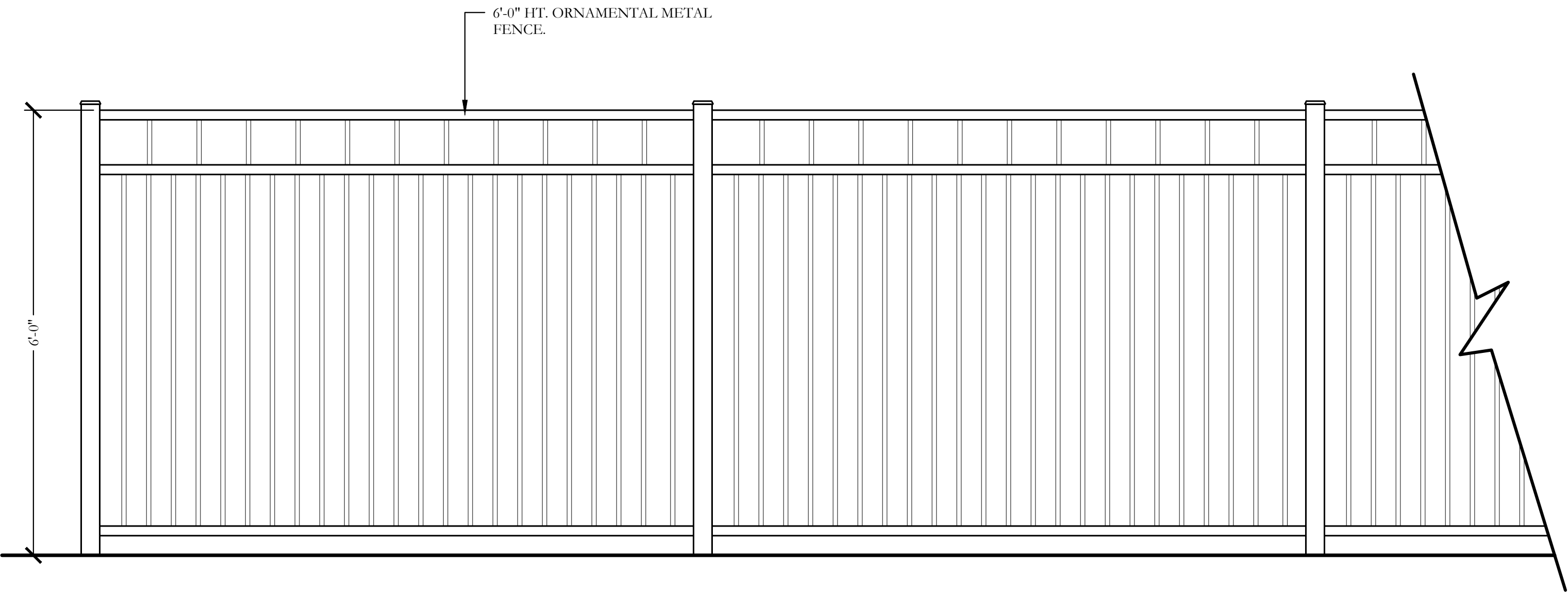
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1

TYPICAL WOOD FENCE AND COLUMN BY BUILDER
ELEVATION

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



2

TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

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

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