AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 28, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of Minutes for the *December 14, 2021* Planning and Zoning Commission meeting.

(3) P2021-065 (HENRY LEE)
Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a *Replat* for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

(4) P2021-066 (ANGELICA GAMEZ)
Discuss and consider a request by Corwin Finch of Corwin Engineering, Inc. on behalf of Christy & Willard Hester for the approval of a *Replat* for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 12, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

(V) ACTION ITEMS

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

(5) SP2021-033 (HENRY LEE)
Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.

(6) MIS2021-016 (RYAN MILLER)
Discuss and consider a request by Trace Johannesen for the approval of an *Exception* to allow a *Fence in the Front Yard* on a 0.1909-acre parcel of land identified as Lot 5, Block J, Stone Creek, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, addressed as 213 Crestbrook Drive, and take any action necessary.

(7) MIS2021-017 (HENRY LEE)
Discuss and consider a request by Karen Roggenkamp for the approval of an *Exception* to allow a *Fence in the Front Yard* on a 0.189-acre parcel of land identified as a portion of Lots 3, 4, 5, 6 & 11 and all of Lots 12, 13, 14, 15 & 16, Block B, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 309 Star Street, and take any action necessary.

(8) MIS2021-018 (HENRY LEE)
Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a *Variance* to the *Material Requirements of the General Overlay District Standards* for *a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

(VI) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is January 11, 2022.

(9) Z2021-050 (RYAN MILLER)
Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of amending the *Conditional Land Use Standards* for the *Bed and Breakfast* land use, and take any action necessary.

(10) Z2021-051 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Henok Fekadu for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.189-acre parcel of land identified as Lot 4, Block B, Chandlers Landing, Phase 19 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 5108 Yacht Club Drive, and take any action necessary.

(11) Z2021-052 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a *Specific Use Permit (SUP)* to allow *Chickens* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

(12) Z2021-053 (ANGELICA GAMEZ)
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.23-acre tract of land identified as a portion of Block 9 of the F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Austin Street, and take any action necessary.

(13) Z2021-054 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a *Specific Use Permit (SUP)* for a *Congregate Care Facility* that *Exceeds 36-Feet in Height the Scenic Overlay (SOV) District* on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any action necessary.

(14) Z2021-055 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of Marlyn Roberts for the approval of a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, generally located east of the intersection of S. Goliad Street [*SH-205*] and Ralph Hall Parkway, and take any action necessary.

(15) Z2021-056 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an *Zoning Amendment* to Planned Development District 85 (PD-85) [*Ordinance No. 18-32*] for a 47.694-acre tract of land identified as Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

(16) Z2021-057 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

(17) P2021-063 (HENRY LEE)

Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Robert John Crowell for the approval of a *Final Plat* for the Landon Subdivision being a 126.903-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

(18) P2021-064 (HENRY LEE)

Discuss and consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates PS LPT Properties Investors for the approval of a *Preliminary Plat* for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4000 N. Goliad Street [*SH-205*], and take any action necessary.

(19) P2021-067 (HENRY LEE)

Discuss and consider a request by Ryan King, PE of Engineering Concepts and Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a *Preliminary Plat* for the Saddle Star Estates North Subdivision consisting of 92 single-family residential lots on a 42.667-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of FM-552 and John King Boulevard, and take any action necessary.

(20) SP2021-035 (HENRY LEE)

Discuss and consider a request by Priya Acharya of Wier & Associates, Inc. on behalf of Ross Wood of Frost Bank for the approval of a *Site Plan* for a *Financial Institution with Drive-Through* (*i.e. Frost Bank*) on a 1.198-acre parcel of land identified as Lot 2, Block A, Allen Anderson Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Horizon Road and Rockwall Parkway, and take any action necessary.

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

- P2021-058: Final Plat for Lots 1-4, Block A, Kinsey Addition (APPROVED)
- P2021-060: Final Plat for Phase 3 of the Saddle Star South Subdivision (APPROVED)
- Z2021-048: PD Development Plan for a General Retail Development/Shopping Center (APPROVED; 1ST READING)
- Z2021-049: SUP for an Existing New Motor Vehicle Dealership (APPROVED; 1ST READING)

(VII) ADJOURNMENT

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

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

I, Angelica Gamez, 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 *December 23, 2021* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***DECEMBER 14, 2021* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES ABOUT PUBLIC PARTICIPATION = RED

I. CALL TO ORDER

Chairman Chodun called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedric Thomas, Jerry Welch, Mark Moeller, and Jean Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Andrew Reyna and Henry Lee, Planning Coordinator Angelica Gamez, City Engineer Amy Williams, and Civil Engineer Sarah Johnston. Absent from the meeting was Assistant City Engineer Jeremy White.

II. APPOINTMENTS

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

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

III. OPEN FORUM

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

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.

IV. CONSENT AGENDA

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

2. Approval of Minutes for the *November 30, 2021* Planning and Zoning Commission meetings.

3. **P2021-060** (HENRY LEE)
Consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

4. **SP2021-034** (HENRY LEE)
Consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a *Site Plan* for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

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

V. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a 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.

5. **P2021-058** (ANDREW REYNA)
Hold a public hearing to discuss and consider a request by Tari Kinsey for the approval of a *Final Plat* for Lots 1-4, Block A, Kinsey Addition being a 0.76-acre tract of land identified as a portion of Blocks 9 & 10, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802, 806, & 808 Kernodle Street, and take any action necessary.

Planner Andrew Reyna provided a brief summary in regards to the request. He explained that it's required by State law to hold a public hearing on any Final Plat that would be adding additional lots to an existing subdivision. The applicant does meet all the technical requirements and staff mailed out 39 notices to property owners and occupants within 200-feet of the subject property. Staff has not received any notices back in regards to the request. Mr. Reyna advised that the applicant and staff were present and available for questions.

Chairman Chodun asked the applicant to come forward.

Tari Kinsey
2 Manor Court
Heath, TX 75032

Mrs. Kinsey came forward and provided additional details in regards to her request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Vice-Chairman Welch made a motion to approve P2021-058 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

Chairman Chodun advised this item will go before the City Council on December 20, 2021.

6. **Z2021-048** **(RYAN MILLER)**
Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *PD Development Plan* for a *General Retail Development/Shopping Center* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary and history in regards to the request. The applicant's request is for a PD Development Plan to delineate the screening of pedestrian access for the subject property. Specifically, PD-70 had this requirement that stated that a PD Development Plan had to be submitted and it required this to ensure that the retail areas were designed to be pedestrian oriented and easily accessible from the residential neighborhoods. Additionally, the retail area was required to be designed and constructed to be integrated with the adjacent uses. It didn't want them separated by screening walls or other physical barriers. This should be accomplished by creating pass from adjacent development into the retail area and through the use of landscape buffers, building design, and other urban design elements to create a compatibility with the surrounding residential neighborhood. The Commission is being tasked with is ensuring that the applicant's screening and access plan meets this intent of the Planned Development District. The applicant has created three (3) pedestrian access points: 1) a proposed walk way connection to the intersection of York Drive and Haynesworth Drive, 2) proposed sidewalk connection north of retail building "B", and 3) proposed sidewalk that will run parallel to the southern property line of the subject property and connect into E. Quail Run Road. Staff should point out that all connections are within HOA property and the applicant will have to work with the HOA to establish these connections. The applicant is providing three-tiered screening with a berm adjacent to all residential areas. The applicant is also providing a playground area being incorporated as an amenity into the development as well as several outside seating areas. The applicants will have to do a Traffic Impact Analysis for TX Dot at the time of civil engineering. Staff mailed out 65 notices to property owners and occupants within 500-feet of the subject property. All HOAs within 1,500-feet of the property were also notified. Staff has since received six (6) notices total in opposition of the request.

Commissioner Conway wanted further explanation in regards to the access points on Quail Run Road.
Commissioner Deckard asked if there was any update with the expansion of SH205.

Chairman Chodun asked the applicant to come forward.

Bowen Hendrix
Jordan Kluff
4403 N Central Expressway
Dallas, TX 75205

The applicants came forward and were prepared to answer questions.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and expressed his opposition to the request.

Commissioner Thomas asked if there's any correlation between any of the restaurants that have opened and the increase in crime in the area.
Commissioner Deckard asked if a singular access point would satisfy the PD requirement.

Steve Curtis
2130 FM 1141

Rockwall, TX 75087

Mr. Curtis came forward and expressed his opposition to the request.

Clifford Sevier
2906 Greenway Drive
Rockwall, TX 75087

Mr. Sevier came forward and asked that the Commission think about the people living in the subdivision and how it will affect them in the future.

Chairman Chodun asked if anyone else wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Mr. Hendrix came forward and addressed the concerns made by the public.

Commissioner Deckard asked if they had seen the plans for the future expansion of SH205.

Commissioner Womble made a motion to approve Z2021-048. Chairman Chodun seconded the motion with the comment that they'll point out to City Council the pedestrian access points in connection with the review. That motion then passed by a vote of 6-1 with Vice-Chairman Welch dissenting.

Chairman Chodun advised this item will go before City Council on December 20, 2021.

7. **Z2021-049** (HENRY LEE)
Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Specific Use Permit (SUP)* superseding *Ordinance No. 12-11* [*S-094*] and allowing the expansion of an existing *Motor Vehicle Dealership* (*i.e. Clay Cooley Hyundai*) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

Planner Henry Lee provided a brief summary and background in regards to the request. The applicant is requesting to amend the previously approved Specific Use Permit (SUP) to allow for the expansion of their existing motor vehicle dealership on their subject property. The applicant is making this request because the original SUP tied down the building elevations and the conceptual site plan and the applicant is now wanting to make some changes to those. They are requesting to expand their concrete vehicle display lot and add two (2) additional buildings for a minor auto repair garage and one for a car wash. They also want to increase the size of their existing building and change their building elevations. This request does generally conform to the UDC; however, while staff was reviewing their request, there were several areas of non-conformance with the subject property. Approval of this SUP is a discretionary decision for City Council pending a recommendation from the Planning and Zoning Commission. Staff sent out 17 notices to property owners and occupants within 500-feet of the subject property. Staff has not received any notices in regards to the applicant's request. Mr. Lee then listed the operational conditions provided in the Draft Ordinance.

After some discussion, Chairman Chodun asked the applicant to come forward.

Drew Donosky
1903 Central Drive
Bedford, TX 76021

The applicant came forward and was ready to answer questions in regards to the request.

Chairman Chodun asked if anyone wished to speak; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Deckard made a motion to approve item Z2021-049. Commissioner Conway seconded the motion which passed by a vote of 7-0.

Chairman Chodun advised this item will go before City Council on December 20, 2021.

VI. ACTION ITEMS

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

8. **SP2021-031** (HENRY LEE)
Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a site plan for the purpose of constructing a Dutch Bros Coffee on the subject property. The proposed site plan generally conforms to the requirements in the General Overlay District standards and the General Commercial District standards as stipulated by the UDC. However, they are requesting some exceptions and variances being building materials, architectural standards, and for the construction standards. Mr. Lee then provided the compensatory measures for the variances requested. He also reminded the Commission that the ARB had recommended denial of this request but this is a discretionary decision for the Planning and Zoning Commission. Staff should note that this will require a super majority vote with a minimum of 4 in the affirmative for each of these variances.

Commissioner Deckard asked what the applicant proposed to finish out the back side of the building.

Chairman Chodun asked the applicant to come forward.

Craig Penson
5750 Genesis Court
Frisco, TX 75034

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

Commissioner Womble asked if they could split up the vote by variance requests.

Commissioner Deckard made a motion to approve the site plan for SP2021-031. Commissioner Womble seconded the motion which passed by a vote of 6-1 with Vice-Chairman Welch dissenting.

Commissioner Womble made a motion to deny the variance request for less than 20% stone for SP2021-031. Commissioner Moeller seconded the motion to deny which passed by a vote of 7-0.

Commissioner Womble made a motion to deny the variance to allow less than 90% masonry materials for SP2021-031. Commissioner Thomas seconded the motion to deny which passed by a vote of 7-0.

Commissioner Womble made a motion to approve the variance request for the no pitched roof on SP2021-031. Commissioner Deckard seconded the motion which passed by a vote of 6-1 with Chairman Chodun dissenting.

Commissioner Womble made a motion approve the variance request for painting the interior of the parapet wall on SP2021-031. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

9. **SP2021-032** **(ANDREW REYNA)**
Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Timothy Payne of BT Management 11, LLC for the approval of a *Site Plan* for a *Medical Office Building* on a 0.47-acre parcel of land identified as Lot 2, Block 1, Elsey Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [*SH-205*], and take any action necessary.

Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting the construction of a two-story medical office building. The first floor will be medical office uses and the second story will be general office uses. Staff has identified four (4) variances associated with this site plan. Additionally, the applicant is short one parking space for the proposed subject property. Staff would also like to note that the screening does adequately screen the properties. The main concern is with the property to the north and any potential headlights that would be focused into that property. The property to the North is set for a Residential Office use in the future. Mr. Reyna advised that this would be discretionary decision for the Planning and Zoning Committee and would require a ¾ majority vote for approval.

Chairman Chodun asked the applicant to come forward.

Jeff Carroll
750 E. Interstate 30, Suite 110
Rockwall, TX 75087

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

Commissioner Womble wanted further explanation in regards to the requirements on the three tiered screening.

After brief discussion, Commissioner Womble made a motion to approve SP2021-032. Commissioner Conway seconded the motion which passed by a vote of 7-0.

10. **SP2021-033** **(HENRY LEE)**
Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.

Planner Henry Lee advised the Commission that due to HB3167 the applicant has requested a 30-day extension to the December 28th P&Z meeting.

VII. 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.

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

- P2021-051: Preliminary Plat for the Winding Creek Subdivision *[APPROVED]*
- P2021-052: Master Plat for the Winding Creek Subdivision *[APPROVED]*
- P2021-057: Final Plat for Lots 1 & 2, Block A, Fite Office Addition *[APPROVED]*
- P2021-059: Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition *[APPROVED]*
- P2021-061: Replat for Lots 5-8, Block B, Fit Sport Life Addition *[APPROVED]*
- P2021-062: Replat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition *[APPROVED]*
- Z2021-043: SUP for *Residential Infill in an Established Subdivision* at 601 Kernodle Street *[APPROVED; 2ND READING]*
- Z2021-044: SUP for *Residential Infill in an Established Subdivision* at 478 Renee Drive *[APPROVED; 2ND READING]*
- Z2021-045: SUP for *Residential Infill in an Established Subdivision* at 418 Columbia Drive *[APPROVED; 2ND READING]*
- Z2021-046: SUP for two (2) *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed* at 1700 SH-66 *[APPROVED; 2ND READING]*
- Z2021-047: SUP for an *Animal Shelter or Loafing Shed* at 555 Cornelius Road *[APPROVED; 2ND READING]*

Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:34 P.M.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this ____ day of _____ _____, 2021.

_____
Eric Chodun, Chairman

Attest:

_____
Angelica Gamez, Planning and Zoning Coordinator

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:	December 28, 2021
APPLICANT:	Terri Bedford; *A. J. Bedford Group*
CASE NUMBER:	P2021-065; *Replat for Lot 7, Block A, Sharp Addition*

SUMMARY

Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a *Replat* for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

PLAT INFORMATION

☑ The purpose of the applicant's request is to *Replat* a 3.212-acre parcel of land (*i.e. Lot 6, Block A, Sharp Addition*) into one (1) lot (*i.e. Lot 7, Block A, Sharp Addition*) for the purpose of adding and abandoning easements. Currently, the subject property has a 15,000 SF *Rental Store with Outside Storage* situated on it. The subject property is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

☑ The subject property was annexed [*i.e. Case No. A1997-001*] -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On March 1, 1999, the City Council approved a zoning change [*i.e. Case No. PZ1998-087-01*] from an Agricultural (AG) District to Planning Development District 46 (PD-46) [*Ordinance No. 99-05*]. This zoning change assigned an underlying zoning of Commercial (C) District for the area, establishing a legally non-conforming land use for all properties within this Planned Development District (PD-46). On November 4, 2014, staff approved an administrative site plan [*i.e. Case No. SP2014-028*] for a *Rental Store with Outside Storage* (*i.e. Sunbelt Rentals*) on the subject property.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for *Lot 7, Block A, Sharp Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

(2) Any construction resulting from the approval of this *Replat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	P2021-065	CASE MANAGER:	Henry Lee
PROJECT NAME:	Lot 7, Block A, Sharp Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2582 STATE HIGHWAY 276, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276.

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 (P2021-065) in the lower right-hand corner of all pages on future submittals.

M.4 Label the Fire lane as “Fire Lane, Public Access, and Utility Easement.”

M.5 Correct Title Block as follows:

Final Plat
Sharp Addition
Lot 7, Block A
3.212 Acres or 139,914.72 S.F.
Being a replat of Lot 6, Block A, Sharp Addition
Recorded in Cabinet I, Slide 125
Situated in the J. A. Ramsey Survey Abstract No. 186
City of Rockwall, Rockwall County, Texas

M.6 Provide property information (i.e. ownership) on Lots 1, 3, and 5, Block A, Sharp Addition.

M.7 Add the Storm Drainage Improvement Statement as a note on sheet 2. The statement can be found in the development packet.

M.8 No notary is required for the surveyor as they have a seal.

I.9 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.10 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 approval.

I.11 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

I.12 This City Council meeting date for this case will be January 3, 2022.

I.13 Please note that once the Replat 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	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: -See markups on plans
-Add note: Property owner shall be responsible for all maintenance, repairs, and replacement of drainage and detention easements on site.
-You can't abandon all of the fire lane and access easement. See markup
-Add "Detention" to the "Variable width drainage easement"

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Denied

12/20/2021: Additional information is needed on fire apparatus access to the existing structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	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. P2021-065

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2582 HWY276 RD ROCKWALL, TX				
SUBDIVISION	SHARP ADDITION	LOT	6	BLOCK	A
GENERAL LOCATION	NORTH OF SH 276 AND SOUTH OF SPRINGER ROAD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 46	CURRENT USE	STORAGE WAREHOUSE		
PROPOSED ZONING	PD 46	PROPOSED USE	STORAGE WAREHOUSE		
ACREAGE	3.212	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	Agree Limited Partnership	☐ APPLICANT	A.J. BEDFORD GROUP, INC.
CONTACT PERSON	Ray LaVigne	CONTACT PERSON	TERRI BEDFORD
ADDRESS	70 East Long Lake Rd	ADDRESS	301 N. ALAMO ROAD
CITY, STATE & ZIP	Bloomfield Hills, MI 48304	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	248 480 0257	PHONE	972-722-0225 X100
E-MAIL	RLAVIGNE@AGREEREALTY.com	E-MAIL	terri@ajbedfordgroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danielle Spehar [*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 $ 365.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* December, 2021. *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."*

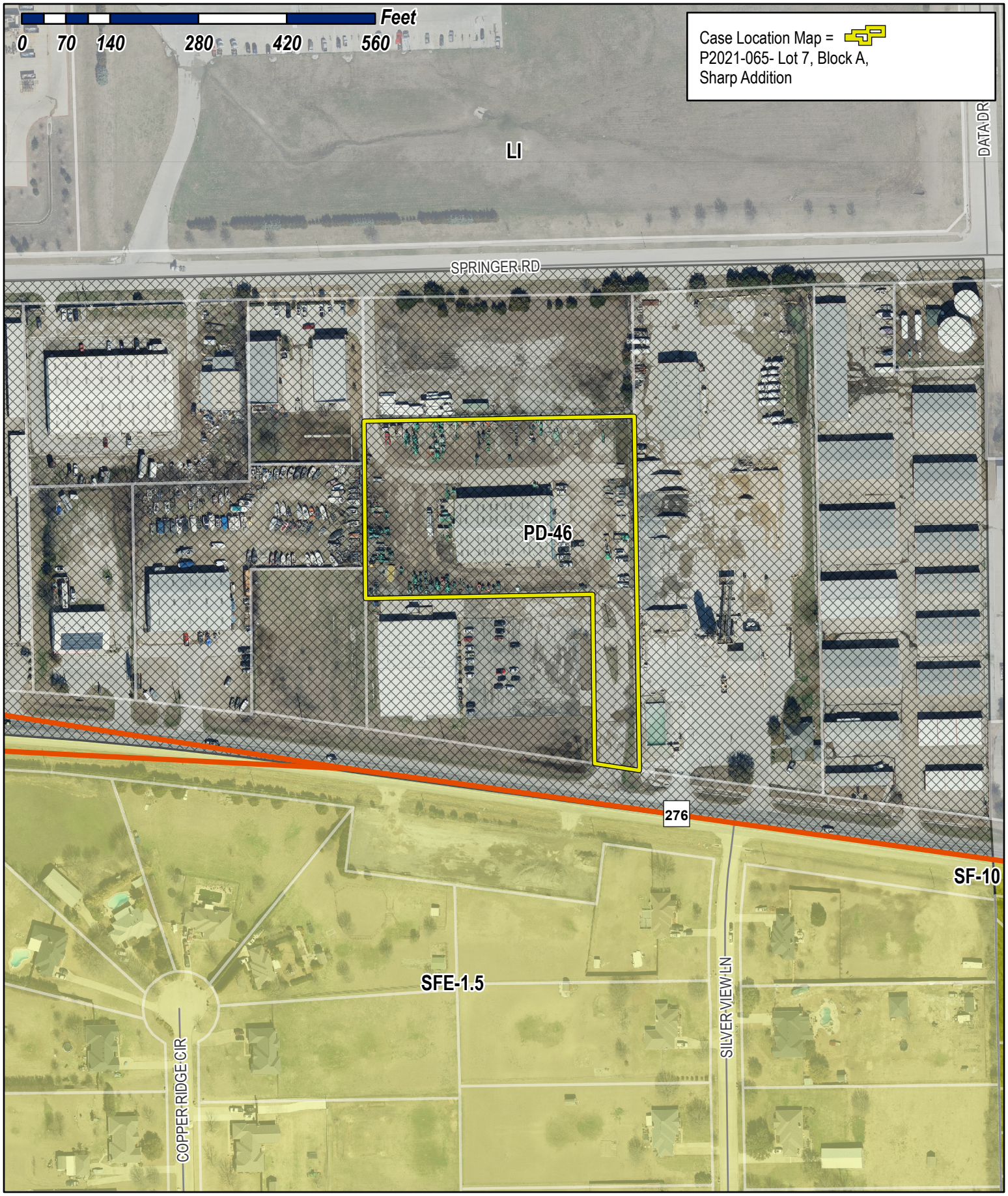
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* December, 2021.

OWNER'S SIGNATURE Danielle Spehar Authorized Representative

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Michigan Susan M. Moore

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland

MY COMMISSION EXPIRES Oct. 7, 2022



City of Rockwall

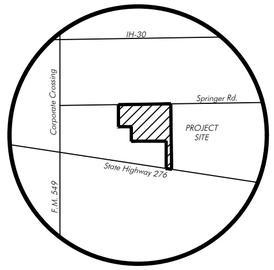
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

N

0' 30' 60' 120'

SCALE: 1" = 60'



LOCATION MAP

SPRINGER ROAD
(80' Right-of-Way)

40'
40'

1/2" IRF

15' UTILITY EASEMENT
CABINET I, SLIDE 125

24' FIRE LANE & PUBLIC ACCESS ESMT.
CABINET I, SLIDE 125

24' Fire Lane and Public Access Easement
CABINET I, SLIDE 125

30' PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT
CABINET I, SLIDE 125

SHARP ADDITION
LOT 5, BLOCK A
CABINET I, SLIDE 125

NBN Commercial Group LLC
Volume 5646, Page 100

DETENTION AREA & DRAINAGE EASEMENT
CABINET I, SLIDE 125

Existing 30' Utility & Drainage Easement
Doc#2012-00460818
Volume 6662, Page 125

15' 15'

428.36'

N 88°57'48" E

X-Cut in Conc. Set

N:7019590.539
E:2608980.730

SHARP ADDITION
LOT 4, BLOCK A
CABINET I, SLIDE 125

5/8" IRS

281.01'

CABINET I, SLIDE 125
24' Fire Lane & Public Access Easement
ABANDONED BY PLAT
(Hatched Area)

VARIABLE WIDTH DRAINAGE EASEMENT

15' WATER EASEMENT
CABINET I, SLIDE 125

24' FIRE LANE & ACCESS EASEMENT

LOT 1, BLOCK A
YETTS ADDITION
Cabinet H, Slide 254

LOT 6, BLOCK A
SHARP ADDITION
CABINET I, SLIDE 125

LOT 7, BLOCK A
3.212 Acres
139,905 Sq. Ft.

166.00'

N 00°30'52" W

47.94'

S 00°50'46" E

Latimore Materials Company, L.P.
Volume 1986, Page 20

360.10'

S 88°57'48" W

268.16'

X-Cut in Conc. Set

VARIABLE WIDTH DRAINAGE EASEMENT

57' Wide Mutual Access Easement
CABINET H, PAGE 361

LOT 3, BLOCK A
SHARP ADDITION
CABINET H, SLIDE 361

LOT 1, BLOCK A
SHARP ADDITION
CABINET H, SLIDE 361

N 00°37'36" W

561.24'

N:7019123.69
E:2608808.63

Conc. Mon. Found

25' Set Back - Cabinet H, Page 361

POINT OF BEGINNING

X-Cut in Conc. Fnd.

N:7019042.52
E:2609424.09

N 81°21'23" W
71.90'

STATE HIGHWAY NO. 276
(130' Right-of-Way)

65'
130'
65'

5' ROW DED. PER RECORDED PLAT

LOT 11, BLK B

STERLING FARMS ADDITION
Cabinet C, Page 395

LOT 10, BLK B

CONC. MON.

LOT 1, BLK B

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	89°47'45"	25.00'	39.18'	N 45°44'39" W	35.29'
C16	89°59'41"	5.00'	7.85'	N 45°50'46" W	7.07'
C17	90°11'33"	25.00'	39.35'	N 46°27'26" W	35.41'
C18	90°59'46"	76.00'	120.70'	S 46°00'45" E	108.41'
C19	90°03'21"	49.00'	77.02'	S 46°16'47" E	69.33'
C20	90°13'38"	49.00'	77.16'	S 43°51'43" W	69.43'
C21	91°01'30"	49.00'	77.85'	N 45°30'43" W	69.91'
C22	66°01'47"	25.00'	28.81'	N 33°00'51" W	27.24'
C23	65°30'52"	100.00'	114.34'	N 33°16'19" W	108.22'
C24	88°41'31"	25.00'	38.70'	S 44°20'48" W	34.95'
C25	90°03'21"	25.00'	39.29'	N 46°16'47" W	35.37'
C26	90°13'38"	25.00'	39.37'	N 43°51'43" E	35.43'
C27	91°01'30"	25.00'	39.72'	S 45°30'43" E	35.67'

LINE	BEARING	DISTANCE
L30	N 88°57'48" E	134.98'
L31	S 00°50'46" E	561.24'
L32	N 81°21'23" W	10.14'
L33	N 00°50'46" W	431.37'
L34	S 89°29'48" W	28.98'
L35	N 00°50'46" W	19.37'
L36	S 89°09'24" W	40.46'
L37	N 01°11'15" W	53.44'
L38	N 88°57'48" E	23.72'
L39	N 88°41'33" E	198.09'
L40	S 01°15'06" E	90.96'
L41	S 88°58'32" W	180.55'
L42	N 00°00'02" E	100.37'
L43	S 88°41'33" W	178.58'
L44	N 01°15'06" W	90.96'
L45	N 88°58'32" E	180.55'
L46	S 00°00'02" W	90.09'
L47	N 00°30'52" W	4.85'
L48	S 00°30'52" E	5.07'

Notes:
Basis of Bearings: Bearings are based on the Replat of Sharp Addition recorded in Cabinet I, Slide 125, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRCT	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS AND ABANDON EASEMENT.

CASE NO. P_____

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet: 1 Of: 2

AJ BEDFORD GROUP, INC.
Registered Professional Land Surveyors

N:\ALL FILES\SHARP\PLATTING\2021 REPLAT\SHARP ADDITION REPLAT LOT 7.dwg, Plat Sh-1, 11/12/2021 9:02:41 AM

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS AGREE LIMITED PARTNERSHIP is the owner of a **3.212** acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 6, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet I, Slide 125, Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, **NORTH 81°21'23" WEST** a distance of **71.90** feet to a 5/8 inch iron rod found for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, **NORTH 00°37'36" WEST** a distance of **268.16** feet to a x-cut in concrete found for corner;

THENCE along the north line of said Lot 1, **SOUTH 88°57'48" WEST** a distance of **360.10** feet to a 5/8 inch iron rod found in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, **NORTH 00°30'52" WEST** a passing distance of *47.94* feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT) and continuing along the common line of said Lot 6 and said east line of said Lot 1, Block A of Yetts Addition, NORTH 00°30'52" WEST a passing distance of distance of *166.00* feet to a 5/8 inch iron rod found for the southeast corner of Lot 4, Block A of said Sharp Addition and in all a total distance of **281.01** feet to the northwest corner of said Lot 6 and being the southwest corner of Lot 5 of said Sharp Addition;

THENCE along the common line of said Lot 6 and said Lot 5, **NORTH 88°57'48" EAST** a distance of **428.36** feet to a 5/8 inch iron rod found for the northeast corner of said Lot 6 and being located in the west line of a tract of land to Lattimore Materials Company, L.P. tract per Deed recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas.

THENCE continuing along the east line of said Lattimore Materials Company, L.P. tract and said Lot 6, **SOUTH 00°50'46" EAST** a distance of **561.24** feet to the **POINT OF BEGINNING;**

CONTAINING within these metes and bounds **3.212** acres or 139,905 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

_____
Frank R. Owens
Registered Professional Land Surveyor No. 5387

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared FRANK R. OWENS known to me to be the person(s) 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 _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the SHARP ADDITION, LOT 7 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOT 7, BLOCK A have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

AGREE LIMITED PARTNERSHIP, LP - OWNER

_____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) 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 _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

_____
Signature of Party With Mortgage or Lien Interest

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission 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 _____ day of _____, 2021.

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 _____ day of _____, 2021.

_____ _____
Mayor, City of Rockwall City Secretary

_____
City Engineer

NOTE: 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.

CASE NO. P_____

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale:	1" = 60'
Date:	November 11, 2021
Technician:	Bedford
Drawn By:	Bedford

Checked By:	F.R. Owens
P.C.:	D. Cryer
File:	SHARP ADDITION REPLAT LOT 7
Job. No.	533-001-LOT 7
	TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet: 2 Of: 2

AJ BEDFORD GROUP, INC.
Registered Professional Land Surveyors

N:\ALL FILES\SHARP\PLATTING\2021 REPLAT\SHARP ADDITION REPLAT LOT 7.dwg, Plat Sh-2, 11/12/2021 9:03:03 AM

Polyline Report Fri Dec 3 11:48:32 2021

Northing	Easting	Bearing	Distance
6986928.627	2695685.075		
		S 00°50'46" E	561.243
6986367.445	2695693.363		
		N 81°21'23" W	71.900
6986378.251	2695622.280		
		N 00°37'36" W	268.157
6986646.391	2695619.348		
		S 88°57'48" W	360.100
6986639.877	2695259.307		
		N 00°30'52" W	281.012
6986920.877	2695256.784		
		N 88°57'48" E	428.362
6986928.627	2695685.075		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 4232201813848.7 Total Distance> 1970.773
Polyline Area: 139905 sq ft, 3.2118 acres

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:	December 28, 2021
APPLICANT:	Chase Finch, *Corwin Engineering*
SUBJECT:	P2021-066; *Replat for Lot 13, Block C, Ridgecrest Addition*

SUMMARY

Discuss and consider a request by Corwin Finch of Corwin Engineering, Inc. on behalf of Christy & Willard Hester for the approval of a Replat for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 12, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting approval of a *Replat* for a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition for the purpose of revising the rear lot line of Lot 12, Block C, Ridgecrest Addition.

☑ On June 6, 2016, the City Council approved Planned Development District 81 (PD-81), which allowed a 45-lot residential subdivision -- *adhering to the Single Family 10 (SF-10) District land uses and development standards* -- on the subject property. On June 20, 2016, the City Council concurrently approved a *Preliminary Plat* and *Master Plat/Open Space Plan* [*i.e. Case No.'s P2016-028 & P2016-029*] for the subject property. Following this approval, on October 21, 2016, the City Council approved a *Final Plat* [*i.e. Case No. P2016-045*] for the subdivision. This established the subject property as Lot 1, Block C, Ridgecrest Addition. On December 30, 2019, the Planning and Zoning Commission approved a variance [*i.e. Case No. MIS2019-017*] for a wood fence on the subject property. On January 21, 2020, the City Council approved a replat [*i.e. Case No. P2020-001*] of Lot 1, Block C, Ridgecrest Addition and establishing Lot 12, Block C, Ridgecrest Addition.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for *Lot 13, Block C, Ridgecrest Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

(2) Any construction resulting from the approval of this ***Replat*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	P2021-066	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lot 13, Block C, Ridgecrest	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	405 FOX HOLLOW DR, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Corwin Finch of Corwin Engineering, Inc. on behalf of Christy & Willard Hester for the approval of a Replat for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	12/21/2021	Approved w/ Comments

12/21/2021: P2021-066: Replat of Lot 13, Block C, Ridgecrest Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of a Replat for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (P2021-066) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Final Plat
Lot 13, Block C, Ridgecrest Addition
Being a replat of Lot 12, Block C, Ridgecrest Addition
Containing a total of 0.503 acres
Situated within the Ridgecrest Addition
An Addition to the City of Rockwall, Rockwall County, Texas

M.5 Please correct the lot number from Lot 1, Block C to Lot 13, Block C on all areas of the plat.
M.6 Please label the centerline along Airport Road.
M.7 Please remove the “Storm Drainage Improvements Statement” (#6 in Owners Dedication) and add it to the “Notes” section on the plat.
M.8 Please correct Statement #5 under “Notes” to reflect the property owner is in charge of maintaining all drainage easements.
I.9 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
M.10 Please review and correct all items listed by the Engineering Department.
I.11 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 approval. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.
1.12 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

1.13 The projected City Council Meeting date for this case will be January 3, 2022.

1.14 Please note that once the Replat 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	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: - See markups

-Existing swale to be in the 15-ft easement that drains to the north per subdivision record drawings. Need to make sure it is established.

-Remove original easement Line. The easement line was never moved it was always 15-ft off of the subdivision plat boundary line. See markup

-#5 add "property owner" to maintain all drainage easements

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	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. P2021-066

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	405 Fox Hollow Dr.				
SUBDIVISION	Ridgecrest	LOT	1	BLOCK	C
GENERAL LOCATION	NEC of Fox Hollow Dr. and Airport Rd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-81		CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	0.503	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	Willard & Christy Hester	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Christy Hester	CONTACT PERSON	Chase Finch
ADDRESS	405 Fox Hollow	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Allen, Tx 75013
PHONE	972-279-6571	PHONE	972-396-1200
E-MAIL	christy@tedlyon.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Christy Hester [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 $ 320.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* December, 2021. *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."*

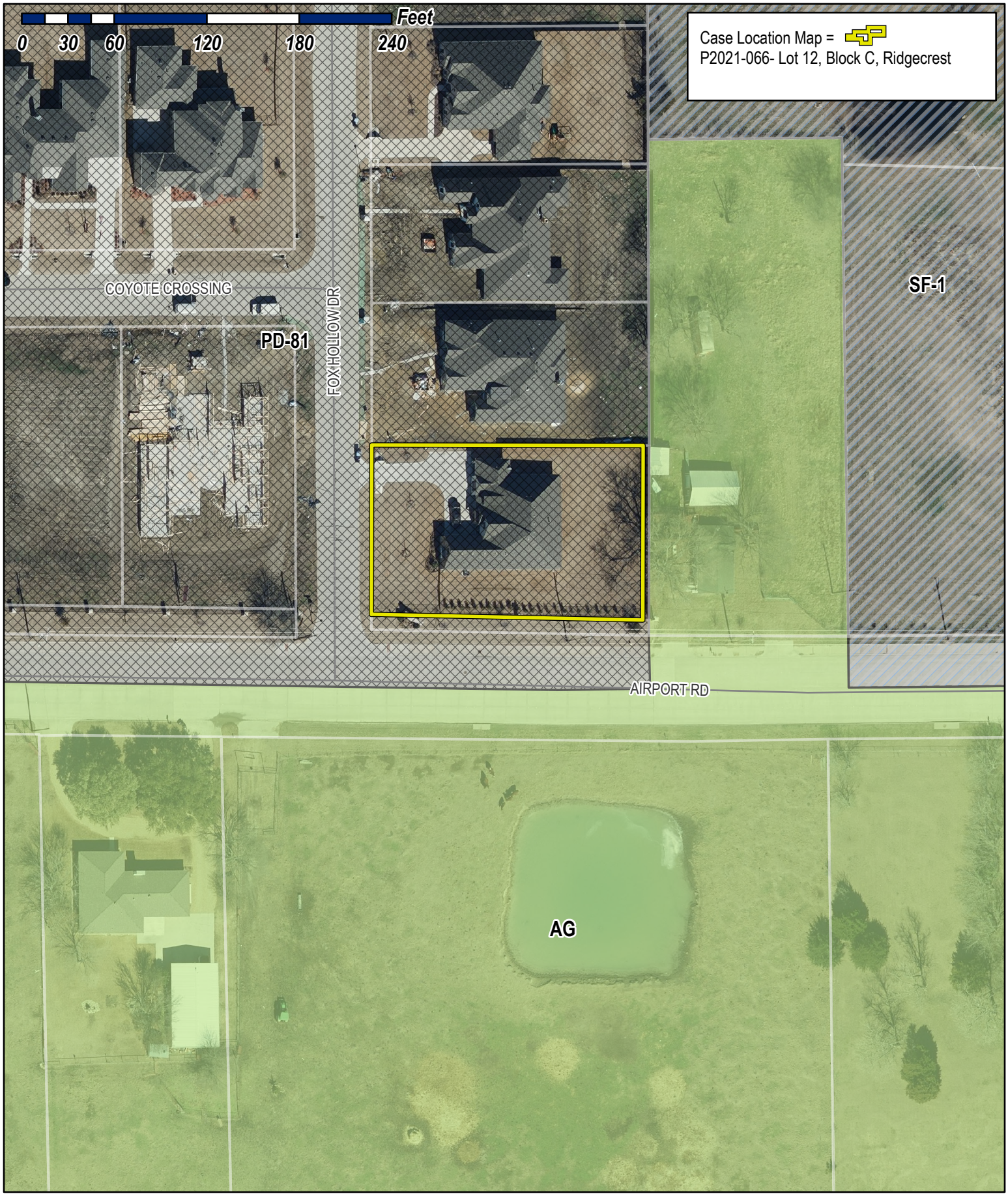
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th *DAY OF* December, 2021

OWNER'S SIGNATURE Christy Hester

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sarah Balderson

SARAH BALDERSON
Notary Public, State of Texas
Comm. Expires 10-28-2023
Notary ID 130422345

MY COMMISSION EXPIRES 10-28-2023



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the LOT 1 BLOCK C out of RIDGECREST, 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. We further certify that all other parties who have a mortgage or lien interest in LOT 1 BLOCK C out of RIDGECREST, subdivision have been notified and signed this plat.

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. 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. The detention drainage system is to be maintained, repaired and owned by the subdivision/HOA. The drainage easments shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

WILLARD HESTER

CHRISTY HESTER

RIDGECREST HOMEOWNES ASSOCIATION, INC.

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared WILLARD HESTER 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_____day of_____, 2022.

Notary Public in and for the State of Texas My Commission Expires:_____

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared CHRISTY HESTER 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_____day of_____, 2022.

Notary Public in and for the State of Texas My Commission Expires:_____

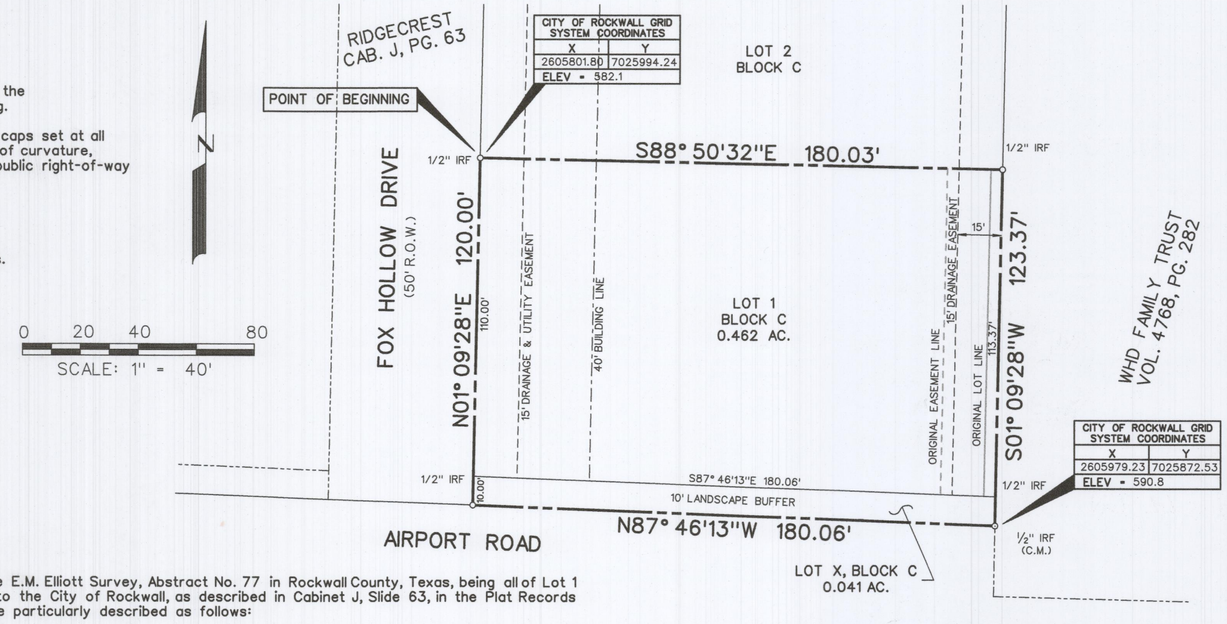
STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared CHRISTY HESTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2022.

Notary Public in and for the State of Texas My Commission Expires:_____

NOTE: 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.

NOTES

1. Bearing are referenced to Ridgecrest (Cab. J, Slide 63).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. No fences or structures allowed in any Drainage Easements.
5. H.O.A. to maintain all Drainage Easements.



LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 1 Block C, out Ridgecrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said Lot 1 being in the east line of Fox Hollow Drive (50' R.O.W.);

THENCE, South 88° 50'32" East, along the north line of said Lot 1, for a distance of 180.03 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 1;

THENCE, South 01° 09'28" West, along the east line of said Lot 1, for a distance of 123.37 feet, to a 1/2 inch iron rod found at the southeast corner of said Ridgecrest, being in the north line of Airport Road;

THENCE, North 87° 46'13" West, along the south line of said Ridgecrest and the north line of said Airport Road, for a distance of 180.06 feet, to a 1/2 inch iron rod found intersection of the east line of said Fox Hollow Drive and the north line of said Airport Road;

THENCE, North 01° 09'28" East, departing said north line and along the east line of said Fox Hollow Drive, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 0.503 acres of land.

Planning & Zoning Commission 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_____day of_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

Mayor, City of Rockwall City Secretary City Engineer

THE PURPOSE OF THIS REPLAT IS TO REVISE THE REAR LOT LINE OF LOT 1.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2022.

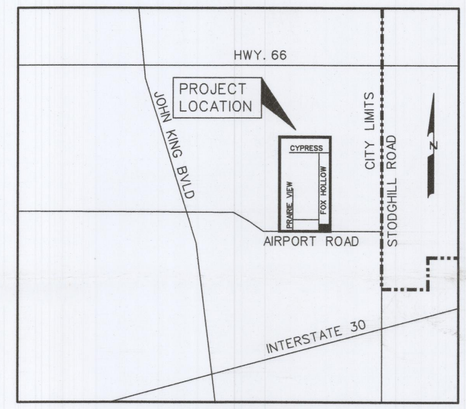
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of_____, 2022.

Notary Public in and for the State of Texas



LOCATION MAP
N.T.S.

FINAL PLAT
OF

LOT 1 BLOCK C

BEING 0.503 ACRES

BEING A REPLAT

LOT 1 BLOCK C
OF
RIDGECREST
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNERS
WILLARD & CHRISTY HESTER
405 FOX HOLLOW DRIVE
ROCKWALL, TEXAS 75087

RIDGECREST HOMEOWNERS ASSOCIATION, INC.
1024 S. GREENVILLE AVE., STE. 230
ALLEN, TEXAS 75002

JANUARY 2022 SCALE 1" = 40'

16021replat lot 1C-2.dgn 12/13/2021 4:05:32 PM

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:	December 28, 2021
APPLICANT:	Aaron Hawkins; *Jones|Carter Engineering*
CASE NUMBER:	SP2021-033; *Site Plan for Salad and Go*

SUMMARY

Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that platted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On November 1, 2021, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2021-041; Ordinance No. 21-53, S-260*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property.

PURPOSE

On November 16, 2021, the applicant -- *Aaron Hawkins of Jones|Carter Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* (*i.e. Salad and Go*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject is a *Restaurant with more than 2,000 SF with a Drive-Through* (*i.e. McDonald's*). Beyond this is a *Retail Store with Gasoline Sales* (*i.e. Tom Thumb Gas Station*). North of this is approximately 6,681 SF shopping center (*i.e. Medpost Urgent Care, Smilemakers Orthodontics, The UPS Store*). All of these properties are zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses. Beyond this is FM-552, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Bordeaux Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 2B & 6 of the Stone Creek Subdivisions, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses. Beyond this is the Hamm Elementary School which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=0.81-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X= 137-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=249.46-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=2.22%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/100 SF (8 Required)*	*x=8; In Conformance*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*x<85%; In Conformance*

TREESCAPE PLAN

There are not trees being removed from the property, and no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), *Restaurant with Drive Through or Drive-In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Restaurants with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case the applicant is requesting a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) *Architectural Standards*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials…shall be limited to 50% of the building's exterior façade…" In this case, the applicant is proposing a building that utilizes more than 50% cementitious material on the north, south, and east elevations (*i.e. the north utilizes 66%, south utilizes 67%, and the east utilizes 69%*).

(2) *Architectural Standards*. According to Subsection 06.02 (C)(3), *Roof Design Standards,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to [*1*] increased vertical articulation, [*2*] additional canopies/coverings, [*3*] additional headlight screening along the southern property line, [*4*] native flower plantings, and [*5*] increased landscaping (*i.e. five (5) canopy trees and six (6) accent trees*). Staff should note that *Compensatory Measures #1-#3* are required by the *General Overlay District Standards*, and *Compensatory Measure #4* is not defined by the applicant nor is it depicted on the landscape plan. Staff has suggested to the applicant that they continue the shrub row along the southern property line as a compensatory measure, which the applicant did not provide on the landscape plan; however, staff has included this as a condition of approval for the site plan. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Northwest Residential District*. The *Northwest Residential District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the *Northwest Residential District* states that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB recommended that the applicant revise the elevations to be more consistent with the surrounding buildings and add articulation where the materials change (*i.e. between the siding and stucco*) on the north and south elevation. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Salad and Go* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The subject property will be required to be replatted prior to the issuance of a building permit.

(3) A mature shrub row shall be provided along the entire southern property line to provide headlight screening for the proposed secondary drive-through lane.

(4) Any construction resulting from the approval of this *Site Plan* 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. SP2021-033

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3068 N Goliad Street				
SUBDIVISION	Stone Creek Retail Addition	LOT	11	BLOCK	A
GENERAL LOCATION	Property ID: 108324 (NE Corner of SH 205 and Bordeaux)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Vacant
PROPOSED ZONING	PD-70	PROPOSED USE	Drive Thru Restaurant
ACREAGE	±0.82	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	Metroplex Acquisition Fund, LP	☑ APPLICANT	Jones|Carter
CONTACT PERSON	Tim Thompson	CONTACT PERSON	Aaron Hawkins
ADDRESS	12720 Hillcrest Road Suite 650	ADDRESS	4500 Mercantile Plaza Drive Suite 210
CITY, STATE & ZIP	Dallas, Texas 75230	CITY, STATE & ZIP	Fort Worth, Texas 76137
PHONE	214-365-4632	PHONE	682-268-2207
E-MAIL	tthompson@crestviewcompanies.com	E-MAIL	ahawkins@jonescarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Thompson [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."

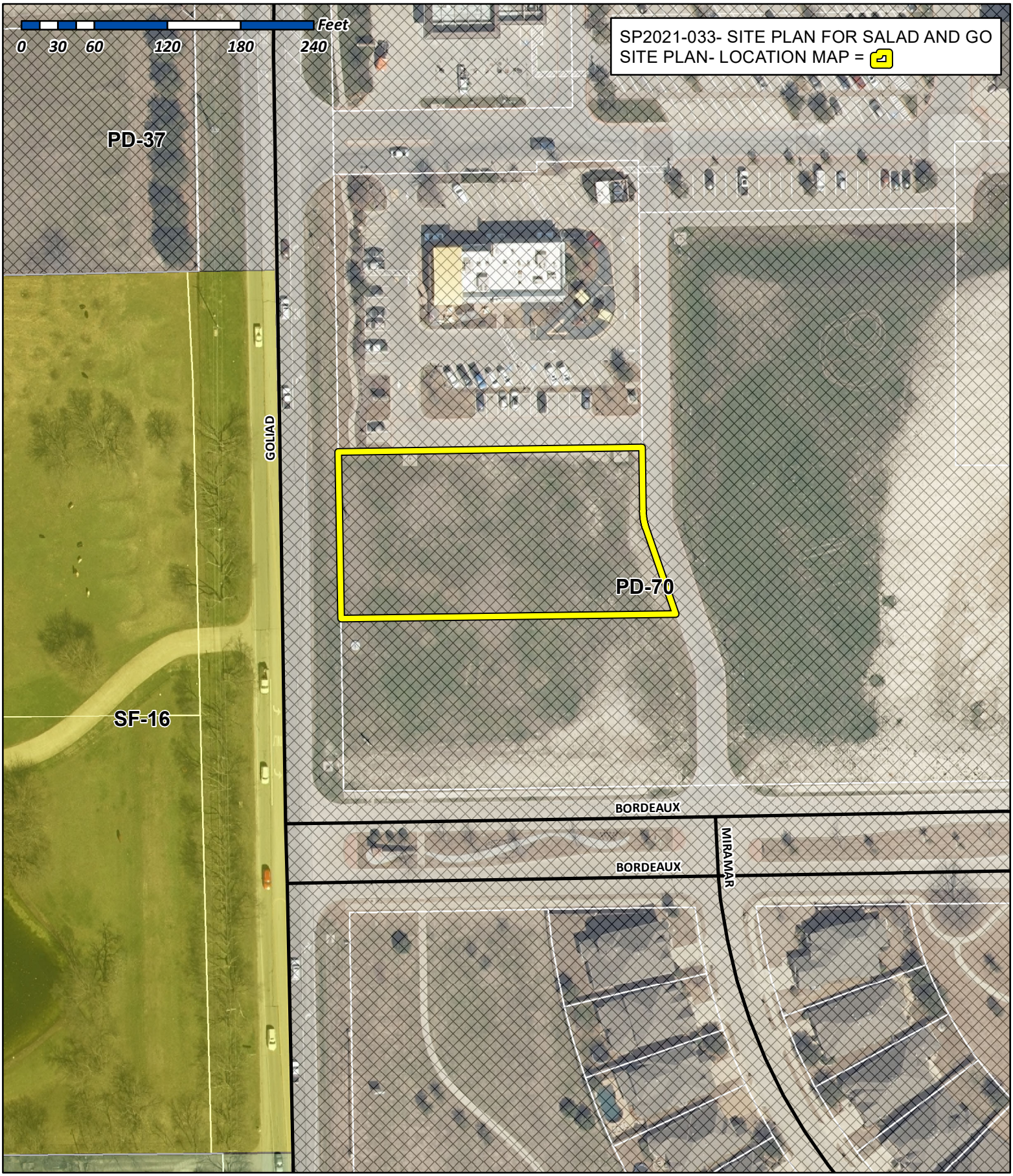
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Grear

MY COMMISSION EXPIRES 7-15-2024

SHEILA GREER
NOTARY PUBLIC
STATE OF TEXAS
ID# 739408-3
EXP. 7-15-2024



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

JONES | CARTER

4500 Mercantile Plaza Drive, Suite 210
Fort Worth, Texas 76137
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

November 16, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Site Plan submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 750 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~750 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operation of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

513 Main Street
Suite 300
Fort Worth, Texas 76102
Office: 817.820.0433
Fax: 682.224.8917
roguearchitects.com

December 16, 2021

Salad and Go Ground up
Goliad & FM 522
3064 N. Goliad St.
Rockwall, TX 75087

Permit # SP2021-033

On behalf of Salad and Go Concepts LLC, we wish to submit a variance request to the City of Rockwall Planning and Zoning Department in our amended façade elevation plan submittal.

Salad and Go, to be located in Stone Creek Retail Addition – Lot 11, Block A, 3064 N. Goliad St. proposed new build will use materials consistent with the surrounding building in the overlay district. Elements have been incorporated to meet the 20% cultured stone on each façade and the used of cementitious material has been used above 6'-0" above finished grade. The main façade has been skinned with Coronado stone with accented siding to maintain cohesion and adhere to stone requirements while not exceeding the cementitious threshold allowed. Landscape has incorporated additional elements to increase the landscaping above the initial requirements.

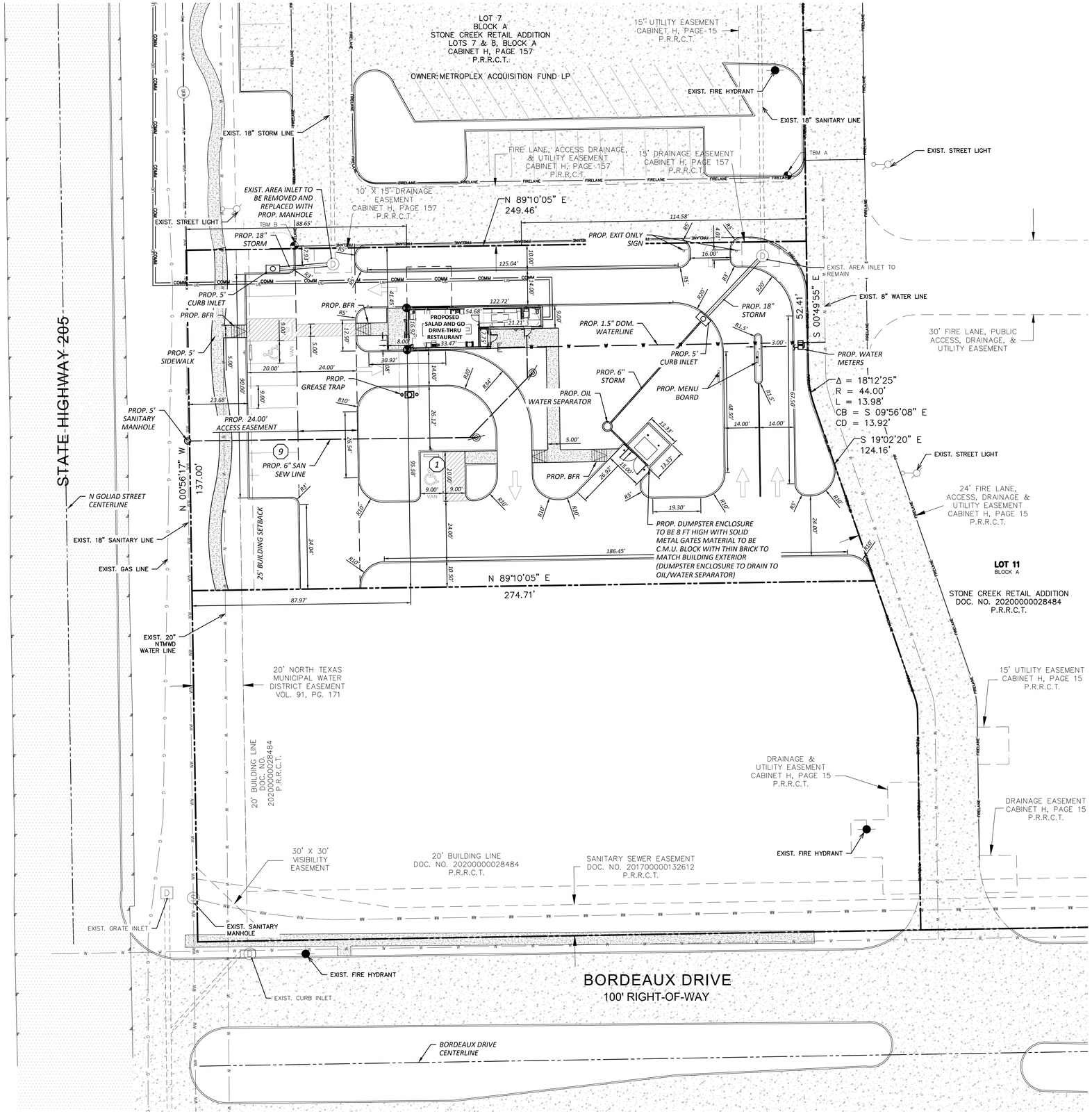
We request the following variance:

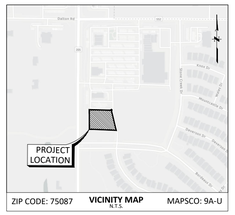
1. Roof Design Standards: Pitched roof for buildings under 6,000 sqrft.
    a. Tower element has been extruded higher and wrapped in stone material on the main façade fronting the state highway. Owner wishes the be granted a variance to preserve corporate identity.
2. Cementitious Materials: Use of cementitious materials shall be limited to 50%.
    a. The exterior facades have maintained the 20% stone elements and added additional vertical stone to enhance the overall intrigue of the building. Each exterior wall consists of a minimum of 90% masonry composition while creating contrast through materials in elevation.

If the variance should be approved the Owner agrees to the additional architectural canopies/coverings that have been increased to provide varying articulation along the building and increase the vertical tower element. As well as agrees to plant multiple trees in the greenspace southeast of the building, add additional headlight screening along the southside of the property line including along the east side of the express lane, and add additional native flower configurations enhancing the site to satisfy the compensatory measures.

Thank you for your consideration,

Joseph Jeffery
SR. Project Manager
817-820-0433





ZIP CODE: 75087 **VICINITY MAP** N.T.S. MAPSCO: 9A-U

BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER.
ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER.
ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.

0 5 10 20 40 60
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST. FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST. CONCRETE
- HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
- PROP. CONCRETE SIDEWALK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
- PROP. MENU BOARD
- PROP. BARRIER FREE RAMP

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT
3064 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 250 SF GROSS BUILDING AREA
PARKING REQUIRED:	4 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX AQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

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 NO. SP2021-033

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
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No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN | DESIGNED BY: MLD
DATE: SEPTEMBER 2021 | CHECKED BY: RJA
JOB NO.: 17007-0037-00 | DRAWN BY: ZTS

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: DECEMBER 2021

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3064 N GOLIAD ST- ROCKWALL, TX 75087

SITE PLAN

LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3064 N GOLIAD ST
ROCKWALL, TX 75087

SHEET NO.
OF

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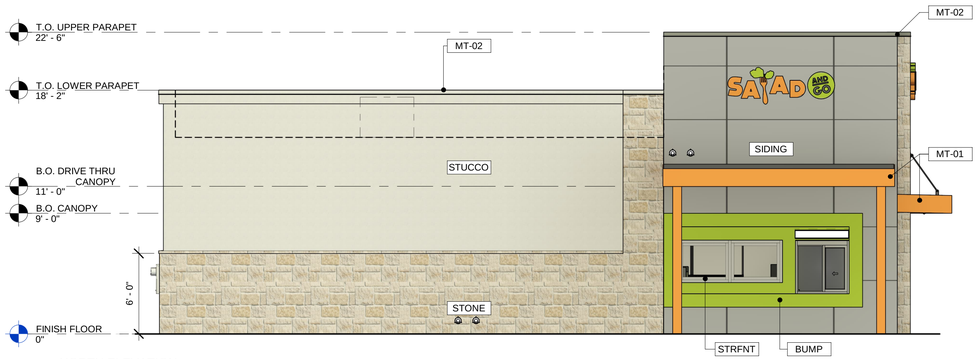
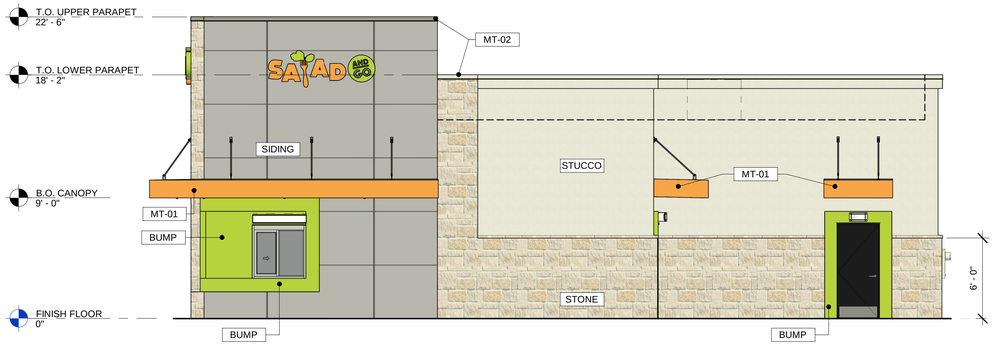
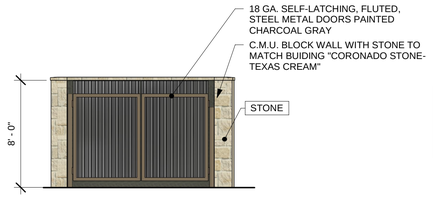
K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\2 Design Phase\CAD\Plans\Site\17007-0037-00 SITE PLAN.dwg ACH: December 08, 2021



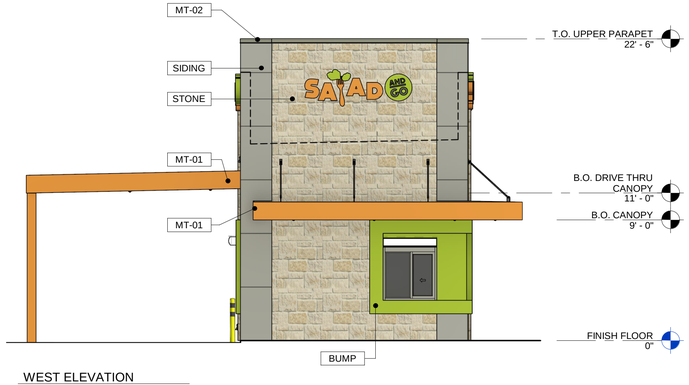
NORTH ELEVATION



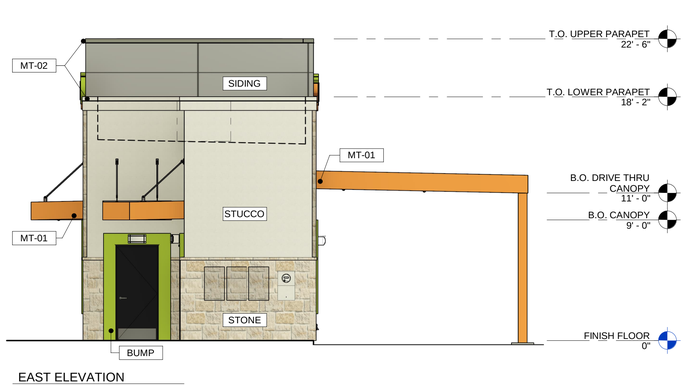
SOUTH ELEVATION



DUMPSTER ENCLOSURE EXHIBIT



WEST ELEVATION



EAST ELEVATION

MATERIAL CALCULATION										
	NORTH		EAST		SOUTH		WEST		TOTAL	
MATERIAL	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
TOTAL ELEVATION AREA	1094	100	386	100	1091	100	385	100	2956	100
NON-GLAZED DOORS AND WINDOWS	0	0	21	5	21	2	0	0	42	1
GLAZED DOORS AND WINDOWS	41	4	0	0	16	1	16	4	73	2
TOTAL (GLAZED/NON-GLAZED DOORS AND WINDOWS)	1053	100	365	100	1075	100	369	100	2883	100
STONE	291	27	83	22	258	24	242	63	874	30
SIDING (HARDI BOARD)	293	27	74	19	332	30	89	23	788	27
STUCCO	411	39	192	50	402	37	0	0	1005	34
EIFS	58	5	16	4	62	6	38	10	174	6
TOTAL MASONRY MATERIAL	995	94	349	96	992	92	331	90	2667	93

FINISH SAMPLES

MT-02 / SIDING — HARDI BOARD 4X8 PANEL GRAY SLATE

STONE — CORONADO STONE- TEXAS CREAM

STRFNT — STOREFRONT CLEAR ANODIZED

Snowbound SW 7004

STUCCO — SHERMAN WILLIAMS- "SNOWBOUND" SW 7004

Electric Lime SW 6921

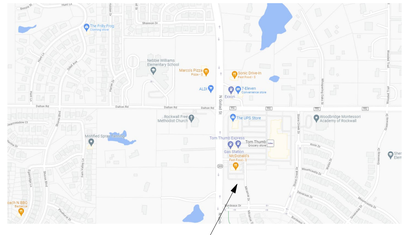
BUMP — SW 6921 146-C3 'ELECTRIC LIME'

Navel SW 6887

MT-01 — SW 6887 116-C5 'NAVEL'

NOTE: ALL SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, NOT A PART OF THIS APPLICATION, AND WILL BE ADDRESSED UNDER SEPARATE SUBMITTAL.

VICINITY MAP



SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING & ZONING COMMISISON, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER

METROPLEX AQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS, TX 75230

TIM THOMPSON
(214) 365-4632

ENGINEER

JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TX 76137

RYAN ALCALA, PE
(972) 265-7190

DEVELOPER

SALAD AND GO CONCEPTS, LLC
743 N. GILBERT RD
GILBERT, AZ 85234

MATTHEW COPENHAVER
(410) 371-1563

ARCHITECT

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102

ASHLEY MORELAND
(817) 820-0433

ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN: 12/15/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

SALAD AND GO
GOLIAD & FM 522
3064 N. GOLIAD ST.
ROCKWALL, TX 75087

STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

CASE NUMBER: SP2021-033

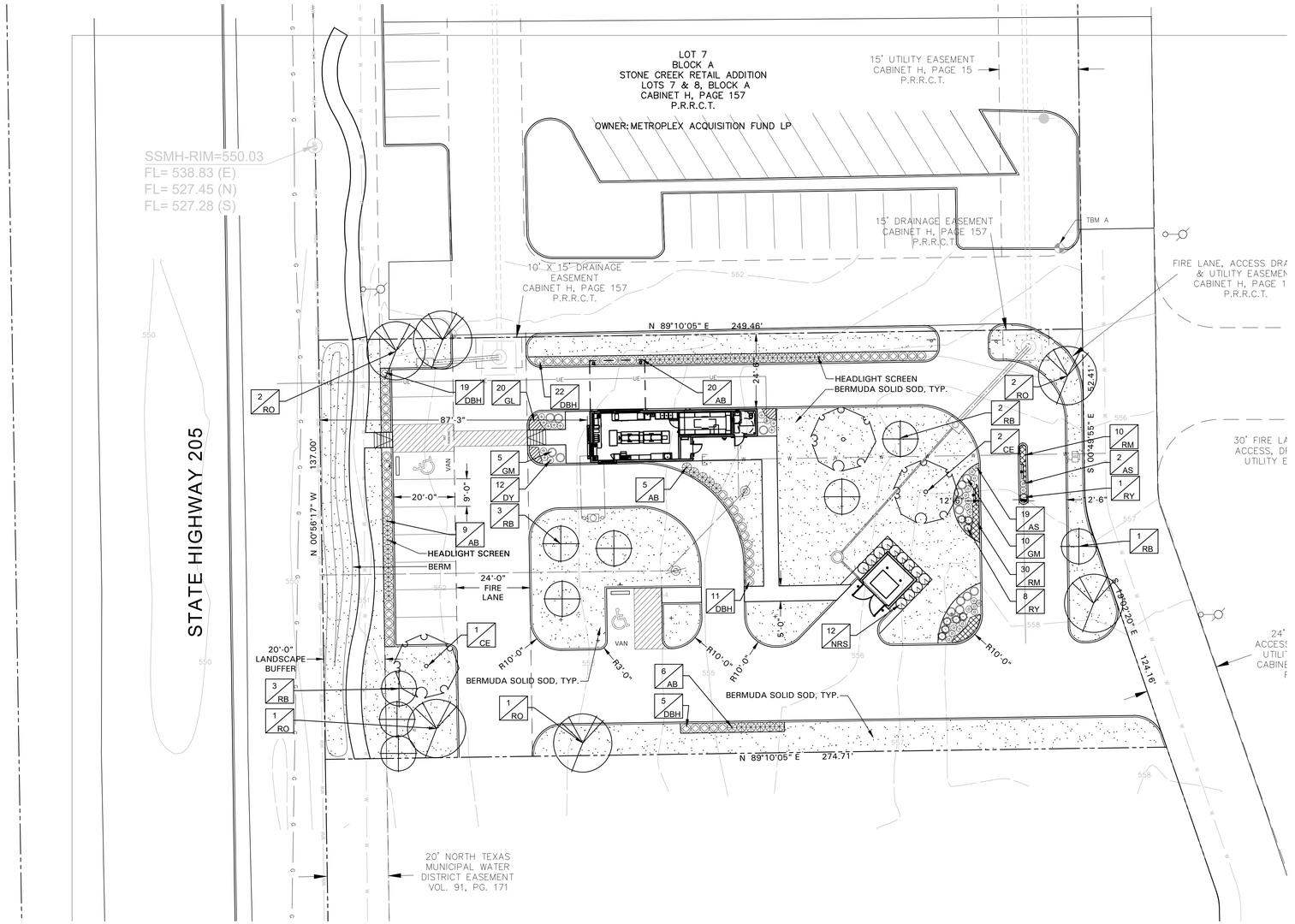
PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 12/15/2021
PRODUCTION DESIGNER: J. JEFFERY
CHECKED BY: A. MORELAND

SHEET TITLE:

FACADE SAMPLE PLAN

SHEET NUMBER:

FP-01



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
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. 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.
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 OVERLAPS 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 FIVER, 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 SEET 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.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED 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.

IRRIGATION REQUIREMENTS WILL MEET THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

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. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED 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. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. 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.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. 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.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. 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.
12. 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.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. 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.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	12' ht., 4' spread, matching
6	RO	Texas Red Oak	*Quercus texana*	4" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
9	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
40	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	3' ht.	full, 24" spread, 36" o.c.
21	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Nana'*	5 gal.	full, 24" sprd, 24" o.c.
15	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
12	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
9	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
20	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
40	RM	Creeping Rosemary	*Rosmarinus officinalis 'Prostratus'*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		

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.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

Site Area: 35,150 s.f.

Building Area: 780 s.f.

Total Landscape/Pervious area provided: 14,824 s.f.

General

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

SH205 = 137 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
6 accent trees, 4' ht.	6 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. (9 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT
3064 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 250 SF GROSS BUILDING AREA
PARKING REQUIRED:	4 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

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

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4000 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
DESIGNED BY:
CHECKED BY:
DRAWN BY:
JOB NO.:

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3064 N GOLIAD ST- ROCKWALL, TX 75087

LANDSCAPE PLAN

SHEET NO.
L1.01
OF

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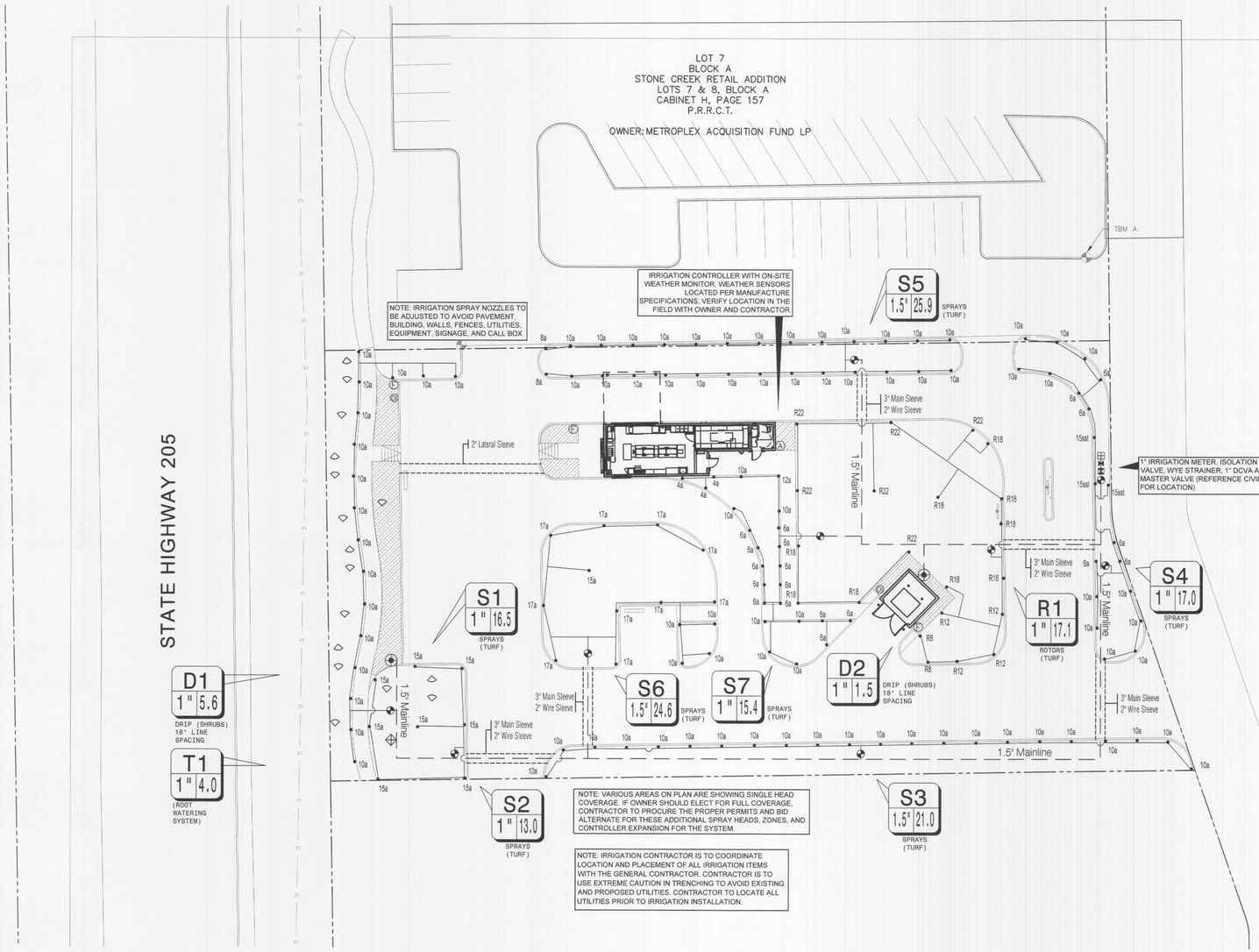

SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
WWW.TECQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES' RATE AND AS INDICATED ON THE PLAN.
10. MP ROTATOR HEADS SHALL BE PROS-04-PRS40 SPRAY BODIES WITH MP1000, MP2000, MP3000, MP3500, MPRSS530, MPRCS515, AND MPLCS515 NOZZLES. RADIUS LESS THAN 12 FEET SHALL BE PRS30 AND PRS40 SPRAY BODIES WITH MP800SR. MP ROTATOR AREAS WITH LESS THAN 90 DEGREES SHALL BE MP CORNER NOZZLES.
11. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
12. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING ¾" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATIONS WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
15. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
16. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
17. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
18. ROOT BUBBLERS SHALL BE HUNTER RZWS-18-25.
19. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20	MP ROTATORS	HUNTER	PROS-04-PRS40
25R	NOT USED		
	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
	1" TREE CONTROL ZONE KIT	HUNTER	
	HDL DRIPLINE	HUNTER	HDL-06-12-CV
F	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-40

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	1" IRRIGATION METER
A	HUNTER - PRO-C-12 STATIONS- WITH RAIN AND FREEZE SENSORS
	ISOLATION VALVE
	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED. ONE SLEEVE PER PIPE
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)
	VALVE SIZE
	GPM

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

811 Know what's below. Call before you dig.

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REVISIONS

No.	Date	App.

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Texas Board of Professional Engineers Registration No. F-439
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SCALE: AS SHOWN DESIGNED BY:
DATE: OCTOBER 2021 CHECKED BY:
JOB NO.: DRAWN BY:

STATE OF TEXAS
AMANDA RICHARDSON
14033
LICENSED LANDSCAPE ARCHITECT

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION PLAN

SHEET NO.
L2.01
OF

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

1.2 RELATED WORK

A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.

C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.

B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

c. AUTOMATIC CONTROLLED SYSTEM

d. AS BUILT DRAWINGS

B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.

C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.

b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

a. CONNECTION TO EXISTING WATER LINES

b. CONNECTION TO ELECTRICAL POWER

c. GATE VALVES

d. ROUTING OF SPRINKLER PRESSURE LINES

e. SPRINKLER CONTROL VALVES

f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT

D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.

C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN

D. PVC PIPE: CLASS 200 SPR 21

E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"

F. 24V WIRE - SIZE 14, TYPE UF

G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.

H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.

c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

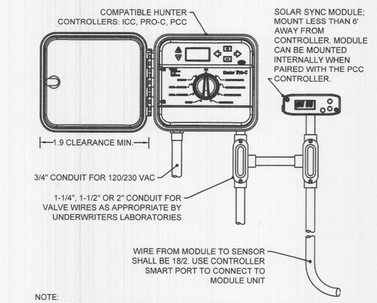
A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

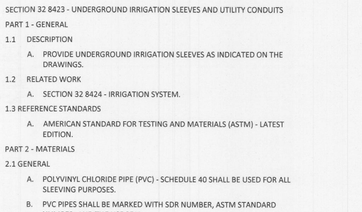
D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION



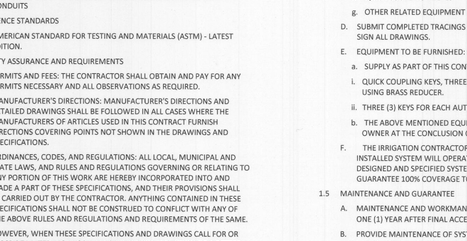
NOTE:
1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 PRO-C CONTROLLER W/SOLAR SYNC SYSTEM
N.T.S.

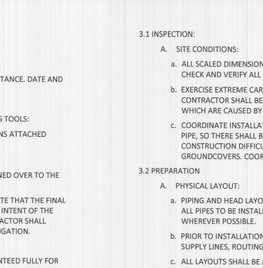


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

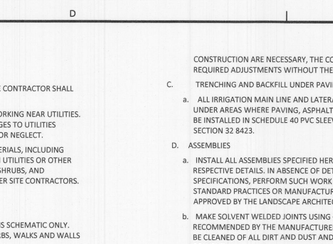
2 DOUBLE CHECK ASSEMBLY
N.T.S.



3 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.

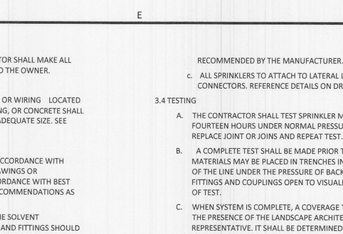


4 STANDARD VALVE BOXES
N.T.S.



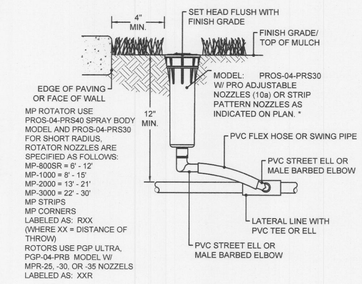
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

5 IRRIGATION PVC SLEEVES
N.T.S.



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

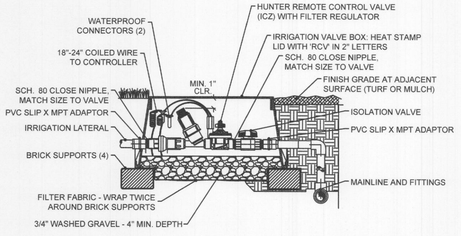
6 PIPE AND WIRING TRENCHING
N.T.S.



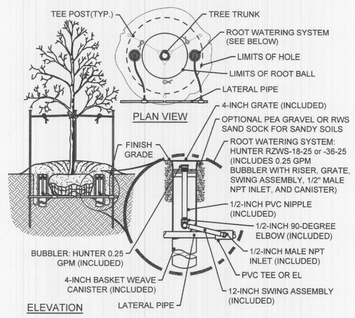
MP ROTATOR USE PROS-04-PRS40 SPRAY BODY MODEL AND PROS-04-PRS30 FOR SHORT RADIUS. ROTATOR NOZZLES ARE SPECIFIED AS FOLLOWS:
MP-8008R = 8' - 12'
MP-1000 = 8' - 15'
MP-2000 = 13' - 21'
MP-3000 = 22' - 30'
MP STRIPS
MP CORNERS
LABELED AS: RXX
(WHERE XX = DISTANCE OF THROW)
ROTORS USE PGP ULTRA, PGP-04-PRB MODEL W/ MPR-25, -30, OR -35 NOZZELS LABELED AS: XXR

NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

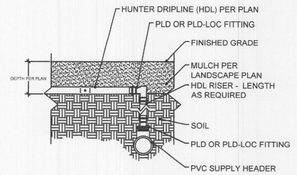
7 POP-UP SPRAY BODY OR POP-UP ROTOR
N.T.S.



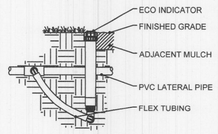
8 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.



9 TREE ROOT WATERING SYSTEM
N.T.S.



10 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



11 ECO INDICATOR- FLEX TUBING
N.T.S.

© 2016 Jones | Carter

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REVISIONS

No.	Date	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: OCTOBER 2021
DESIGNED BY:
CHECKED BY:
DRAWN BY:
JOB NO.:

STATE OF TEXAS
AMANDA RICHARDSON
14033
REGISTERED LANDSCAPE ARCHITECT

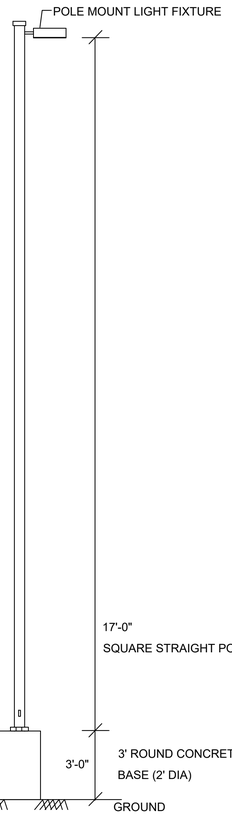
SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST- ROCKWALL, TX 75087

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NO.
L2.02
OF

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage	Mounting Height
○	D	11	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
▭	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	LED WALL PACK, BRONZE FINISH, ADJUSTABLE ANGLE	1904	13.98	9'
●	S	1	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
●	S1	2	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	69.84	Base: 3' Pole: 17' Total: 20'
●	S1A	1	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K, HOUSESIDE SHIELD	9898	102	Base: 3' Pole: 17' Total: 20'
●	S1B	1	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, 3 HEAD, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	209.52	Base: 3' Pole: 17' Total: 20'

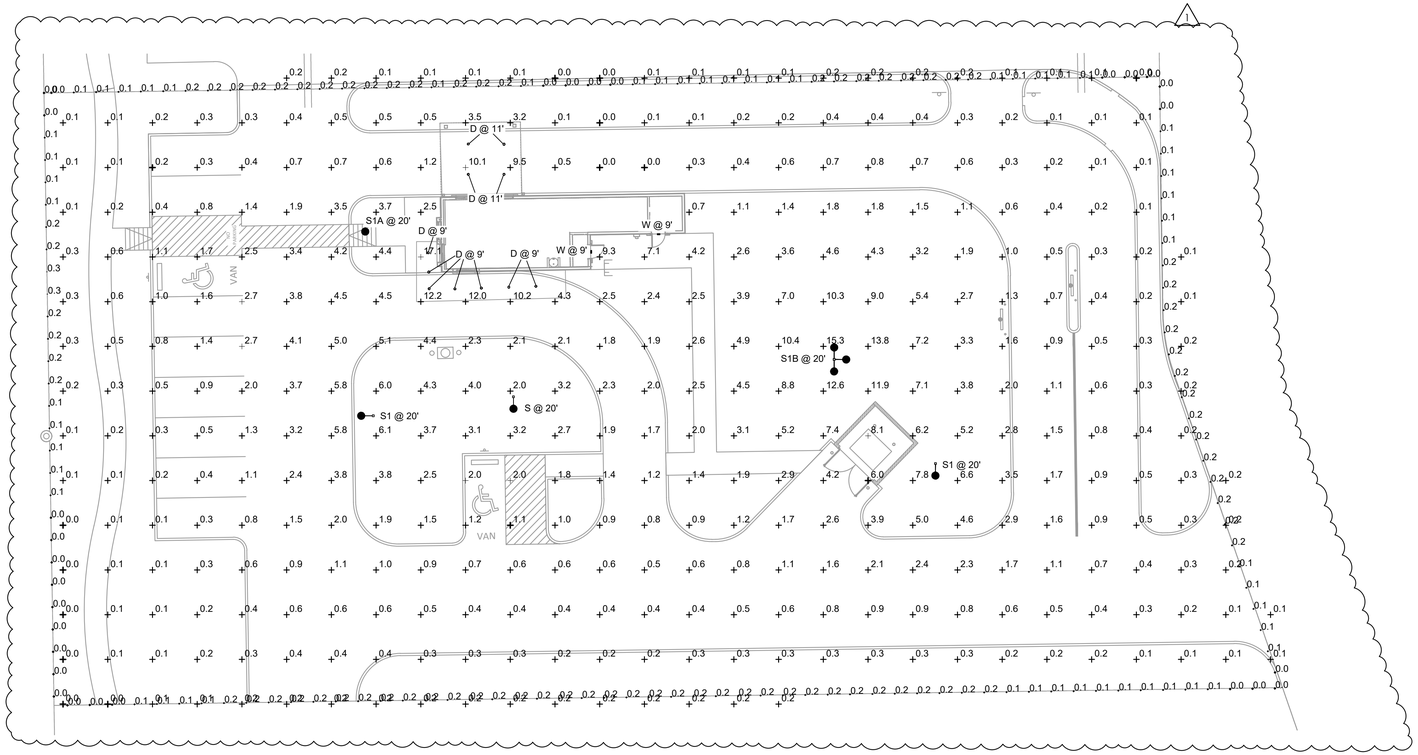


POLE MOUNT LIGHT FIXTURE DETAIL

LITHONIA LIGHTING: LBR6
TYPE D

RAB LIGHTING: SLIM17
TYPE W

RAB LIGHTING: A17
TYPE S, S1, S1A, S1B



ARCHITECT OF RECORD

ROGUE ARCHITECTS

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

REVISION 1: 12/06/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS
1	12/06/21	JP	CITY COMMENTS

THE DIMENSION GROUP

10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400
dimensiongrp.com

SAD 60 AND

GOLIAD & FM 522

3068 N. GOLIAD ST.
ROCKWALL, TX 75087

PROJECT #: 21-1098
ORIGINAL ISSUE DATE: 11/15/2021
PRODUCTION DESIGNER: JP
CHECKED BY: AH

SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

E0.1

PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"

A17-3T70N

Color: Bronze

Weight: 10.8 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	69.84W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	10,148
Efficacy	145.3 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0M2HOLUOND

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.26% at 120V, 13.34% at 277V

Power Factor:

99.5% at 120V, 91.6% at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

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Technical Specifications (continued)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

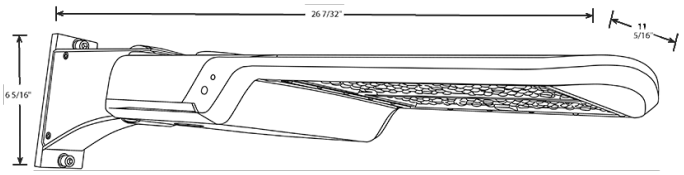
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

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Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	3T	70		N		
		3T = Type III **4T =** Type IV **5T =** Type V	**70 =** 70W/10,000LM **100 =** 100W/15,000LM **150 =** 150W/22,500LM **200 =** 200W/30,000LM **240 =** 240W/36,000LM **300 =** 300W/45,000LM **375 =** 375W/51,800LM	**Blank =** Universal Pole Mount **SF =** Slipfitter (Factory installed SF available in 150W)	**Blank =** 5000K (Cool) **N =** 4000K (Neutral)	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming [1]	**Blank =** No Option **/3PRS =** 3-pin Receptacle and Shorting Cap **/7PRS =** 7-pin Receptacle and Shorting Cap **/MVS =** Microwave Motion Sensor **/LC =** Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

Copyright © 2021 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-5T70N

Color: Bronze

Weight: 10.8 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	70.81W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	9,496
Efficacy	134.1 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLG66ZKFI9WX

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.17% at 120V, 13.23% at 277V

Power Factor:

99.5 % at 120V, 91.7 % at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type V distribution produces light in a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots, corporate parks and retail settings

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

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Technical Specifications (continued)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

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2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
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4 Fixtures at 90°: 0.93

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Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

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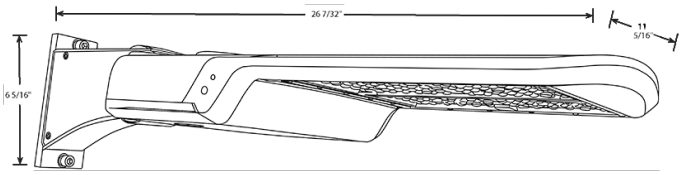
Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

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Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
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[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LBR6

6" OPEN

Retrofit | Remodel

New Construction

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Retrofit, remodel, and new construction mounting types. See table for compatible ceiling openings and thickness range.

Optional goof rings available for additional overlap trim coverage.

1/2"-1-1/2" ceiling thickness

25° ambient temperature

IC rated up to 1000lm

OPTICS — 55° cutoff

New construction frame accessories approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

1.0 S/MH standard (wallwash reflector available)

80CRI standard (90CRI optional)

ELECTRICAL — Adjustable lumen output with three module options. Fixed lumen options also available.

MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level)

100LPW typical

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

L80 at 60,000 hours

3 SDCM

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet location, covered ceiling optional). Some configurations are ENERGY STAR® certified, please visit www.energystar.gov for specific products. TAA compliant. UFC (3-530-01) specification compliant for power factor and THD. GSA P100 6.2.4 compliant for power quality at full output; compliant up to 2000lm at fully dimmed output. Title 24 compliant (90CRI, up to 1000lm).

WARRANTY — 5-year limited warranty. 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.

A+ Capable options indicated by this color background.

battery pack

Module ordering

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LBR6 ALO2 SWW1 AR LSS MWD MVOLT UGZ 90CRI

Series		Lumens ‡		Color temperature ‡		Reflector Color		Reflector Flange		Reflector Finish	
LBR6	6" Retrofit	Adjustable Lumen Output		Switchable CCT		AR	Clear	(blank)	Self-flanged	LSS	Semi-specular
LBR6WW	6" Retrofit Wallwash	ALO1	500/750/1000lm	SWW1	3000K-3500K-4000K-5000K	WR ‡	White painted	TRW ‡	White painted flange		
		ALO2	1000/1500/2000lm	Fixed CCT		BR ‡	Black painted	TRBL ‡	Black painted flange		
		ALO3	2000/2500/3000lm	30K	3000K						
		ALO4	4000/4500/5000lm	35K	3500K						
		Fixed Lumen Output		40K	4000K						
		05LM	500lm	50K	5000K						
		07LM	750lm								
		10LM	1000lm								
		15LM	1500lm								
		20LM	2000lm								
		25LM	2500lm								
		30LM	3000lm								
		40LM	4000lm								
		45LM	4500lm								
		50LM	5000lm								

Distribution		Voltage		Driver		Options			
MWD	Medium wide (1.0 s/mh)	MVOLT	120V - 277V	UGZ	Universal dimming to 10% 0-10V; line voltage dimming (120V)	90CRI	High CRI (90+)	EC1 ‡	Extended Conduit (18")
WD	Wide (1.2s/mh)	347V	347V	UGZ1	Universal dimming to 1% 0-10V; line voltage dimming (120V)	AT ‡	Airtight	EC6 ‡	Extended Conduit (6ft)
WW ‡	Wallwash			DALI ‡	DALI dimming to 1%	E10WCP ‡	Batterypack (10W constant power) Non-T20 Compliant integral test switch	WL ‡	Wet Location (IP55)
				D10	Minimum dimming 10% driver for use with JOT	E10WCPR ‡	Batterypack (10W constant power) T20 Compliant remote test switch	QDS ‡	Quick disconnect plugs
				D1	Minimum dimming 1% driver for use with JOT	ELR ‡	Batterypack (10W constant power) Non-T20 Compliant remote test switch	CP ‡	Chicago Plenum
						ETS ‡	Iota Emergency Transfer System	JOT ‡	Wireless room control with "Just One Touch" pairing

nLight Options‡	
NPS80EZ	nLight® network power/relay pack with 0-10V dimming
NPS80EZER	nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit.
NLTAIR2	nLight® Air enabled
NLTAIRER2	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
NLTAIREM2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection.

New Construction Frames: *Order as separate catalog number. Shipped separately.*	
LBR6PFW	6" New construction frame with JBOX, 18" conduit
LBR6PFWQDS	6" New construction frame with JBOX, 18" conduit, quick disconnects
LBR6PFWCP	6" Chicago Plenum New construction frame with JBOX, 18" conduit

NOTE: ‡ indicates option value has ordering restrictions. Please reference the Option Value Ordering Restictions chart on the next page.

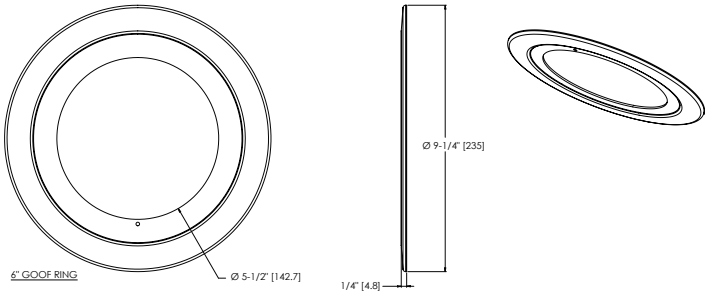
LBR6

‡ Option Value Ordering Restrictions	
Options	**Restriction**
AT	Standard for CP and IP55, not availabe with WW
E10WCPR	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI OR JOT.
ELR	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI OR JOT.
EC6	Not Available with CP,QDS, ELR, or E10WCPR.
WL	Not available with WW, All CP is wet locations, except WW (Damp). IP55 rated.
QDS	Not available CP, ELR, E10WCPR, or 347V.
EC1	Not Available with CP,QDS, ELR, or E10WCPR.
JOT	Not availabe with CP, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, UGZ, or DALI drivers. Max 4500 lumens. Fixed lumens and CCT only.
NLTAIR2	Not available with CP, QDS, DALI, D1, OR D10 drivers.
NLTAIRER2	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers. Not available with 347V.
NLTAIREM2	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers.
CP	Not available with, QDS, EC1, EC6, ELR, E10WCPR, 347V, JOT, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, D1, OR D10 drivers. Not availabe with square trim.
ETS	Not available with, QDS, ELR, E10WCPR, 347V, JOT, NPP16D, NPP16D ER, NLTAIR2, NLTAIRER2, NLTAIREM2, DALI, D1, OR D10 driver
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
WW	Not available with WL, ELR, AND E10WCPR
E10WCP	Not available QDS, CP, 347V, NPP16D ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI, JOT, or WL.
NPS80EZ	Not available with CP, QDS, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NPS80EZER	Not available with CP, QDS, ELR, E10WCPR, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.

Accessories: *Order as separate catalog number. Shipped separately.*

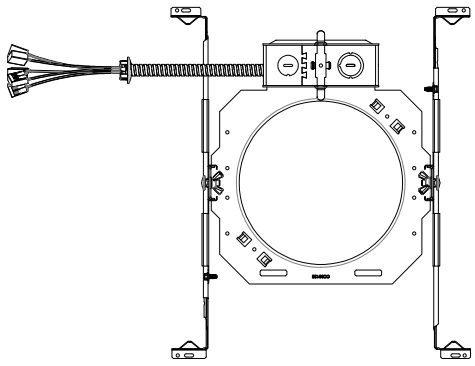
LBRGR78	Goof ring 7-3/4" to 8-3/4" for LBR6
LBRGR78CP	Chicago Plenum Goof ring 7-3/4" to 8-3/4" for LBR6
LDN67RVRGIN IFB	Install-from-below rough-in frame
LBR468 FPAN U	Mounting plate 4"-8" unit pack
LBR468 FPAN J10	Mounting plate 4"-8" 10-pack
LBR SDT 347V 75W ASM	Field installed 347V Step-down transformer

Goof rings must specify finish
Examples: LBRGR56 WR, LBRGR78 BR, LBRGR910 AR
WR = white, BR = black, AR = Clear

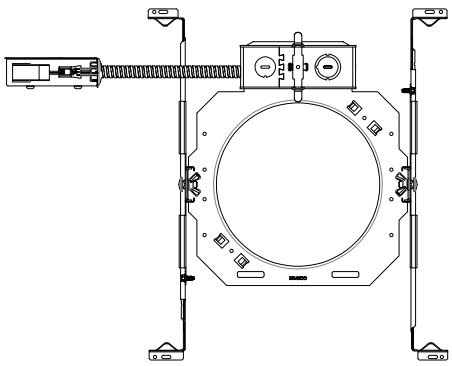


* All dimensions are inches (millimeters) unless otherwise noted.

Aperture Size	Ceiling Cutout
6 In	7-1/8"



6" New Construction Frame, 18" conduit



6" New Construction Frame, QDS

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LBR6

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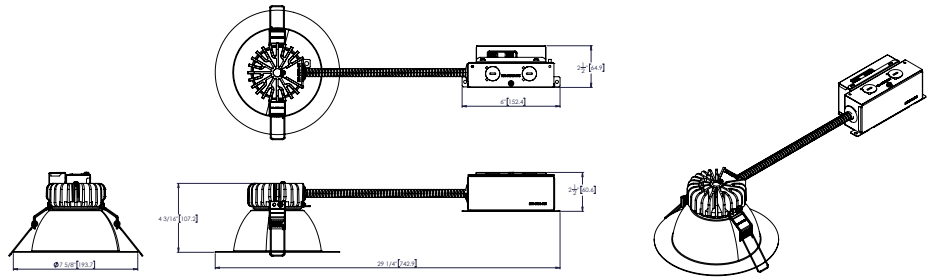
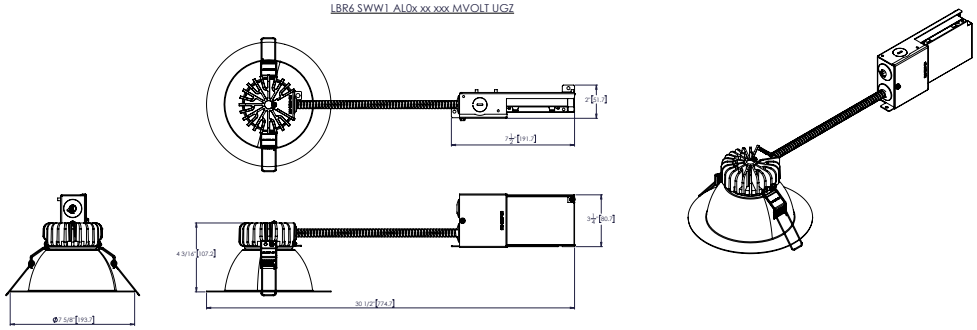
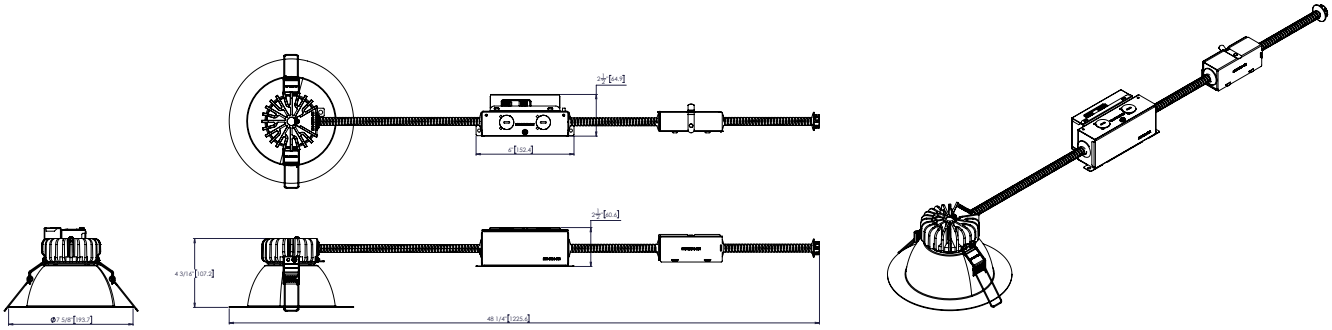


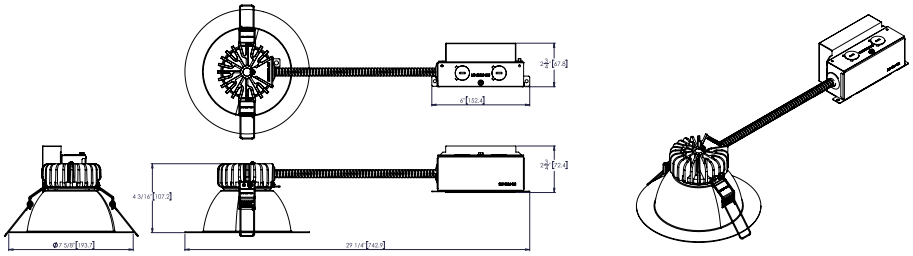
LBR6 SWW1 AL0x xx xxx MVOLT UGZ



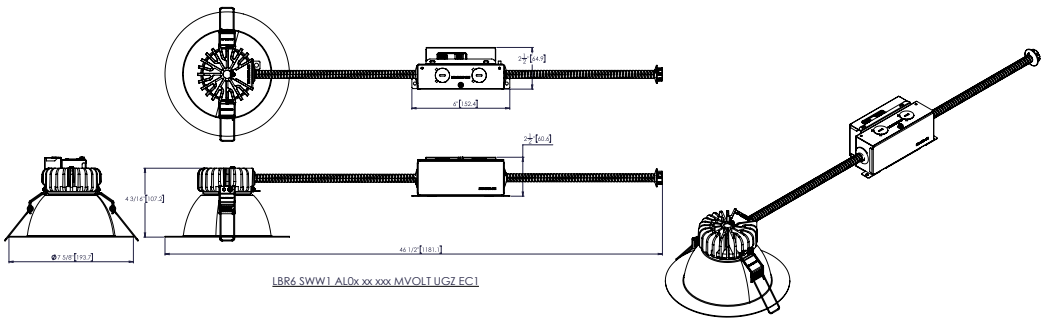
LBR6 SWW1 AL03 xx xxx MVOLT DALI



LBR6 SWW1 AL0x xx xxx MVOLT UGZ QDS



LBR6 SWW1 AL0x xx xxx MVOLT DALI



LBR6 SWW1 AL0x xx xxx MVOLT UGZ EC1

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LBR6

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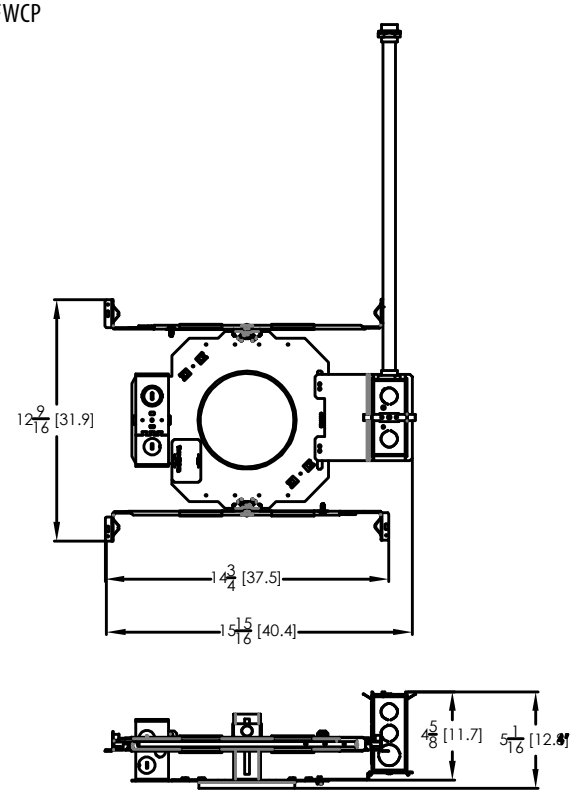
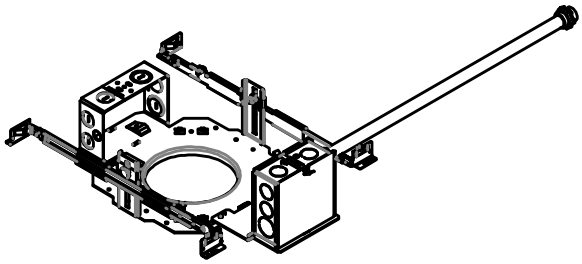
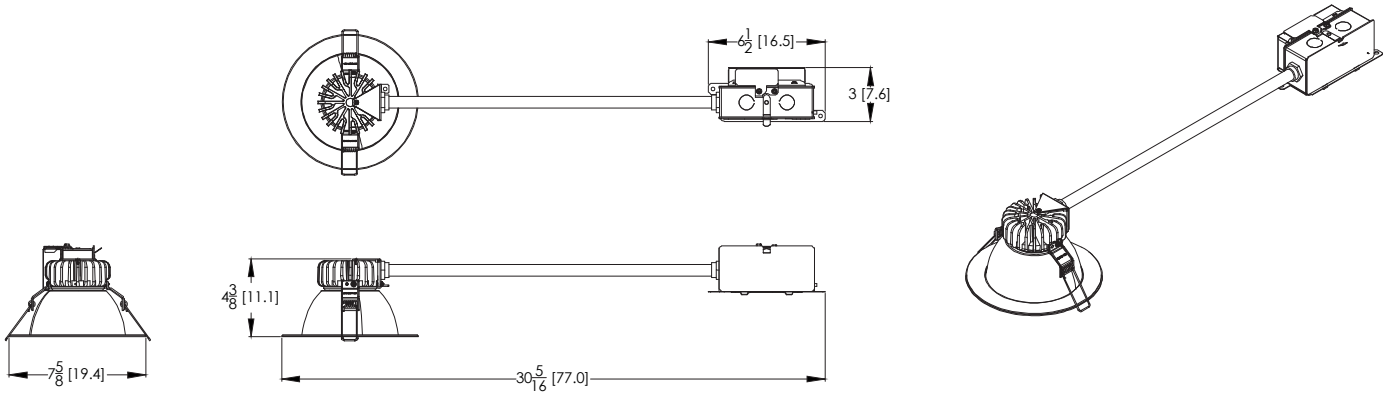
LBR6PFWCP





LBR6 SWW1 ALOx MVOLT UGZ CP



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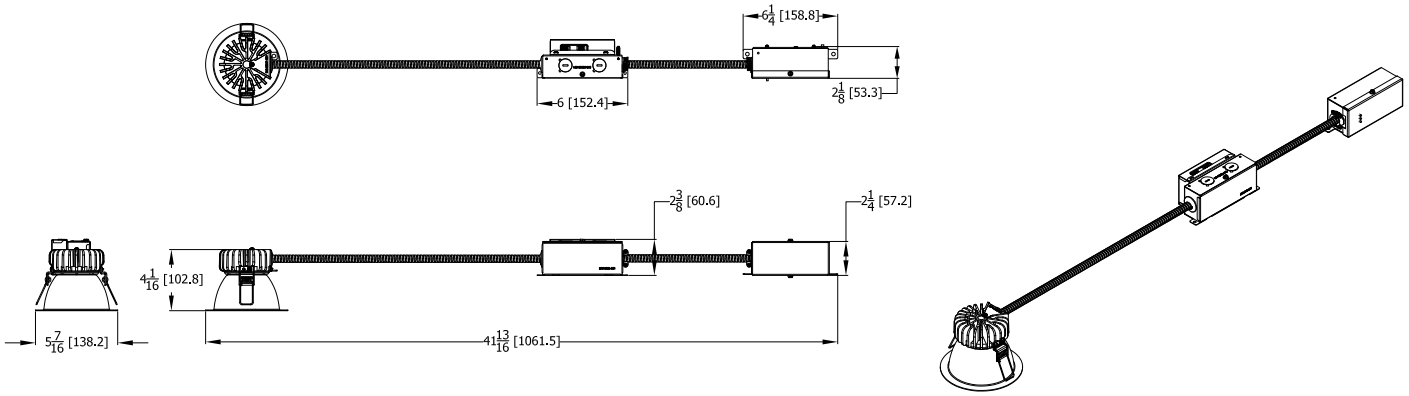
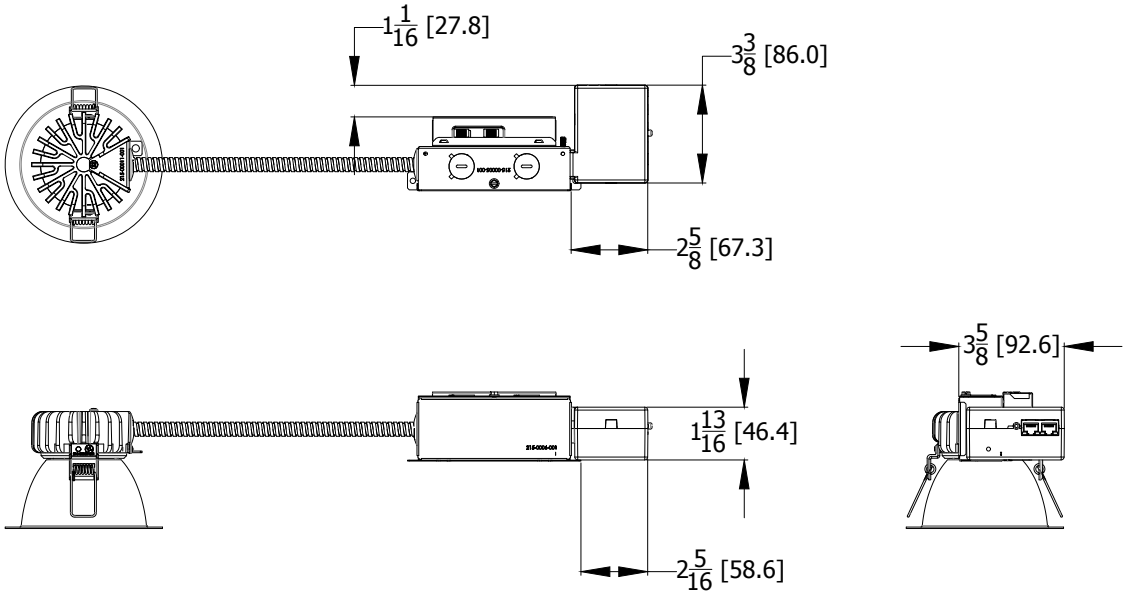
LBR6

* All dimensions are inches (millimeters) unless otherwise noted.

LBR6 ALOx SWW1 xx xxx 347 UGZ



LBRx nLIGHT



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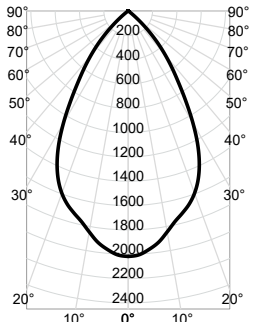
LBR6

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30″ Above Floor for a Single Luminaire

LBR6 SWW1 ALO2 AR LSS MWD MVOLT UGZ, Input Watts: 18.1, Delivered Lumens: 1970, LPW: 108.8, S/MH: 0.94, Test No: 20-518-03



CP Summary

0°	90°
0°	2,018
5°	1,968
15°	1,721
25°	1,383
35°	724
45°	255
55°	9
65°	2
75°	1
85°	0
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	1,292	66%
0° - 40°	1,751	89%
0° - 60°	1,967	100%
0° - 90°	1,970	100%
90° - 180°	0	0%
0° - 180°	1,970	100%

Coefficients of Utilization

ρf	ρc	80%			20%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	108	106	104	104	102	101
2	102	98	95	101	97	94	98	94	92
3	95	90	86	94	89	85	91	87	84
4	89	83	78	87	82	78	85	81	77
5	83	77	72	82	76	72	80	75	71
6	77	71	66	76	70	66	75	70	66
7	72	66	62	72	66	61	70	65	61
8	68	62	57	67	61	57	66	61	57
9	64	58	53	63	57	53	62	57	53
10	60	54	50	60	54	50	59	53	50

Cone of Light

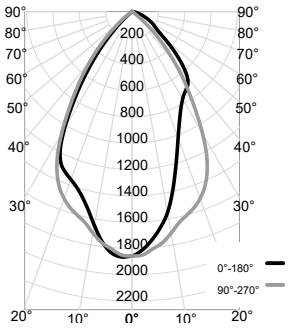
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	56.1	7.1
8.0	31.5	9.5
10.0	20.2	11.9
12.0	14.0	14.3
14.0	10.3	16.7

Beam Angle: 61.5°
Field Angle: 92.7°

Luminance (cd/sq.m)

	Average Luminance
0°	142,862
45°	25,559
55°	1,074
65°	402
75°	246
85°	162

LBR6WW SWW1 ALO2 AR LSS WW, Input Watts: 18.7, Delivered Lumens: 1981, LPW: 105.9, S/MH: 0.67, Test No: 20-518-A1



CP Summary

0°	90°
0°	1,857	1,857
5°	1,740	1,810
15°	1,265	1,602
25°	864	1,349
35°	719	760
45°	502	280
55°	223	22
65°	126	10
75°	45	4
85°	9	1
90°	0	2

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	1,126	57%
0° - 40°	1,581	80%
0° - 60°	1,915	97%
0° - 90°	1,981	100%
90° - 180°	0	0%
0° - 180°	1,981	100%

Coefficients of Utilization

ρf	ρc	80%			20%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	109	107	104	107	105	102	103	101	99
2	100	96	92	99	94	91	95	92	89
3	92	87	82	91	86	81	88	84	80
4	85	79	74	84	78	74	82	77	73
5	79	72	67	78	72	67	76	70	66
6	73	66	62	72	66	61	71	65	61
7	68	61	57	67	61	56	66	60	56
8	64	57	52	63	57	52	62	56	52
9	59	53	49	59	53	48	58	52	48
10	56	49	45	55	49	45	55	49	45

Luminance (cd/sq.m)

	Average Luminance
0°	131,472
45°	50,247
55°	27,523
65°	21,156
75°	12,281
85°	7,229

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 1-800-705-SERV (7378) www.lithonia.com

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LBR ROUND LUMEN TABLES

LBR6		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	571	99	585	101	599	103	617	105
ALO1 (750LM)	9	905	102	926	103	948	105	977	108
ALO1 (1000LM)	13	1270	98	1300	100	1330	102	1372	104
ALO2 (1000LM)	13	1346	108	1378	110	1410	112	1454	115
ALO2 (1500LM)	19	1965	105	2011	107	2059	109	2123	111
ALO2 (2000LM)	25	2476	100	2533	101	2593	103	2674	106
ALO3 (2000LM)	25	2547	103	2606	105	2668	107	2751	109
ALO3 (2500LM)	32	3075	98	3146	100	3221	101	3321	104
ALO3 (3000LM)	38	3492	93	3573	95	3658	96	3771	99
ALO4 (4000LM)	39	4180	108	4265	110	4350	112	4393	114
ALO4 (4500LM)	44	4613	105	4707	107	4801	109	4848	110
ALO4 (5000LM)	49	5017	102	5119	104	5221	106	5273	107

LBR6WW		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	570	99	584	101	597	102	616	105
ALO1 (750LM)	9	903	102	924	103	946	105	975	108
ALO1 (1000LM)	13	1268	98	1297	100	1328	102	1369	104
ALO2 (1000LM)	13	1344	108	1375	110	1408	112	1451	115
ALO2 (1500LM)	19	1961	105	2007	106	2055	108	2118	111
ALO2 (2000LM)	25	2471	99	2528	101	2588	103	2668	105
ALO3 (2000LM)	25	2542	103	2601	104	2663	106	2745	109
ALO3 (2500LM)	32	3069	98	3140	99	3214	101	3314	103
ALO3 (3000LM)	38	3485	93	3566	94	3651	96	3764	98
ALO4 (4000LM)	39	4136	107	4220	109	4304	111	4347	112
ALO4 (4500LM)	44	4564	104	4658	106	4751	108	4797	109
ALO4 (5000LM	49	4964	101	5065	103	5166	105	5217	106

LBR6		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	499	87	513	88	527	90	540	92
ALO1 (750LM)	9	791	89	812	91	834	93	855	94
ALO1 (1000LM)	13	1110	86	1140	88	1170	90	1200	91
ALO2 (1000LM)	13	1177	95	1209	97	1241	99	1272	101
ALO2 (1500LM)	19	1718	92	1764	93	1811	95	1857	97
ALO2 (2000LM)	25	2164	87	2222	89	2281	91	2340	92
ALO3 (2000LM)	25	2226	90	2286	92	2347	94	2407	95
ALO3 (2500LM)	32	2687	86	2760	87	2833	89	2906	91
ALO3 (3000LM)	38	3052	81	3135	83	3217	85	3300	86
ALO4 (4000LM)	39	3469	90	3540	91	3611	93	3646	94
ALO4 (4500LM)	44	3829	87	3907	89	3985	91	4024	92
ALO4 (5000LM	49	4164	84	4249	86	4334	88	4376	89

LBR6WW		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	498	87	512	88	526	90	539	92
ALO1 (750LM)	9	789	89	810	91	832	92	853	94
ALO1 (1000LM)	13	1108	86	1138	88	1168	89	1198	91
ALO2 (1000LM)	13	1174	95	1206	97	1238	99	1270	100
ALO2 (1500LM)	19	1714	91	1761	93	1807	95	1854	97
ALO2 (2000LM)	25	2159	87	2218	89	2276	91	2335	92
ALO3 (2000LM)	25	2222	90	2282	92	2342	94	2402	95
ALO3 (2500LM)	32	2682	85	2755	87	2827	89	2900	91
ALO3 (3000LM)	38	3046	81	3129	83	3211	85	3294	86
ALO4 (4000LM)	39	3433	89	3503	91	3573	92	3608	93
ALO4 (4500LM)	44	3788	86	3866	88	3943	90	3982	91
ALO4 (5000LM	49	4120	84	4204	85	4288	87	4330	88

LBR6 WD		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	539	93	550	95	561	97	567	98
ALO1 (750LM)	9	811	91	827	92	844	94	852	95
ALO1 (1000LM)	13	1131	87	1154	89	1177	91	1188	91
ALO2 (1000LM)	13	1212	97	1237	99	1262	101	1274	102
ALO2 (1500LM)	19	1786	95	1823	97	1859	99	1877	99
ALO2 (2000LM)	25	2270	91	2316	93	2363	94	2386	95
ALO3 (2000LM)	25	2366	95	2415	97	2463	99	2487	100
ALO3 (2500LM)	32	2865	91	2924	92	2982	94	3011	95
ALO3 (3000LM)	38	3271	87	3338	88	3404	90	3438	91
ALO4 (4000LM)	39	3867	100	3946	102	4025	104	4064	105
ALO4 (4500LM)	44	4268	97	4355	99	4442	101	4486	102
ALO4 (5000LM)	49	4641	94	4736	96	4831	98	4878	99

LBR6 WD		90CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	447	77	457	79	466	80	470	81
ALO1 (750LM)	9	673	75	687	77	700	78	707	79
ALO1 (1000LM)	13	938	72	958	74	977	75	986	76
ALO2 (1000LM)	13	1006	80	1027	82	1047	84	1057	85
ALO2 (1500LM)	19	1483	79	1513	80	1543	82	1558	83
ALO2 (2000LM)	25	1884	75	1923	77	1961	78	1980	79
ALO3 (2000LM)	25	1964	79	2004	80	2044	82	2064	83
ALO3 (2500LM)	32	2378	75	2427	77	2475	78	2499	79
ALO3 (3000LM)	38	2715	72	2770	73	2826	75	2853	76
ALO4 (4000LM)	39	3210	83	3275	85	3341	86	3373	87
ALO4 (4500LM)	44	3542	81	3615	82	3687	84	3723	85
ALO4 (5000LM)	49	3852	78	3931	80	4010	81	4049	82

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LBR6

LUMEN OUTPUT MULTIPLIERS - CCT			
3000K	**3500K**	**4000K**	**5000K**
0.98	1.0	1.01	1.03

LUMEN OUTPUT MULTIPLIERS - FINISH	
Specular (LS)	1.00
White (WR)	1.03
Black (BR)	0.60

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.

PLENUM DEPTH TABLE

Aperture Size/Output	Fixture Height*	IC	NON-IC	NON-IC MARKED SPACINGS
LBR6 500-1000 LM	3.69	X		
LBR6 1000-2000 LM	3.69		X	
LBR6 2000-3000 LM	3.69			24 x 24 x 9

*Above unfinished 1/2" ceiling plane

CEILING COVERAGE TABLE

Series		Aperture	Trim Flange OD	Min ceiling opening	Ceiling Thickness	Max ceiling opening	Max Ceiling Opening with Goof Ring	Overall Goof Ring OD
LBR6	ROUND	5-5/16"	7-5/8"	5-3/4"	1/2"	7-1/8"	7-1/8"	9-1/4"
LBR6					1-1/2"	7-3/8"	7-1/2"	

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DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

LINE VOLTAGE DIMMING:					
Type	**Forward Phase**	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	Comment
MLV	Sensorswitch WPD	YES	YES	YES	
MLV	Sensorswitch CMR PDT10 ADC VLP	YES	YES	YES	
MLV	Synergy ISD 600LV	YES, 2x *	YES	YES	* min 2 fixtures
INC	Synergy ISD 600 I	YES, 2x *	YES	YES	* min 2 fixtures
MLV	Lutron Glyder GLV-600	YES	YES	YES	
INC	Leviton SureSlide 6633	YES	YES	YES	
MLV	Lutron Diva DVLV-600P	YES	YES	YES	
MLV	Lutron Skylark SLV-600P	YES	YES	YES	
INC	Lutron RadioRA 2 10ND	YES	YES	YES	
MLV	Leviton SureSlide 6613-PLW	YES	YES	YES	
INC	Lutron Diva DVCL-153P	YES	YES	YES	
MLV	Leviton IPM06	YES, 2x *	YES	YES	* min 2 fixtures
INC	**Leviton IPI06**	YES, 2x *	YES	YES	* min 2 fixtures
INC	**Control4 C4-FPD 120**	YES	YES	YES	
Type	Reverse Phase Dimmer Bank	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
ELV	Lutron Nova T NTELV-600	YES	YES	YES	
ELV	Lutron Diva DVELV 600P	YES	YES	YES	
ELV	Lutron Maestro MAELV 600	YES	YES	YES	
ELV	Leviton Vizia VPE06-1LX	YES	YES	YES	
ELV	**Leviton Illumatech IPE04**	YES	YES	YES	
ELV	**Control4 C4-APD 120 REVERSE PHASE**	YES	YES	YES	
Type	Miscellaneous Dimmers	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
PHA	Lutron RadioRA2 RRD-6NA	YES	YES	YES	
PHA	**Lutron Maestro PRO LED+ RRD-PRO**	YES	YES	YES	
Type	Control Systems	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)	
MLV	Lutron LP-RPM-4U	YES	YES	YES	
PHA	Lutron LP-RPM-4A	YES	YES	YES	
MLV	Lutron GRAPHIC EYE QSGRJ-3P	YES	YES	YES	
PHA	Lutron PA Power Module PHPM-PA-120	YES	YES	YES	
ELV	Lutron nLight nSP5PCD ELV	YES	YES	YES	

DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

0-10V DIMMING:						
Manufacturer	System Type	Description	P/N	S (500-1000lm)	M (1000-2000lm)	L (2000-3000lm)
ACUITY	Wall Box	sensorswitch, dimming switch with multi-way option	SPODMRA	YES	YES	YES
ACUITY	Wall Box	sensorswitch, wall switch sensor, occupancy controlled dimming	WSX D WH	YES	YES	YES
ACUITY	Control System	nLight	nPP16D	YES	YES	YES
ACUITY	Control System	nLight	nPS 80 EZ	YES	YES	YES
ACUITY	Control System	nLight Air	rPP20 D	YES	YES	YES
Lutron	Other	0-10V (sink or source) PowPak wireless dimming module	RMJ-5T-DV-B	YES	YES	YES
Wattstopper	Control System	Digital single relay room controller (0-10V)	LMRC-211	YES	YES	YES
Crestron	Control System	DIN Rail 0-10V fluorescent dimmer, 4 feeds, 4 channels (Green Light System)	DIN-4DIMFLV4	YES	YES	YES
Lutron	Other	Grafik Eye 0-10V adapter	GRX-TVI	YES	YES	YES
Leviton	Wall Box	Illumatech 0-10V	IP710-DLX	YES	YES	YES
Lutron	Control System	Mounted in the Homeworks QS panel - 0-10V dimmer (sink or source)	GRX-TVM2	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTFTV	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTSTV-DV	YES	YES	YES
Lutron	Wall Box	Nova T	NFTV	YES	YES	YES
Leviton	Wall Box	Renior II 0-10V	AWSMG-7DW	YES	YES	YES

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SLIM17FA15ADJ

Color: Bronze

Weight: 3.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852
Efficacy	124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included.

Note:

All values are typical (tolerance +/- 10%)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

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Technical Specifications (continued)

Construction

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

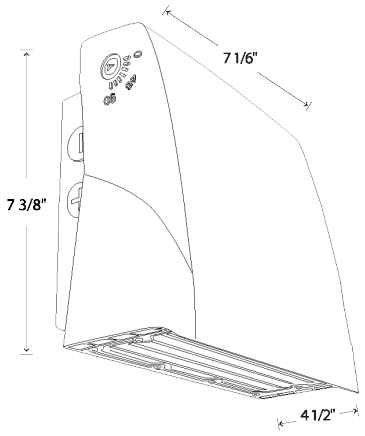
Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ
	15 = 15W **30 =** 30W	**ADJ =** Angle Adjustable

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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:	Ryan Miller, *Director of Planning and Zoning*
DATE:	December 28, 2021
SUBJECT:	MIS2021-016; *Exception for a Front Yard Fence at 213 Crestbrook Drive*

On December 17, 2021, the applicant -- *Trace Johannesen* -- submitted an application requesting an exception for a front yard fence. The subject property is addressed as 213 Crestbrook Drive, is located within the Stone Creek Subdivision, and is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses. This request was submitted as a referral from the Neighborhood Improvement Service Department after a code compliant was filed with the department on November 8, 2022 (*Case No. CE2021-6278*). The existing front yard fence is four (4) feet tall, extends approximately six (6) feet off of the existing garage, and is constructed with cedar fencing materials (*see Picture 2 at right*). The applicant has stated to staff that the intent of the fence is to replace landscaping that died from the storms last winter, and to provide a seating area in front of the home (*see Picture 1 & 2 at right*). Staff should point out that the applicant [*1*] did receive approval from the Stone Creek Homeowner's Association (HOA) prior to commencing work on the project (*see attached letter from the HOA*), and [*2*] did confer with City staff prior to commencing work within the area concerning all elements of the project except for the front yard fence. The reason behind this is the applicant was unaware that this would be classified as a front yard fence.

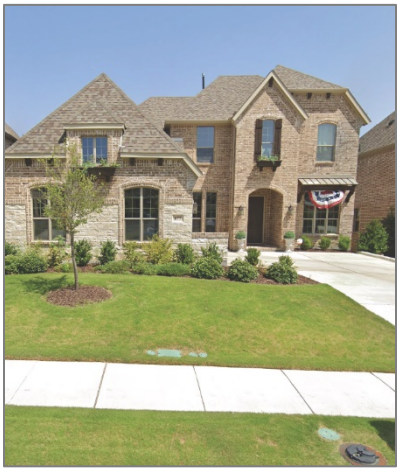
PICTURE 1: BEFORE

PICTURE 2: AFTER

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, Article 08, *Landscape and Screening*, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a

EXAMPLE 1

EXAMPLE 2



EXAMPLE 3

residential property without being granted an exception from the Planning and Zoning Commission." This section goes on to layout some guidelines for the Planning and Zoning Commission's consideration when reviewing exceptions: (a) the fence is 50% transparent, (b) the fence does not exceed four (4) feet in height, and (c) opaque fences should be prohibited. In this case, the fence does not meet the exact requirements for a front yard fence; however, it is important to 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. The applicant's fence *does not* and *is not intended to* enclose or impair visibility of the primary structure. In addition, staff is obligated to point out that other houses in the Stone Creek Subdivision have been designed to incorporate masonry wing walls adjacent to *J-Swing* (*or Traditional Swing*) garages, which is effectively similar to or the same as to what the applicant has done on the subject property (*see Examples 1-3 on the previous page*). With all this being said, approval of an exception to the front yard fence requirements is a discretionary decision for the Planning and Zoning Commission. If the Planning and Zoning Commission has any questions, staff and the applicant will be available at the *December 28, 2021* Planning and Zoning Commission Work Session meeting.

— M15202I-016 —

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. RES2021-6426

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]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [X] Variance Request ($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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	213 Crestbrook Drive, Rockwall, TX 75087		
Subdivision	Stone Creek Phase 1, Block I, Lot 5	Lot	Block
General Location	NEC Lakeshore/Goliad		

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]

[X] Owner	Trace Johannesen	[ ] Applicant	[Same as owner]
Contact Person		Contact Person	
Address	213 Crestbrook Drive	Address	
City, State & Zip	Rockwall, TX 75087	City, State & Zip	
Phone	972-342-2410	Phone	
E-Mail	Trace.Johannesen@gmail.com	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Trace Johannesen [*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 15th day of December, 20 21. 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."

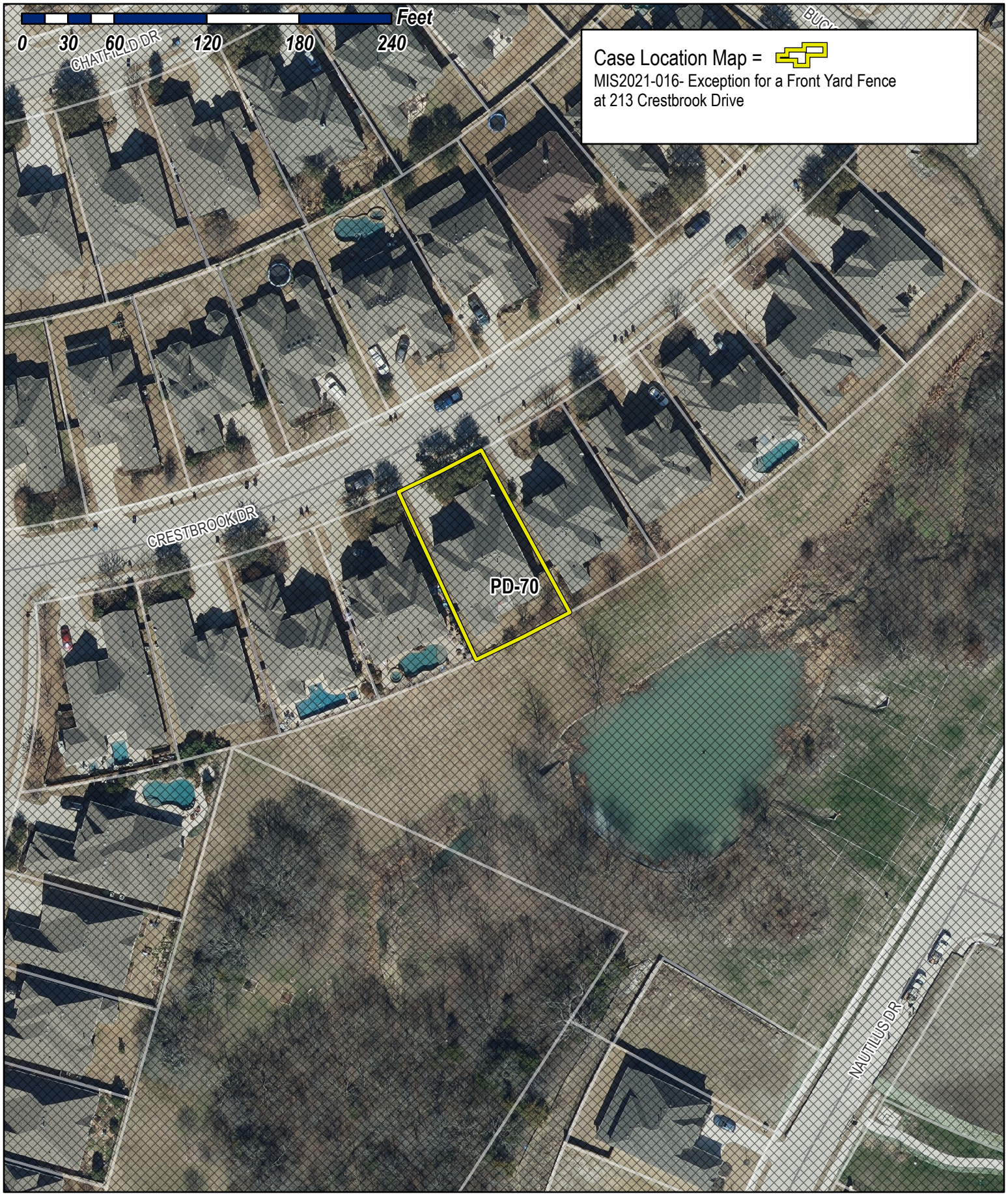
Given under my hand and seal of office on this the 15th *day of* December, 20 21.

Owner's Signature Trace Johannesen

Notary Public in and for the State of Texas Margaret Delaney

MARGARET DELANEY
Notary Public
State of Texas
ID # 13112546-9
My Comm. Expires 05-26-2025

My Commission Expires 05-26-2025



Case Location Map =

MIS2021-016- Exception for a Front Yard Fence
at 213 Crestbrook Drive

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

Rockwall Stone Creek Estates HOA
1024 S. Greenville Ave., Suite 230
Allen TX 75002
Main Phone: 972-359-1548

Date: 8/12/2021 9:16:56 AM **Architectural Control Committee Approval Notice**

Trace & Amy Johannesen
213 Crestbrook Drive
Rockwall TX 75087-7145

Re: 213 Crestbrook Drive: Landscape Changes

Dear **Trace**:

Thank you for submitting your written request to the Rockwall Stone Creek Estates HOA Architectural Control Committee (ACC), as required by the governing documents for Rockwall Stone Creek Estates HOA. We are pleased to let you know that your request has been approved by the Committee.

This approval is valid for one year from this date. Please remember that you are responsible for obtaining any and all required permits from the City of Rockwall for this project, and that you must complete the project within 60 days of its start date. If this project has already been started or if your submission is in response to a current violation on the property, the work must be initiated within 30 days and completed within 60 days.

Thank you again for your compliance. Please keep this letter for your records.

Sincerely,

Rockwall Stone Creek Estates HOA

Architectural Control Committee

213

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Planner*
DATE:	December 28, 2021
SUBJECT:	MIS2021-017; *Special Exception for a Fence at 309 Star Street*

On November 8, 2021, the property owner submitted a fence permit (*Permit No. RES2021-6279*) to allow the construction of a fence on the subject property; however, construction of the fence had already commenced prior to the permit being submitted. According to the applicant's letter, the applicant and his contractor were unaware they needed to get a permit "…because this project involves replacing an already existing fence and does not require alteration to the house itself…" Staff should point out that there was an existing six (6) foot wood fence that was removed from the property. This fence extended from the front corner of the existing single-family home -- *parallel to the front property line* --, to the northern property line along the front yard building setback. Staff should also note, that this was a permitted fence configuration; however, the applicant has moved the fence into the front yard building setback and the fence is now considered a front yard fence.

The applicant is proposing to finish constructing the wood fence. The fence will stand six (6) feet in height and incorporate a horizontal board design. This fence will be located along the western property line adjacent to Star Street and extend from the end of the existing brick fence that runs along the driveway to the northern property line. At this point the fence will turn east and run to a point along the property line even with the eastern corner of the garage. Additionally, the proposed fence will incorporate an electrical gate at the driveway. The fence will be visible from Star Street and the adjacent properties to the north and west (*see Figure 1 below*).

FIGURE 1: FENCE LOCATION ON THE SUBJECT PROPERTY

According to Subsection 08.03(D)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(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 unless specifically permitted by Subsection 08.03(D)(3)." Subsection 08.03(D)(2) also states that "(o)paque fences are prohibited in the front yard of residential properties." In this case, the proposed *Front Yard Fence* is a six (6) foot opaque horizontal board cedar fence. Staff should point out that the house on this

particular property has a unique orientation in that it is angled toward the intersection of Star Street and Munson Street, and has front yard building setbacks along both streets. In addition, an existing legally non-conforming wall extends from the corner of the garage toward Star Street, encroaching into the front yard building setback (*see Figure 2 at right*). The applicant has stated the purpose of the request is to allow for the driveway to be gated and due to the configuration of this existing fence, the proposed fence needs to extend into the front yard. In addition, there is a slope along the front yard building setback making it difficult to construct a horizontal board fence.

FIGURE 2: EXISTING FENCE

The subject property is also located in the Old Town Rockwall (OTR) Historic District and -- *in addition to seeking a variance from the Planning and Zoning Commission* -- the applicant was first required to seek a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). On December 16, 2021, the Historic Preservation Advisory Board (HPAB) reviewed the applicant request against the *Historic Preservation Guidelines* and the requirements of the Unified Development Code (UDC), and approved a Certificate of Appropriateness (COA) for the *Front Yard Fence* by a vote of 5-0, with Board Members McClintock and Miller absent. Based on this approval, the HPAB is sending a recommendation to approve the applicant's request to the Planning and Zoning Commission.

Staff has provided the information submitted by the applicant as part of this case in the attached packet. Staff should note that if denied the applicant would be required to bring the fence into conformance by moving it back to the front yard building setback. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *December 28, 2021*.

Petition for Fence Code Variance
309 Star St.
Rockwall, TX 75087
Karen Roggenkamp, Owner
16 December 2021

Overview

309 Star St. is a 3800+ square foot midcentury modern house listed as a Medium Contributing property in the Old Town Rockwall district which sits on 1.18 acres of land, legally described portions of Lots 3, 4, 5, 6, and 11 and all of lots 12, 13, 14, 15, and 16 in Block B of Eppstein Addition. The house was built by then-Judge Ralph Hall in 1955, and the family lived there for twenty years (see Figure 1).

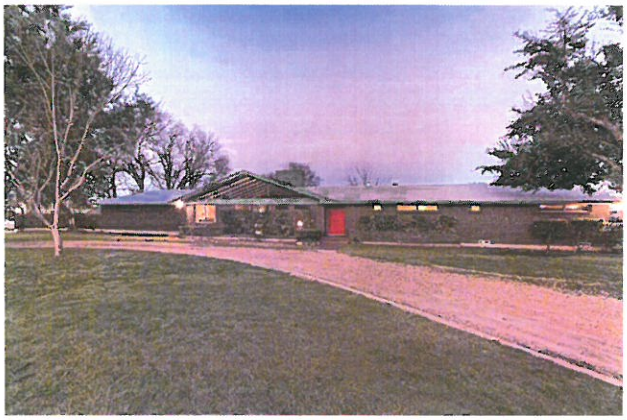


Figure 1. 309 Star St.

This petition requests an exception to city code for fence placement. The proposed building project will replace a failing stockade fence located on the northwest side of the property with a more period-appropriate horizontal board privacy fence, along with a gate that will open onto the driveway/garage/parking area. The new fence will replicate midcentury modern fencing types, extend the architectural lines of this historic property, merge an underutilized part of the property into the rest of the back yard, provide increased security to the garage and back yard, and screen an unattractive parking area from street view. As detailed below, due to the unique qualities of the property—including the angled orientation of the house on a large lot and the slope of the ground in the fence area—this project requires a variance to the city ordinance regarding the build line and placement for fences.

Unique Property Features

309 Star St. is unusual because of the amount of land it includes for a home within city limits, but, more notably, because of its orientation. Unlike the normal placement of Rockwall houses, which are built directly facing a street, this house sits at a pronounced angle at the corner of Star and Munson streets. The garage is on the side of the house, angling toward Star St., and a sizeable outdoor parking area is adjacent to the garage. The majority of the driveway and the parking area are not visible from the front yard of the house because they are hidden behind an original curved brick wall that extends from the garage (seen at far left in Figure 1; closer views in Figures 2-4).

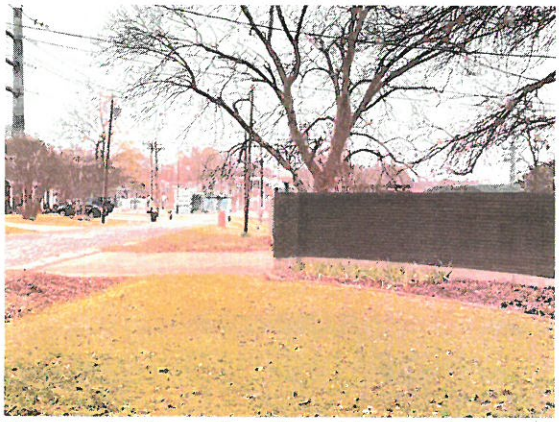


Figure 2. Curved wall and beginning portion of driveway as seen from front yard (Star St. on left). Exterior parking area and majority of driveway are blocked by wall.

Figure 3-4. Curved wall from beginning portion of driveway and from parking area.

Current Fence

The current stockade fence is neither stable nor an aesthetically sound choice for a midcentury modern property. It runs 120 feet from the northeast corner of the garage to a stopping point approximately 6 feet from the northern boundary of the property (see Figure 5). Parts of the northern side of the property slope downward, and the sharpest slope is located in the area where the current old fence stands.

On the survey below, the bold line indicates property perimeter; the red line indicates the curved wall beside driveway/parking area; and the blue line indicates the current location of the fence that needs replacing. The beginning of the brick wall stands at a point that is in line with the front build line of the house, as seen in Figure 3. The old fence is set far back from Star St., and as such it does not enclose a significant portion of what should function as part of the back yard of this angled property. Additionally, the fence's placement and configuration do not allow for larger items, such as a riding lawn mower or other sizable landscaping equipment, to pass through the narrow gate (see Figure 6).

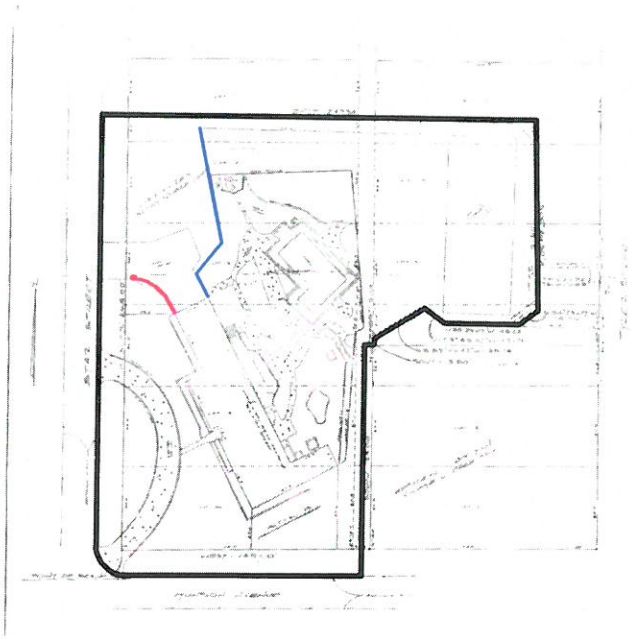


Figure 5. Survey of property. Bold line indicates property perimeter; red line indicates curved wall beside driveway/parking area; blue line indicates current stockade fence. The brick wall begins at a point that is on the same build line of the front portion of the house. Garage is recessed several feet back from main portion of the house.

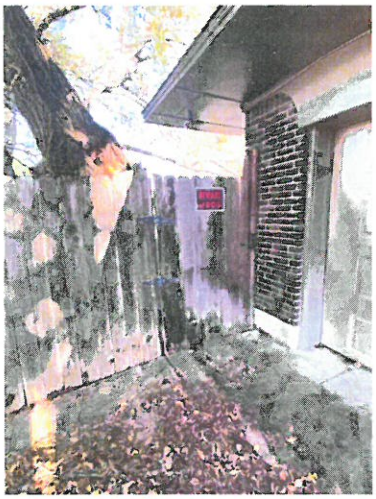


Figure 6. Current narrow gate.

Design of New Fence

This project will replace the stockade fence with a 100'-long privacy fence made of horizontal boards and steel posts. A horizontal fence is the stylistically appropriate choice for the architectural lines and aesthetic of this type of midcentury modern house, which borrows heavily from the design of 1950s Joseph Eichler houses. as seen in the examples below (see Figures 7-11 below for examples).

Figures 7-10. Examples of horizontal board fence design for midcentury modern properties.

The new fence will include a solar-powered driveway gate, which will begin at the end of the curved brick privacy wall that runs beside the driveway. The gate will not affect the construction or integrity of the wall. It will provide additional security to the garage, parking area, and back yard of the property. It will also enable back yard access for oversized lawn equipment and assist in larger-scale landscaping projects which are not possible under the current fence/gate configuration. A contractor has already been hired to build this fence, and the company uses pre-stained wood in a medium brown color with secured metal posts, in keeping with current city code.

Note: because this project involves replacing an already-existing fence and does not require alteration to the house itself, neither I nor the fencing contractor understood that we needed to gain approval first from the historic preservation board, and then from planning and zoning before construction began. The contractor had already set the posts for the new fence when we recognized our mistake, and we immediately stopped construction pending approval (see Figures 11 and 12) The photographs below show the posts that were set for the new fence, with the old fence in the background. (The northern edge of the property is the retaining wall on the left side of Figure 12.) Please note difference in slope of ground in the area of the old fence vs. the new fence.

Figures 11 and 12. Desired placement of new fence.

Justification of Variance

In order to construct a fence that aligns with and enhances the historic nature of this property, the new fence requires a variance because it will follow a build line taken from the brick wall that extends from the garage and curves around part of the driveway, rather than a build line taken from the corner of the garage. Running the gate and fence directly from the curved wall is appropriate for a number of reasons.

- First, 309 Star St. is a unique Old Town Rockwall property sitting on an extremely atypical lot, and the skewed orientation of the house in relation to the street presents may be singular within the city. The angled alignment of the house is a notable feature of the property, but as a result, current city ordinances do not easily apply. As such, a code variance in this situation is worthy of consideration, and it should not set precedent given that other properties do not feature the same characteristics.

- Second, the garage area of the house includes an oddly-shaped parking area extending away from the garage. Provided the new fence and gate can extend from the curved wall, they will screen this visually unappealing area from the street, which currently detracts from the aesthetic of the house. The gate and fence will, instead, enhance the midcentury lines and style of this important house.

- Third, the only feasible location for the new gate and fence follows a build line defined by the brick wall, which is at the narrowest portion of the driveway. In contrast, if the build line for the fence begins at the northwest corner of the garage, it will not be possible to screen the parking area and provide additional security because a gate and fence would bisect the concrete parking area and make entrance into the garage difficult, rendering both useless (see Figure 13—the proposed new fence that follows the build line extending from the curved wall is marked in green, while the build line defined by the corner of the garage and that bisects the parking area is marked in orange).

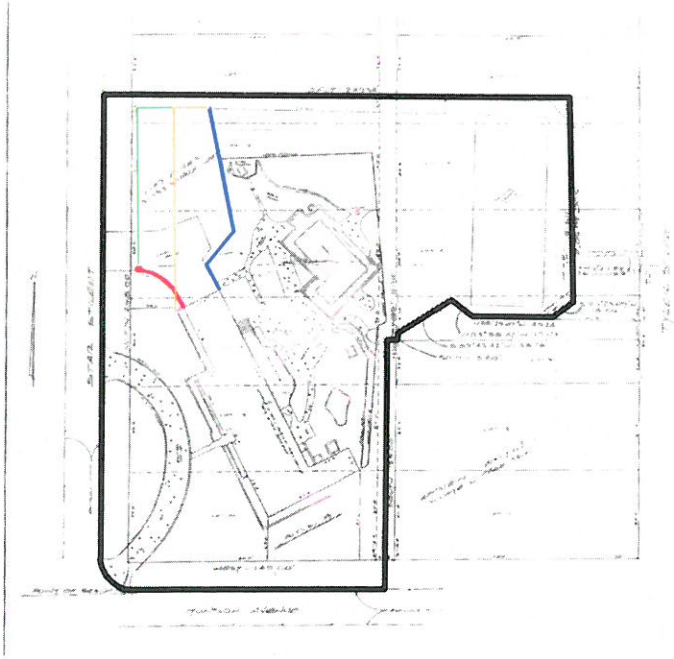


Figure 13. Proposed new fence line extending from the build line of the curved brick wall indicated by green line; fence line that extends from northwest corner of house indicated by orange line, cutting directly through driveway and parking area.

- Fourth, in order to construct a horizontal-board fence, the land must be reasonably flat. The build line extending from the end of the wall has a much less severe slope than other parts of this area, and as a result, a horizontal fence is possible here, as seen in Figures 11 and 12. Again, a horizontal-board fence is the most period-appropriate option for this historic property, but in order to install one, there will need to be some flexibility to accommodate 309 Star Street's unique challenges.

- Fifth, the request for a variance must address potential arguments that the proposed fence qualifies as a "front yard fence." Because of the angled placement of the house, this fence does not serve as a "front-yard fence"—the true front yard of 309 Star St. is some distance from this area of the property, and the driveway/parking area is not visible from the front yard because of the brick wall (see Figures 1 and 2, above). This new fence is akin, rather, to a similar fence running from the side of a house directly across the street at 306 Star St.

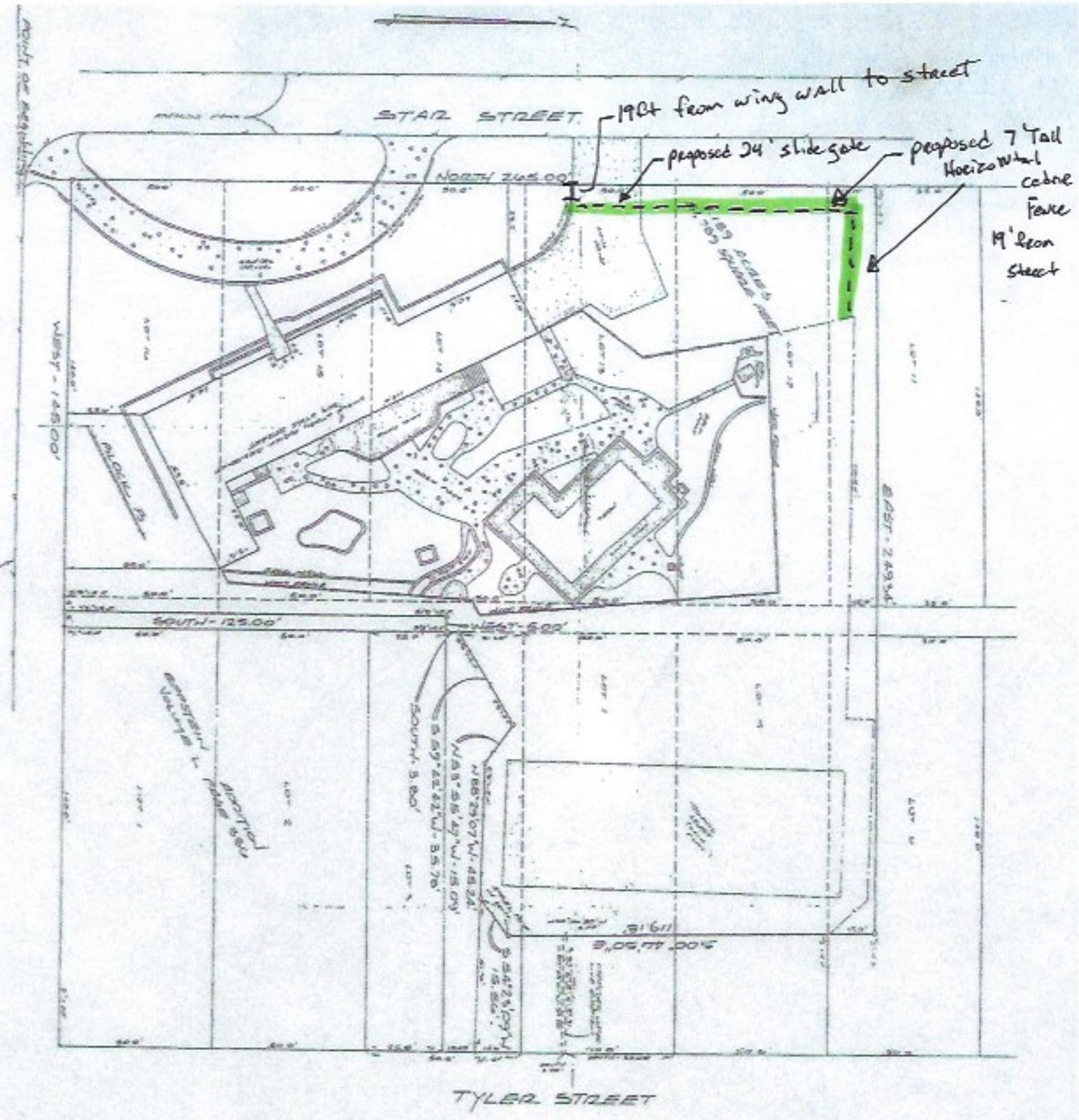
In short, this project requires a variance that will only apply to a single Old Town Rockwall property and that is justifiable for this unusual situation.

Closing Remarks

I am excited about how the fence and gate will enhance the historic character of the property and provide a more appropriate enclosure for the back yard of this midcentury modern home. I have been working toward restoring this architectural gem for the past eight years, and the fence project will provide a significant step forward in that ongoing work. As a homeowner within this invaluable part of the city, I strive to invest my money in period-appropriate projects that the historic nature of the property and the neighborhood. In this case, a variance is the only way to achieve that goal. Maintaining the integrity of Old Town Rockwall is extremely important to me as the steward of a contributing property, and I thank you for your service to that shared mission.

Sincerely,

Karen Roggenkamp



proposed Horizontal Cedar Fence 19' from street in line with existing wing wall from house

the discrepancies, shortages in area or encroachments, overlapping of

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

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

TO:	Historic Preservation Advisory Board
DATE:	December 16, 2021
APPLICANT:	Karen Roggenkamp
CASE NUMBER:	H2021-008; *Certificate of Appropriateness (COA) for 309 Star Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Karen Roggenkamp for the approval of a *Certificate of Appropriateness (COA)* for a *Medium Contributing Property* being a 1.189-acre tract of land identified as a portion of Lots 3, 4, 5, 6, & 11 and all of Lots 12, 13, 14, 15, & 16, Block B, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 309 Star Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the city prior to 1911 based on the April 1911 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~3,713 SF single-family home that was constructed in 1955. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The property is a one (1) story home constructed in a ranch style. The Rockwall Central Appraisal District (RCAD) indicates that a tennis/basketball court is also located on the property. This is a *Non-Contributing* secondary structure. As a note, the 1911 and 1934 Sanborn Map(s) indicate a primary and secondary structure that do not meet the existing building footprint. This indicates that these previous structures were demolished at some point prior to construction of the current single-family home.

On November 8, 2021, the property owner submitted a fence permit (*Permit No. RES2021-6279*) to allow the construction of a fence on the subject property; however, construction of the fence had already commenced prior to this submission. According to the applicant's letter, the applicant and his contractor were unaware they needed to get a permit "…because this project involves replacing an already existing fence and does not require alteration to the house itself…" Staff should point out that there was an existing six (6) foot wood fence that was removed from the property. This fence extended from the front corner of the existing single-family home -- *parallel to the front property line* --, to the northern property line along the front yard building setback. Staff should note, that this was a permitted fence configuration; however, the applicant has moved the fence into the front yard building setback. This means that in addition to seeking a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB), the applicant will also need to seek a variance from the Planning and Zoning Commission.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence/front yard fence on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 309 Star Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 305 Star Street, which is a 0.203-acre parcel of land with a ~1,444 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1996 and is designated as a *Non-Contributing Property*. Beyond this is 301 Star Street, which is a 0.249-acre parcel of land with a ~1,325 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home

was constructed in 1995 and is designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is 402 Star Street, which is a 0.321-acre parcel of land with a ~3,851 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1885 and is designated as a *High Contributing Property*. Beyond this are two (2) lots with single family homes situated on them. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is 407 Munson Street and 409 Munson Street. 407 Munson Street is a 0.152-acre parcel of land with a ~1,040 SF single-family home built in 1930 situated on it. 409 Munson Street is a 0.185-acre parcel of land with a ~1,566 SF single-family home built in 1970 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 501 Munson Street, which is a 0.313-acre parcel of land with a ~1,816 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1901 and is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is 307 Munson Street and 306 Star Street. 307 Munson Street is a 0.482-acre parcel of land with a ~3,163 SF single-family home built in 1980 situated on it. 306 Star Street is a 0.480-acre parcel of land with a ~3,451 SF single-family home built in 1985 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 317 Fannin Street, which is a 0.273-acre parcel of land with a ~1,702 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1940 and is designated as a *Low Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to finish constructing a wood fence that will stand six (6) feet in height and incorporate horizontal board design. This fence will be located along the western property line adjacent to Star Street and extend from the end of the existing brick fence that runs along the driveway to the norther property line. At this point the fence will turn east and run to a point along the property line even with the eastern corner of the garage. Additionally, the proposed fence will incorporate an electrical gate at the driveway. The fence will be visible from Star Street and the adjacent properties to the north and west.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes … (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the proposed fence is being built using a horizontal board design, which is stylistic of midcentury modern homes. Staff should note that the fence will only be visible along Star Street and will be situated within the front yard building setback of the property. As previously stated the fence is intended to replace an existing six (6) foot wood fence that was located at the front yard building setback and which has been removed from the property.

According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(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 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…" In this case, the applicant is proposing a front yard fence which would require approval from the Planning and Zoning Commission. Staff would like to note that due to the unusual orientation of the home and the existing driveway on the subject property, a fence that is in line with the front build line of the home makes it difficult for the proposed fence to properly cross the driveway. Additionally, the existing brick wall that extends from the front build line would require the fence to begin where the corner of the garage and wall meet. This would result in a fence line that potentially would take away from the midcentury

modern aesthetic of the existing property. Further, the sloped grade where the existing fence sits would make it difficult for a fence with horizontal boards in the midcentury modern style to be placed. Additionally, the property adjacent to the north of the subject property sits below grade, this results in the adjacent property already being partially screened from the view from Star street. As noted in the *Adjacent Land Uses and Access* section of this case memo, this property (*i.e. the property north of the subject property*) is a *Non-Contributing* property that was constructed in 1996.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "…the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that … the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria …" While the applicant's proposed scope of work does not meet the existing UDC guidelines for placement of a front yard fence in a residential district, the proposed project does ***not*** appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

(1) The applicant will need to submit and be approved for an exception to allow a front yard fence.

(2) Any construction resulting from the approval of this request 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.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

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

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:
- [x] CERTIFICATE OF APPROPRIATENESS (COA)
- [ ] LOCAL LANDMARK EVALUATION & DESIGNATION
- [ ] BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- [ ] SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:
- [x] OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- [ ] PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- [ ] SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- [ ] DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:
- [ ] LANDMARKED PROPERTY
- [ ] HIGH CONTRIBUTING PROPERTY
- [x] MEDIUM CONTRIBUTING PROPERTY
- [ ] LOW CONTRIBUTING PROPERTY
- [ ] NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:
- [x] RESIDENTIAL
- [ ] COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 309 Star St.

SUBDIVISION Eppstein Addition LOT See Letter BLOCK B

Part 3, 4, 5, 6, 11 ; All of 12, 13, 14, 15, 16

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? [x] YES [ ] NO

APPLICANT(S) IS/ARE: [x] OWNER [ ] TENANT [ ] NON-PROFIT [ ] RESIDENT

[x] CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

[ ] OTHER, SPECIFY:

	OWNER(S)	APPLICANT(S)
NAME	Karen Roggenkamp	
ADDRESS	309 Star St, Rockwall, TX 75087	
PHONE	612-501-6532	
E-MAIL	karenroggenkamp@hotmail.com	

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: [x] EXTERIOR ALTERATION [ ] NEW CONSTRUCTION [ ] ADDITION [ ] DEMOLITION [ ] RELOCATIONS [ ] OTHER, SPECIFY:

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (*IF APPLICABLE*): $ 12,000

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR *LOCAL LANDMARK EVALUATION & DESIGNATION* REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Replace existing fence. Please see attached letter.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE *APPLICANT'S SIGNATURE*

Petition for Certificate of Appropriateness
309 Star St.
Rockwall, TX 75087
Karen Roggenkamp, Owner
15 November 2021

Overview

309 Star St. is a 3800+ square foot midcentury modern house listed as a Medium Contributing property in the Old Town Rockwall district which sits on 1.18 acres of land, legally described portions of Lots 3, 4, 5, 6, and 11 and all of lots 12, 13, 14, 15, and 16 in Block B of Eppstein Addition. The house was built by then-Judge Ralph Hall in 1955, and the family lived there for twenty years (see Figure 1).

Figure 1. 309 Star St.

This petition requests a Certificate of Appropriateness to replace a failing stockade fence located on the northwest side of the property with a more period-appropriate horizontal board privacy fence, along with a gate that will open onto the driveway/garage area. The new fence will merge more of the property into the back yard, provide increased security to the garage and back yard, and screen an unattractive parking area from street view. As detailed below, due to the unique qualities of the property, this project may require a variance to the city ordinance regarding the build line for fence placement.

Unique Property Features

309 Star St. is located one block east of City Hall. The property is unusual because of the amount of land it includes for a home within city limits, but also because of its orientation. Unlike the normal orientation of Rockwall houses, which are built directly parallel to a street, this house sits at a pronounced angle at the corner of Fannin and Munson streets. The garage is on the side of the house, angling toward Star St., and a sizeable outdoor parking area is adjacent to the garage. Most of the driveway and the parking area are not visible from the front yard of the house because they are hidden behind a curved brick wall (seen at far left in Figure 1; closer views in Figures 2-4)

Figure 2. Curved wall and beginning portion of driveway as seen from front yard (Star St. on left). Exterior parking area and majority of driveway are blocked by wall.

Figure 3-4. Curved wall from beginning portion of driveway and from parking area.

Current Fence

The current stockade fence is neither stable nor an aesthetically sound choice for a midcentury modern property. It runs 120 feet from the northeast corner of the garage to a stopping point approximately 6 feet from the northern boundary of the property (see Figure 5). On the survey below, the bold line indicates property perimeter; the red line indicates the curved wall beside driveway/parking area; and the blue line indicates the location of the fence that needs replacing. The beginning of the brick wall stands at a point that is in line with the front portion of the house, as seen in Figure 3, but the garage is recessed a several feet back from this point. The old fence is set far back from Star St., and as such it does not enclose a significant portion of what could be part of the back yard of this angled property, rendering it under-utilized. Additionally, the fence's placement and configuration do not allow for larger items, such as a riding lawn mower or other sizable landscaping equipment, to pass through the narrow gate (see Figure 6).

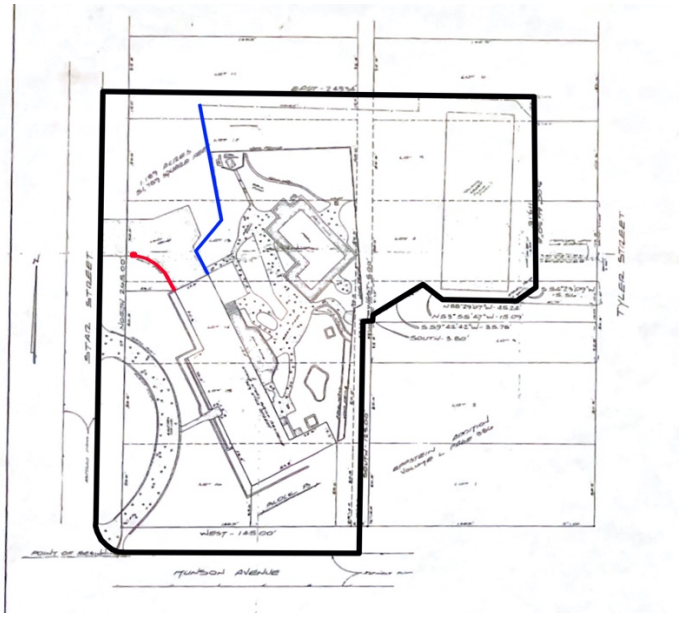
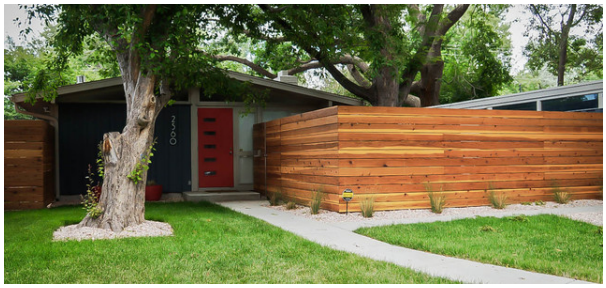
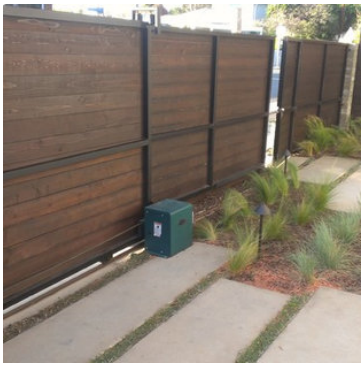
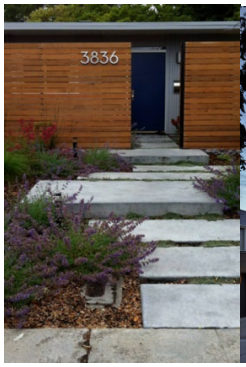


Figure 5. Survey of property. Bold line indicates property perimeter; red line indicates curved wall beside driveway/parking area; blue line indicates current stockade fence. The brick wall begins at a point that is on the same build line of the front portion of the house. Garage is recessed several feet back from main portion of the house.

Figure 6. Current narrow gate.

Design of New Fence

This project will replace the stockade fence with a 100'-long privacy fence made of horizontal boards and steel posts, which is more stylistically appropriate for the architectural lines and aesthetic of a midcentury modern house, as seen in the examples below (see Figures 7-11 below for examples).

Figures 7-11. Examples of horizontal board fence design for midcentury modern properties.

The proposed fence will include a solar-powered driveway gate, which would begin at the end of the curved brick privacy wall that runs beside the driveway. The gate will not affect the construction or integrity of the wall. This gate will provide additional security to the garage and the back yard of the property. It will also enable back yard access for oversized lawn equipment and assist in larger-scale landscaping projects which are not possible under the current fence/gate configuration. A contractor has already been hired to build this fence, and the company uses pre-stained wood in a medium brown color with secured metal posts, in keeping with current city code.

Note: because this project involves replacing an already-existing fence and does not require alteration to the house itself, neither I nor the fencing contractor understood that we needed to gain approval from the historic preservation board before construction began. The contractor had already set the posts for the new fence when we recognized our mistake, and we immediately stopped construction pending approval (see Figures 12 and 13) The photographs below show the posts that were set for the new fence, with the old fence in the background. (The northern edge of the property is the retaining wall on the left side of Figure 13.)

Figures 12 and 13. Desired placement of new fence.

Justification of Variance

The proposed new fence will run parallel to Star St. on a build line that begins at the western-most start point of the curved brick wall. The new fence may require a variance depending on whether the build line is taken from the brick wall, which is an integral part of the architecture, or from northwestern-most corner of the garage, which is approximately six feet further east.

Understandably, planning and zoning boards are typically reluctant to grant variances for fear that such action will set precedent. However, a variance is appropriate and justifiable in this case for several reasons.

- First, 309 Star St. is a unique Old Town Rockwall property sitting on an extremely atypical lot, and the skewed orientation of the house in relation to the street presents an unusual set of circumstances and challenges. The angled alignment of the house is a notable feature of the property, but as a result, current city ordinances do not easily apply. As such, a code variance in this situation is worthy of consideration, and it should not set precedent given that other properties do not feature the same characteristics.

- Second, the garage area of the house includes a large, oddly-shaped parking area extending away from the garage. Provided the new fence and gate can begin at build line extending from the curved wall, they will screen this visually unappealing area from the street, which currently detracts from the aesthetic of the house.

- Third, the only feasible location for the new gate and fence follows a build line defined by the brick wall, which is at the narrowest portion of the driveway and is, again, an integral part of the house. In contrast, if the build line for the fence begins at the northwest corner of the garage, it will not be possible to screen the parking area and provide additional security because a gate and fence cannot be constructed along that line. A fence/gate that follows that line would bisect the concrete parking area and make entrance into the garage difficult, rendering both useless (see Figure 14—the proposed new fence that follows the build line extending from the curved wall is marked in green, while the build line defined by the corner of the garage and that bisects the parking area is marked in orange).

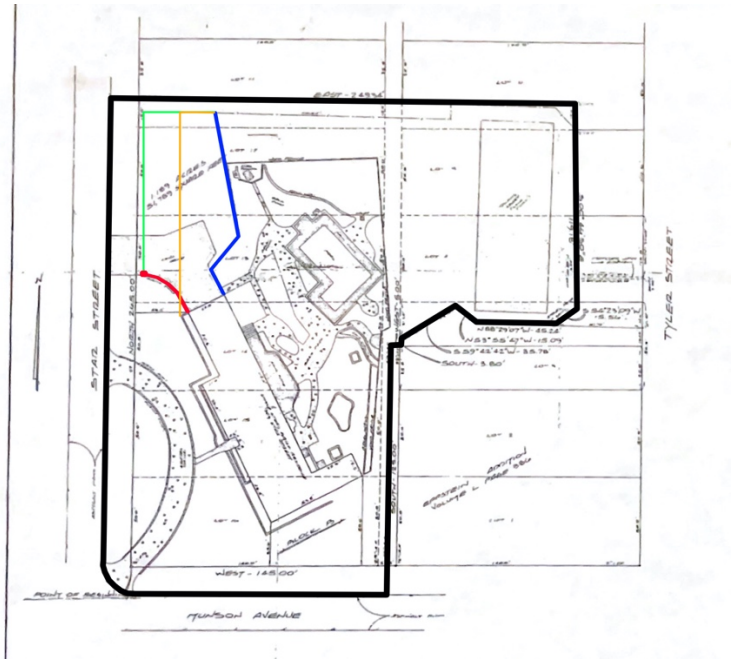


Figure 14. Proposed new fence line extending from the build line of the curved brick wall indicated by green line; fence line that extends from northwest corner of house indicated by orange line, cutting directly through driveway and parking area.

- Fourth, in order to construct a horizontal-board fence, the land must not have a sharp slope. The build line extending from the end of the wall has a much less severe slope than other parts of this area, and as a result, a horizontal fence is possible here, as seen in Figure 13.

- Fifth, the request for a variance must address potential arguments that the proposed fence qualifies as a "front yard fence." Because of the angled placement of the house, this fence does not serve as a "front-yard fence"—the true front yard of 309 Star St. is some distance from this area of the property, and the driveway/parking area is not even readily visible from the front yard because of the brick wall (see Figures 1 and 2, above). As such, this fence will function to enclose an additional portion of the property into the *back* yard space.

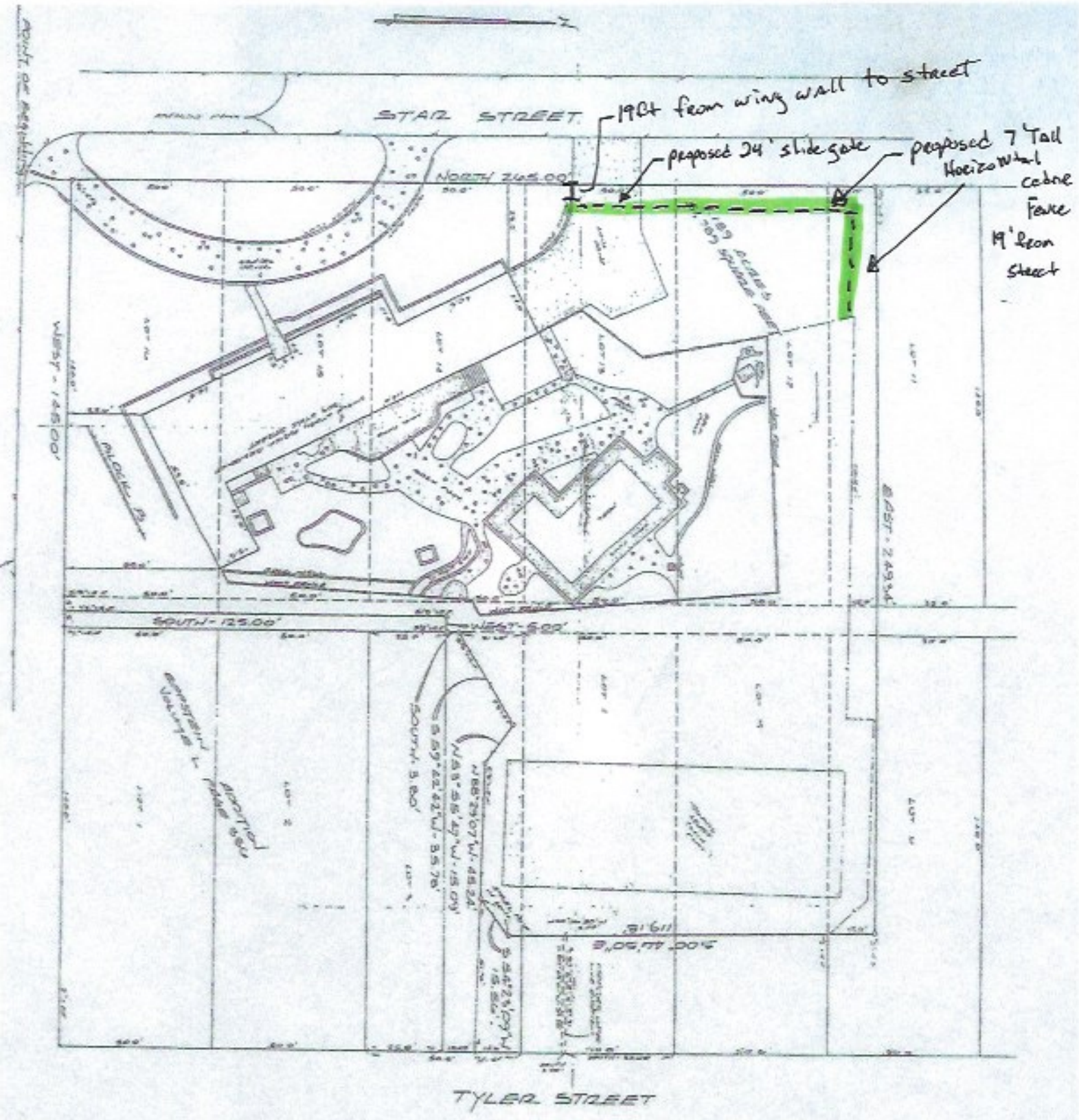
In short, this project may require a variance that will only apply to a single Old Town Rockwall property and that is justifiable for this unusual situation.

Closing Remarks

I am excited about how the fence and gate will enhance the historic character of the property and provide a more appropriate enclosure for the back yard of this midcentury modern home. I have been working toward restoring this architectural gem for the past eight years, and the fence project will provide a significant step forward in that ongoing work. Maintaining the integrity of Old Town Rockwall is extremely important to me as the owner and steward of a contributing property, and I thank you for your service to that shared mission.

Sincerely,

Karen Roggenkamp



proposed Horizontal Cedar Fence 19' from street in line with existing wing wall from house

the discrepancies, shortages in area or encroachments, overlapping of

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

FIELD NOTES

Being a part of Lots 3,4,5,6, and 11, and all of Lots 12,13,14,15, and 16 in Block 9, of APPERSON ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume 1, Page 386, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for the southwest corner of Lot 16, Block 9 of said APPERSON ADDITION, and the northeast intersection of Star street and Munson Avenue;

THENCE along the easterly line of said Star Street North a distance of 241.00 feet to a 1/2" iron rod set, said iron rod being North 15.00 feet from the northwest corner of Lot 12, Block 9 of said APPERSON ADDITION;

THENCE departing the easterly line of said Star Street East a distance of 349.34 feet to a 1/2" iron rod set;

THENCE South 00 degrees 44 minutes 30 seconds East a distance of 118.18 feet to a steel post in concrete;

THENCE South 54 degrees 39 minutes 09 seconds West a distance of 15.94 feet to a steel post in concrete;

THENCE North 48 degrees 39 minutes 09 seconds West a distance of 48.34 feet to a 5/8" iron rod found;

THENCE North 33 degrees 39 minutes 09 seconds West a distance of 15.09 feet to a 5/8" iron rod found;

THENCE South 39 degrees 41 minutes 42 seconds West a distance of 35.78 feet to a 5/8" iron rod found;

THENCE South a distance of 3.80 feet to a 5/8" iron rod found;

THENCE West a distance of 5.00 feet to a 5/8" iron rod found;

THENCE South a distance of 125.00 feet to a 1/2" iron rod found in the northerly line of said Munson Avenue;

THENCE along the northerly line of said Munson Avenue West a distance of 143.00 feet to the POINT OF BEGINNING and containing 1.189 acres or 51,749 square feet of land more or less.

SURVEYOR'S CERTIFICATE

I herby certify that this survey is a true representation of facts found on the ground under my direct supervision on July 3, 1992

Michael R. Glover
R.P.L.S. 4478

THIS PROPERTY APPEARS TO LIE WITHIN ZONE C ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 480747 0005 C, DATED JUNE 15, 1982

ACCEPTED AND APPROVED
BY _____ DATE 7-16-92

SURVICE
SURVEYING COMPANY
3333 Breckenridge

BEING PART OF LOTS 3,4,5,6, 11, AND ALL OF LOTS 12,13,14,15, & 16, OF BLOCK 9, OF APPERSON ADDITION, VOLUME 1, PAGE 386.

BOUNDARY SURVEY OF A 1.189 ACRE TRACT CITY OF ROCKWALL

DATE	7-1-92
SCALE	1" = 20'
CALC BY	J.H.M.
DRAWN BY	J.H.M.
CHK BY	M.R.G.

SHEET 1

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Planner*
DATE:	December 28, 2021
SUBJECT:	MIS2021-018; *Variance Request to the Material Requirements for Dutch Bros. Coffee*

On December 14, 2021, the Planning and Zoning Commission approved a site plan and variances for *Dutch Bros. Coffee*. Specifically, the Planning and Zoning Commission approved a variance to the *General Overlay District Standards* for *Roof Design Standards* to allow a flat roof on the building and an exception to the *General Commercial District Standards* for *Roof Design* to allow the parapet walls to be painted on the inside of the parapet. As part of this request, the Planning and Zoning Commission -- *at the recommendation of the Architectural Review Board (ARB)* -- denied a variance to the *General Overlay District Standards* for *Materials* to allow less than 90% *Primary Materials* and less than 20% *Natural or Quarried Stone*. As part of this request, the Planning and Zoning Commission also approved the following compensatory measures for the approved variance and exception: [*1*] the provision of a bicycle rack, [2] no outdoor menu board, [*3*] increased canopy length on the northern building elevation, [*4*] the provision of a pergola with outdoor seating.

Since the site plan was approved and the variances associated with the building materials were denied, the applicant was required to provide staff with updated building elevations demonstrating conformance to the building material requirements stipulated by the *General Overlay District Standards* contained in the Unified Development Code (UDC); however, the building elevations provided by the applicant on December 17, 2021 indicate the use of a cultured stone product (*i.e. Eldorado Stone*) in lieu of the required natural or quarry stone. Based on this the applicant has chosen to bring back a request to the Planning and Zoning Commission seeking a variance. According to Subsection 06.01, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building." In this case the proposed cultured stone (*i.e. Eldorado Stone*) appears to meet the intent of the Unified Development Code (UDC). With this being said, a request for a variance to the *General Overlay District Standards* is a discretionary decision for the Planning and Zoning Commission. Staff should note that a supermajority vote (*i.e. six [6] out of the seven [7] commissioners present*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of any variance.

In the attached packet staff has included the proposed building elevations. Should the Planning and Zoning Commission have any questions, staff and a representative for the applicant will be available at the *December 28, 2021* Planning and Zoning Commission work session.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. MIS2021-018

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped/Vacant
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Drive-Thru Coffee Shop
ACREAGE	0.57 Acres	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	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM MOORE [*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* 17th *DAY OF* December, 2021. *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."*

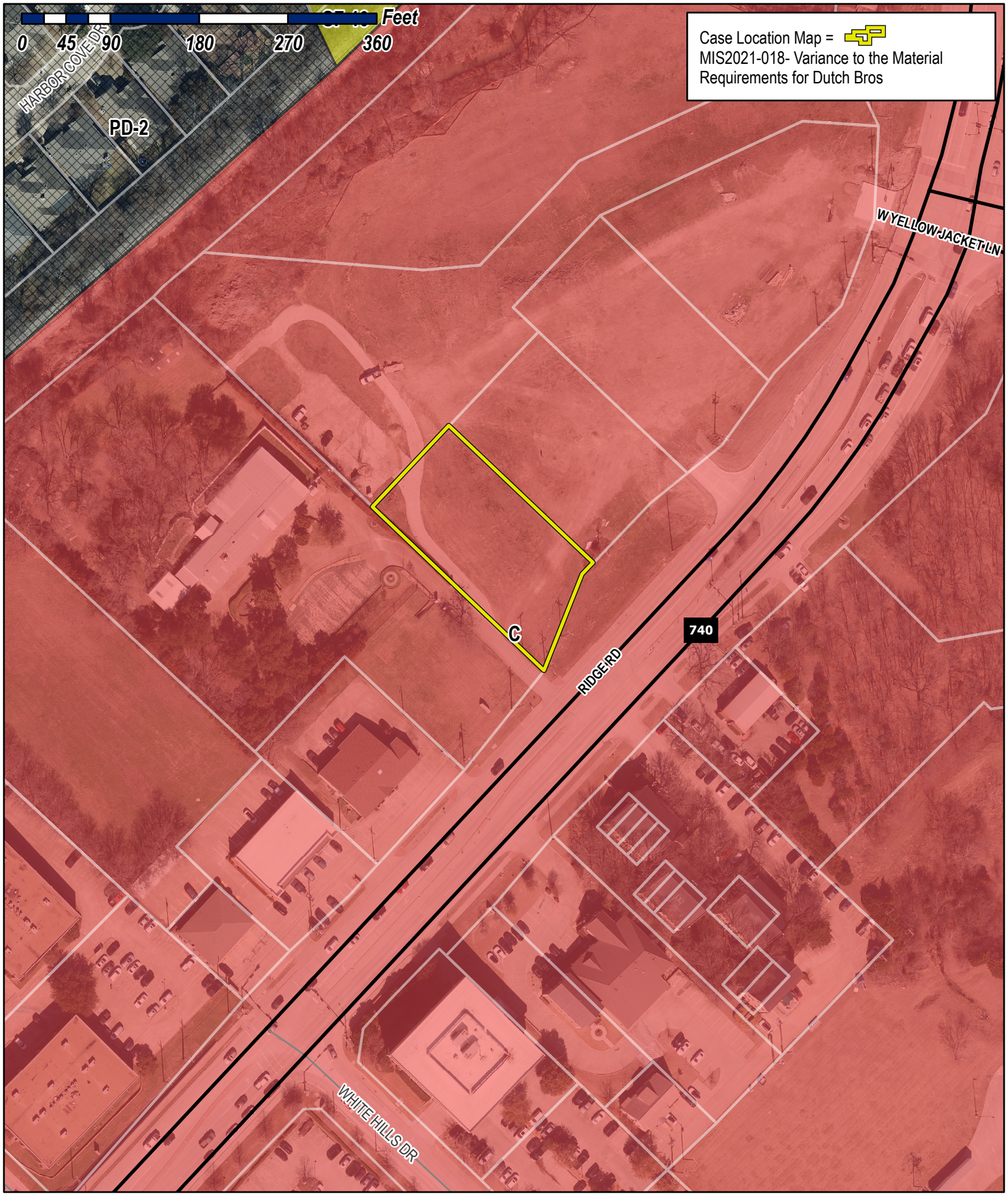
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* December, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KIMBERLY A. DUNLOP
NOTARY PUBLIC, STATE OF TEXAS
My Notary ID # 129512856
Expires August 5, 2025

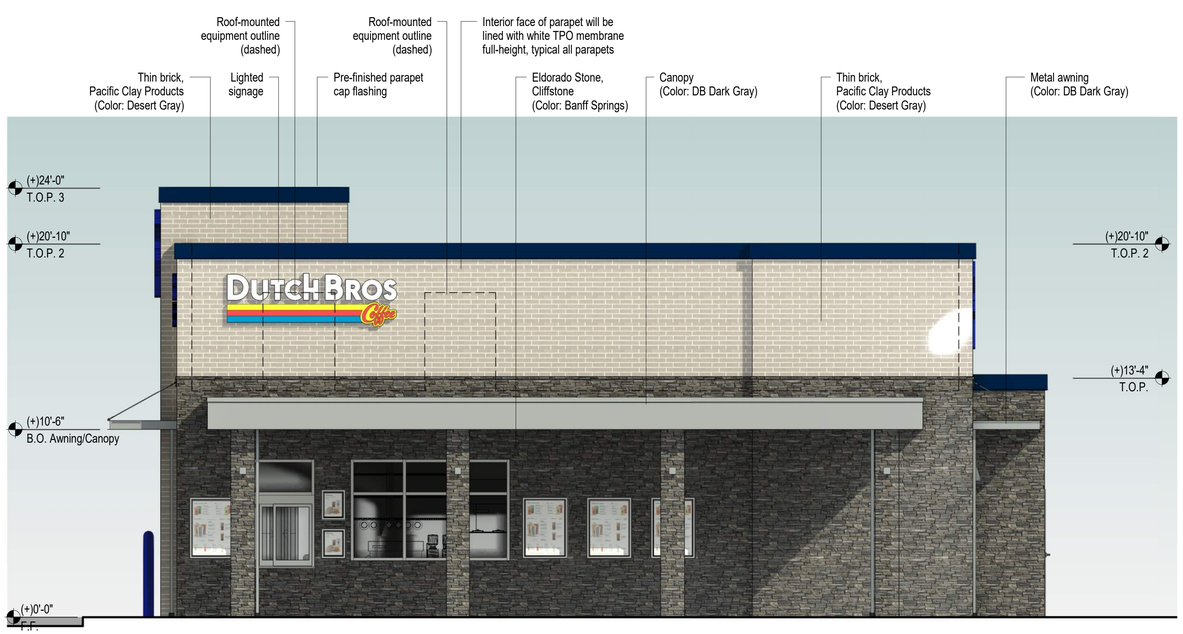
MY COMMISSION EXPIRES 8-5-25



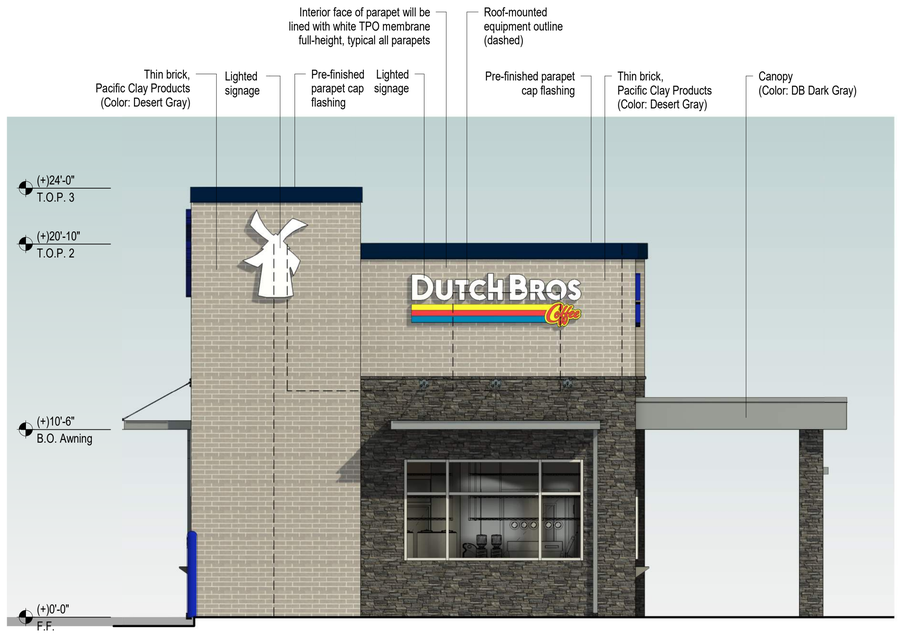
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



East Elevation - (Front Elevation)
1/4" = 1'-0"

Material Calculations

Drive-Up Elevation:
Primary Material: Brick 100%

Rear Elevation:
Primary Material: Brick 100%

Walk-Up Elevation:
Primary Material: Brick 100%

Front Elevation:
Primary Material: Brick 100%

SITE PLAN SIGNATURE BLOCK

APPROVED:

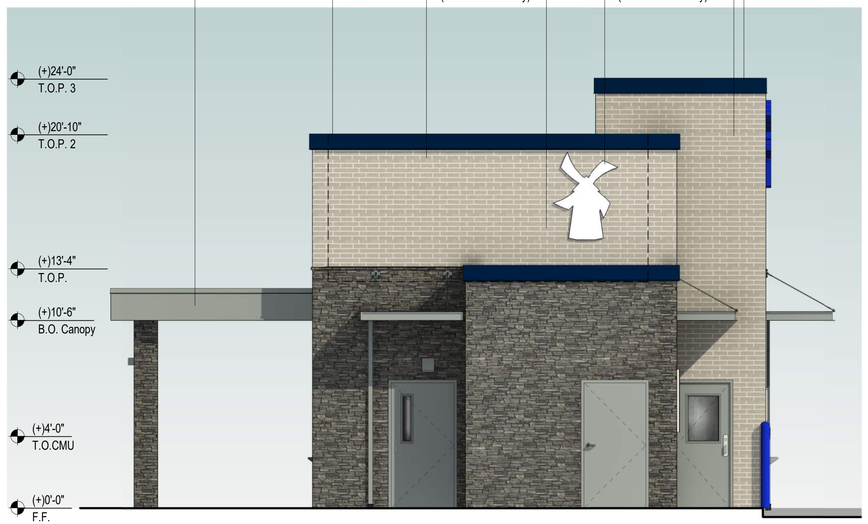
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THE ____ DAY OF ____, ____.

PLANNING & ZONING COMMISION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

South Elevation - (Drive-up Elevation)
1/4" = 1'-0"



West Elevation - (Rear Elevation)
1/4" = 1'-0"

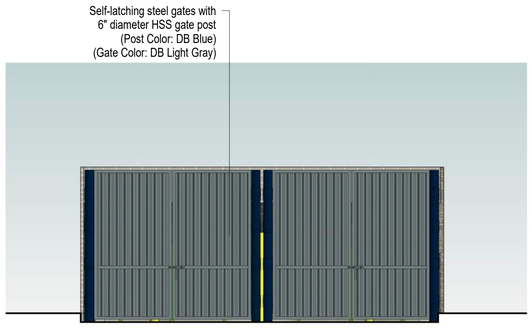
(SP2021-031)

DUTCH BROS Coffee

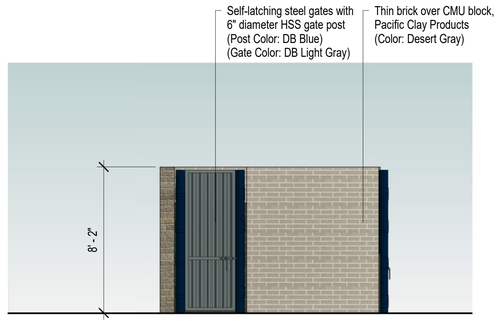
Dutch Bros

Conceptual Elevations | Rockwall, Texas | PR.4

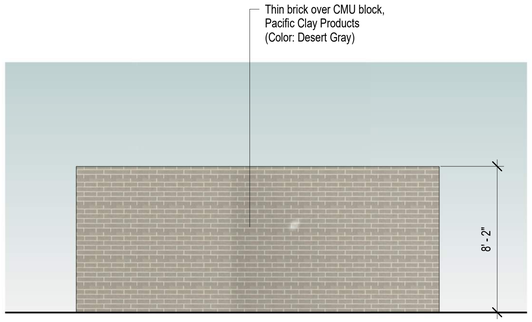
MAIN & MAIN



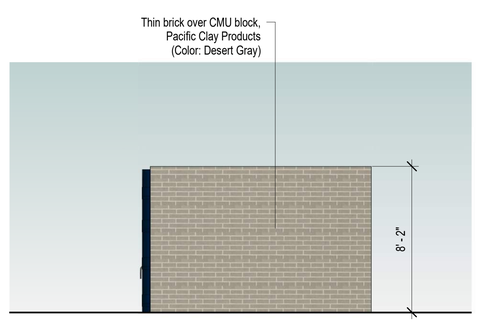
North Elevation - (Front Elevation)
1/4" = 1'-0"



East Elevation - (Side Elevation)
1/4" = 1'-0"



South Elevation - (Rear Elevation)
1/4" = 1'-0"



West Elevation - (Side Elevation)
1/4" = 1'-0"

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 COMMISION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THE ___ DAY OF ___, ___.

_____ _____

PLANNING & ZONING COMMISION CHAIRMAN DIRECTOR OF PLANNING AND ZONING

(SP2021-031)

DUTCH BROS Coffee

Dutch Bros

Conceptual Trash Enclosure Elevations Rockwall, Texas PR.4B

MAIN & MAIN

Front (Primary Elevation)/Drive-Thru

Front (Primary Elevation)/Walk-Up

Rear/Walk-Up

Rear/Drive-Thru

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 COMMISION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THE ___ DAY OF ___, ___.

PLANNING & ZONING COMMISION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

(SP2021-031)

DUTCH BROS Coffee

Dutch Bros

Perspectives | Rockwall, Texas | PR.4A

MAIN & MAIN

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:	Ryan Miller, *Director of Planning and Zoning*
DATE:	December 28, 2021
SUBJECT:	Z2021-050; *Amendment to Article 04, Permissible Uses, of the Unified Development Code (UDC) to Change the Requirements for Bed and Breakfast*

On November 18, 2021, the Historic Preservation Advisory Board (HPAB) directed staff to bring forward a text amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of changing the *Conditional Land Use Standards* for the *Bed and Breakfast* land use. Specifically, the HPAB directed staff to change the land use from being permitted *by-right* in the Old Town Rockwall (OTR) Historic District to being permitted through a Specific Use Permit (SUP). This came in response to an appointment with Carol Crow -- *a resident of the Old Town Rockwall (OTR) Historic District (i.e. 504 Williams Street)* -- who expressed concern about a commercial land use being permitted *by-right* within the City's Historic District, which is primarily a residential district.

According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the following are the current *Conditional Land Use Standards* for the *Bed and Breakfast* land use:

Bed and Breakfast.

(a) The Bed and Breakfast land use is permitted in the Old Town Rockwall (OTR) Historic District by-right.
(b) A Bed and Breakfast may only be established on an owner-occupied, single-family lot.
(c) In addition to the single-family parking requirements, one (1) parking space per bedroom shall be provided.
(d) No signage and/or outside advertising shall be permitted for a Bed and Breakfast unless located in a nonresidential zoning district or as permitted by a Specific Use Permit (SUP).
(e) Bed and Breakfast shall be required to meet all applicable City Fire Codes, including providing a smoke alarm system.
(f) A Bed and Breakfast shall be subject to an annual inspection by the Fire Department.
(g) All applicable hotel/motel taxes shall be paid.
(h) The maximum length of a guests stay is shall be limited to 14 consecutive days in any 30-day period.
(i) A Specific Use Permit (SUP) for a Bed and Breakfast shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance.

After consideration by the HPAB, the board directed staff to bring forward a recommendation to the Planning and Zoning Commission and City Council proposing to change this section by removing condition (a), which states "(t)he Bed and Breakfast land use is permitted in the Old Town Rockwall (OTR) Historic District by-right." Since the majority of the Old Town Rockwall (OTR) Historic District is zoned Single-Family 7 (SF-7) District, this means that a Specific Use Permit (SUP) would be required to establish a *Bed and Breakfast* in the district should the change be adopted.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the HPAB's proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: December 28, 2021
Planning and Zoning Commission Public Hearing: January 11, 2022
City Council Public Hearing/First Reading: January 18, 2022 (*Tuesday*)

City Council Second Reading: February 7, 2022

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *December 28, 2021*.

CITY OF ROCKWALL

ORDINANCE NO. 22-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, BY AMENDING SUBSECTION 02.03, *CONDITIONAL LAND USE STANDARDS*, OF ARTICLE 04, *PERMISSIBLE USES*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the Historic Preservation Advisory Board (HPAB) of the City of Rockwall to amend Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] for the purpose of changing the *Conditional Land Use Standards* for the *Bed and Breakfast* land use; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that 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 Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. 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 7TH DAY OF FEBRUARY, 2022.

DRAFT ORDINANCE 12.13.2021

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 12.28.2021

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

Article 04, *Permissible Uses*, of the Unified Development Code (UDC)
Subsection 02.03, *Conditional Land Use Standards*

(B) Residential and Lodging Land Uses

(2) *Bed and Breakfast*.

~~(a) The Bed and Breakfast land use is permitted in the Old Town Rockwall (OTR) Historic District by-right.~~

~~(b)~~(a) A Bed and Breakfast may only be established on an owner-occupied, single-family lot.

~~(c)~~(b) In addition to the single-family parking requirements, one (1) parking space per bedroom shall be provided.

~~(d)~~(c) No signage and/or outside advertising shall be permitted for a Bed and Breakfast unless located in a nonresidential zoning district or as permitted by a Specific Use Permit (SUP).

~~(e)~~(d) Bed and Breakfast shall be required to meet all applicable City Fire Codes, including providing a smoke alarm system.

~~(f)~~(e) A Bed and Breakfast shall be subject to an annual inspection by the Fire Department.

~~(g)~~(f) All applicable hotel/motel taxes shall be paid.

~~(h)~~(g) The maximum length of a guests stay is shall be limited to 14 consecutive days in any 30-day period.

~~(i)~~(h) A Specific Use Permit (SUP) for a Bed and Breakfast shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance.

DRAFT ORDINANCE 12.28.2021

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	Z2021-051	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Residential Infill at 5108 Yacht Club Drive	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	5108 YACHT CLUB DR, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Henok Fekadu for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.189-acre parcel of land identified as Lot 4, Block B, Chandlers Landing, Phase 19 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 5108 Yacht Club Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: 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 for the purpose of constructing a single-family home on a 0.189-acre parcel of land identified as Lot 4, Block B, Chandlers Landing, Phase 19 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 5108 Yacht Club Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-7745 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2021-051) in the lower right-hand corner of all pages on future submittals.

I.4 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 located within the Chandler's Landing Phase 19 Subdivision, which is more than 90% developed, has more than 5 lots, and has been in existence for more than ten (10) years.

I.5 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."

M.6 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 this case the garages are located 6'-6" and 5' in front of the front façade; this would require a waiver to the Unified Development Code.

M.7 Please review the attached Draft Ordinance prior to the December 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 4, 2022.

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 January 4, 2022; 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 January 11, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.

I.9 The projected City Council meeting dates for this case will be January 18, 2022 (1st Reading) and February 7, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: - Entire property to drain to the back of the lot per the existing drainage patterns. For the Building Permit, you will need to revise the grading plan.
- The water line is on the opposite side of the street so full panel concrete replacement will be required. - Sewer is located at the front and back of the lot.
- Show 20' utility easement along Yacht Club Dr
- No structures or fencing will be allowed in easements
- Add that the minimum finished floor to be at elevation 535.0 or higher
- No trees shall be planted within 5' of the sewer line along Yacht Club Drive
- No fill/grading is allowed in flood plain
- No fencing or structures are allowed in flood plain
- Show floodplain line and elevation on building permit

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2021	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. Z2021-051

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	5108 Yacht Club Drive, Rockwall, TX				
SUBDIVISION	Chandlers Landing Addition	LOT	4	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single Family Residential	CURRENT USE	Empty Lot
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Single Family Residential
ACREAGE	0.18	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	Henok Fekadu	☐ APPLICANT	
CONTACT PERSON	Henok Fekadu	CONTACT PERSON	
ADDRESS	5402 Onset Bay Dr	ADDRESS	
CITY, STATE & ZIP	Rowlett TX 75089	CITY, STATE & ZIP	
PHONE	214-554-1078	PHONE	
E-MAIL	Info@openspacebuild.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Henok Fekadu [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 13 DAY OF December, 2021. 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."

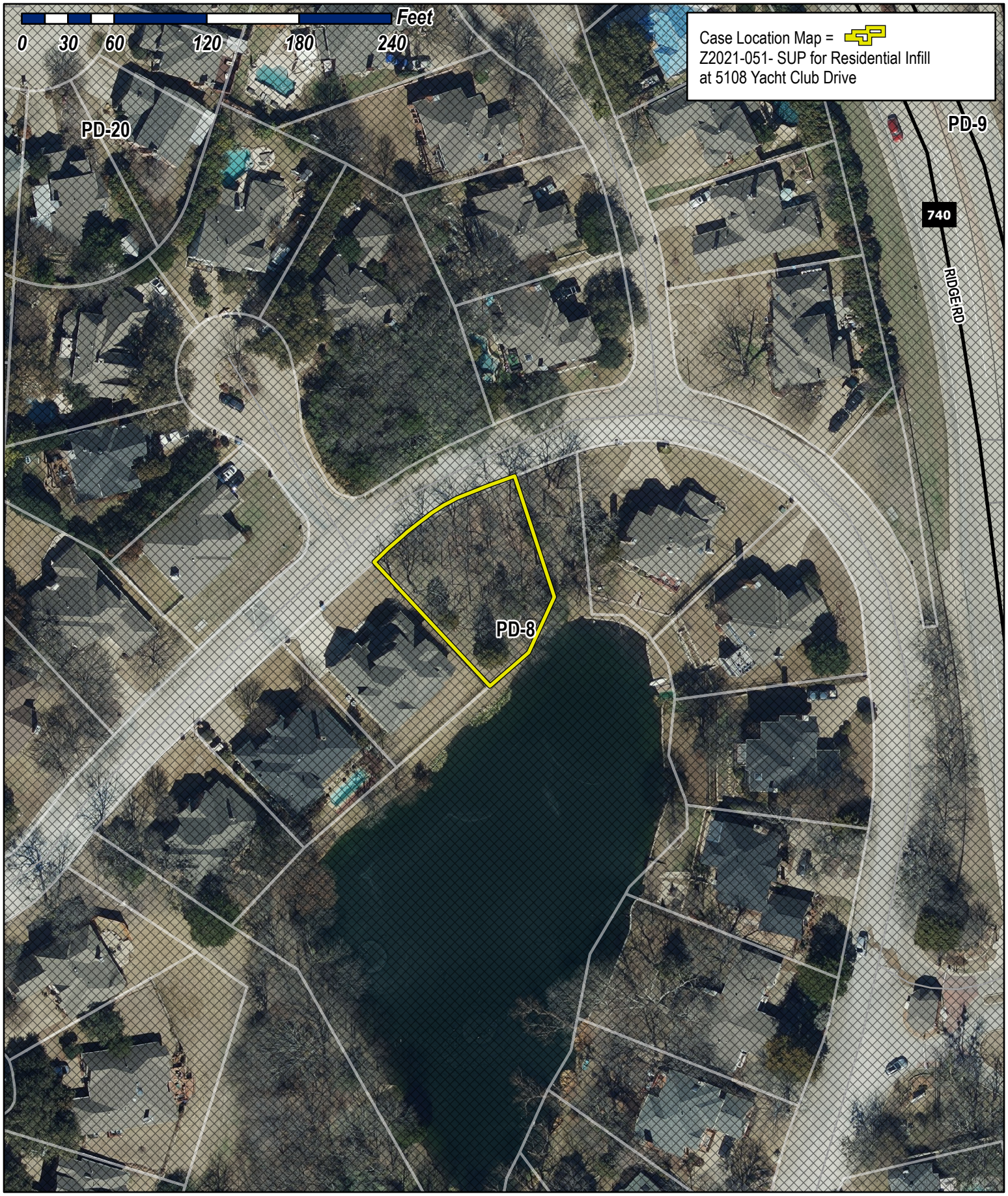
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF December, 2021.

NOTARY PUBLIC STATE OF TEXAS
GRACE SCIVETTI
Notary ID #133092348
My Commission Expires
May 10, 2025

OWNER'S SIGNATURE Henok Fekadu

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Grace Scivetti

MY COMMISSION EXPIRES 5/10/25



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

Planning & Zoning Department
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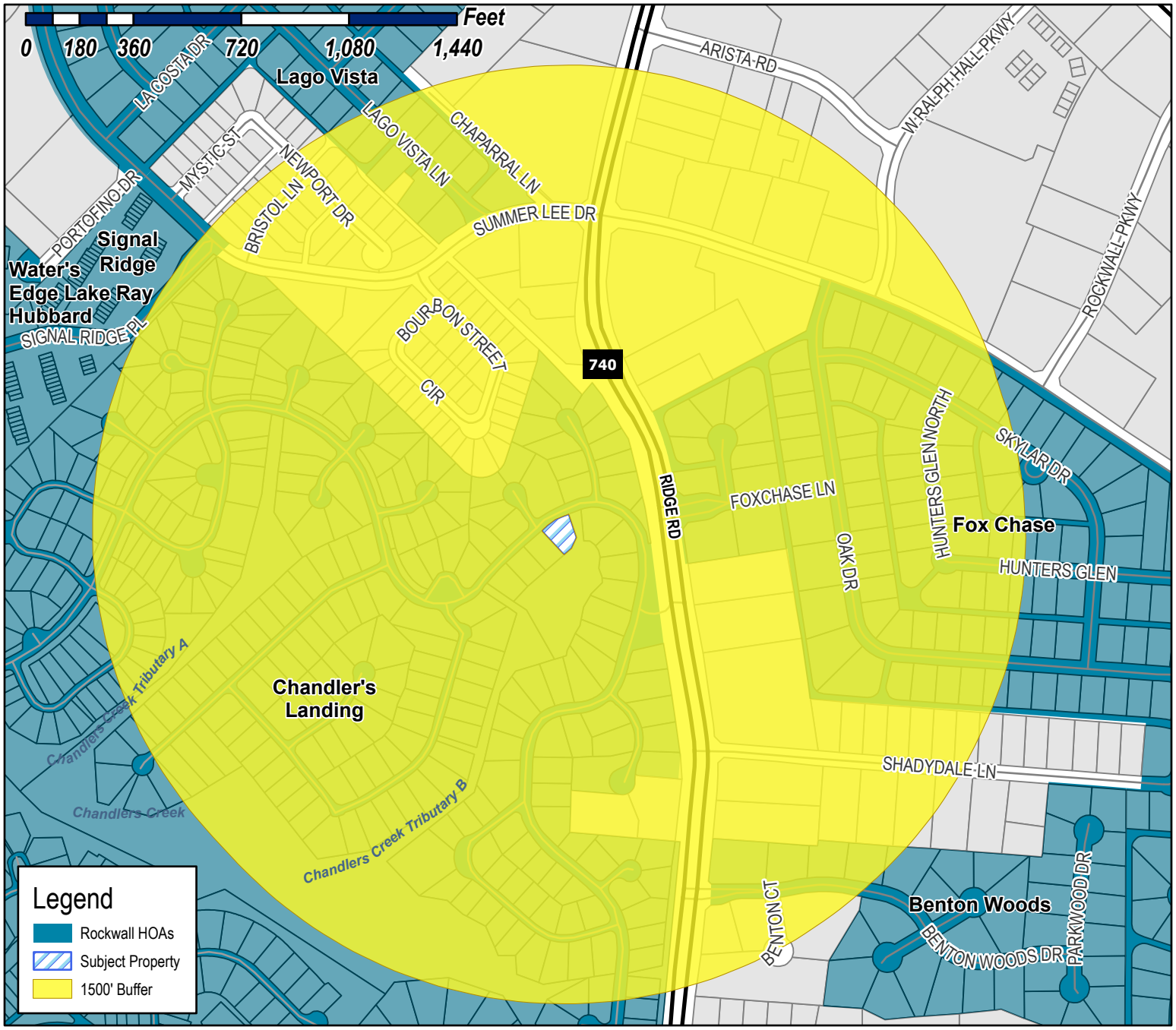

Case Number: Z2021-051
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5108 Yacht Club Drive

Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-051]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.16.2021).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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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.

Z2021-051: SUP for Residential Infill at 5108 Yacht Club Drive
Hold a public hearing to discuss and consider a request by Henok Fekadu for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.189-acre parcel of land identified as Lot 4, Block B, Chandlers Landing, Phase 19 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 5108 Yacht Club Drive, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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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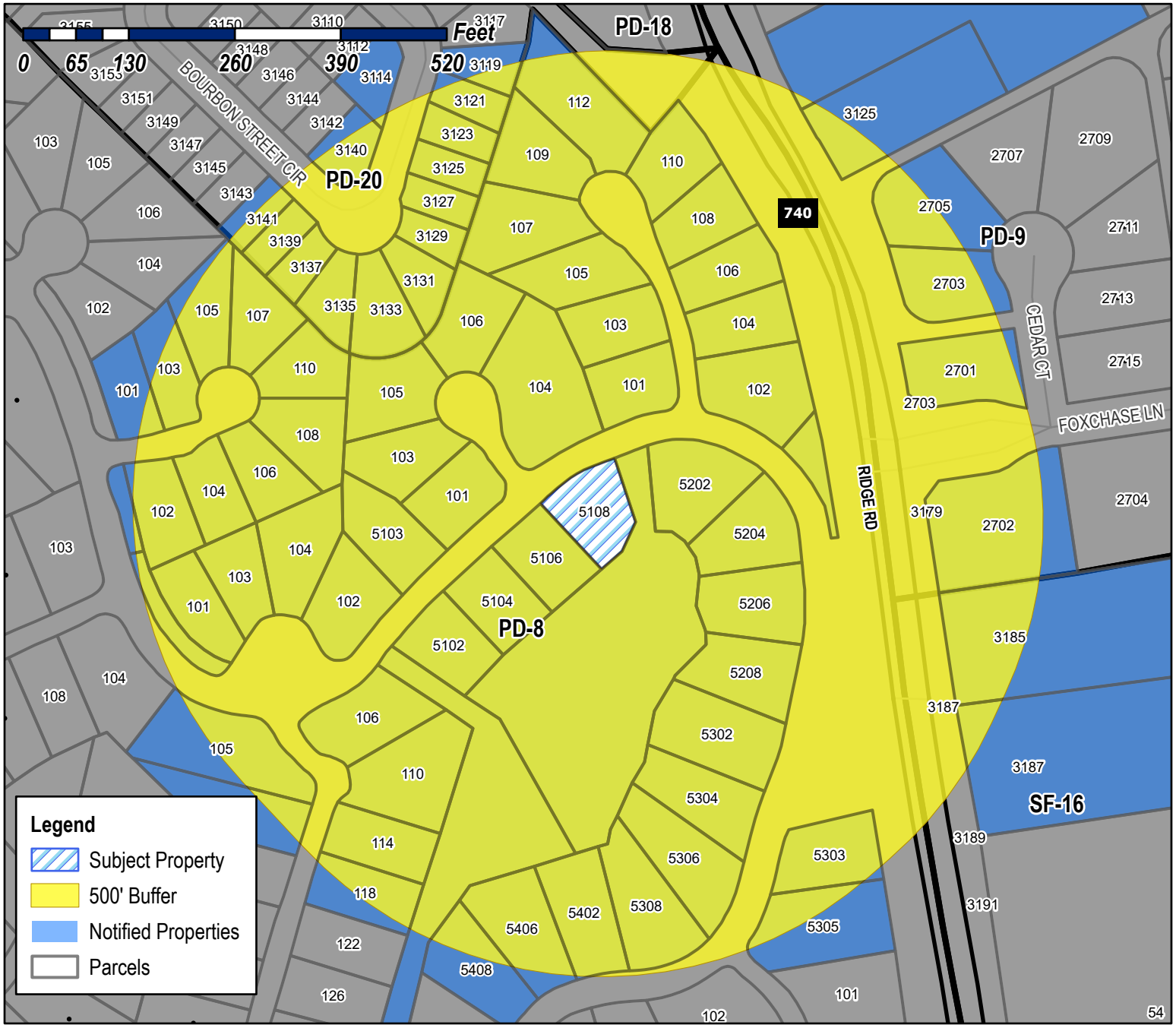


Case Number: Z2021-051
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5108 Yacht Club Drive

Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

MCHARGUE SCOTT W & PATRICIA L
101 RESOLUTE LN
ROCKWALL, TX 75032

ROTH JEFFREY STEPHEN
10-10 166 ST
WHITESTONE, NY 11357

ROTH JEFFREY STEPHEN
101 EASTERNER PL
ROCKWALL, TX 75032

FRANCE COURT PROPERTIES LLC
101 FRANCE CT
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
101 YANKEE CT
ROCKWALL, TX 75032

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

GALLAGHER CHRISTOPHER
102 YANKEE CT
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

SRP SUB, LLC
102 RESOLUTE LN
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

BARR JOHNATHAN & CHRISTY
103 FRANCE COURT
ROCKWALL, TX 75032

HARPER DANIEL
103 RESOLUTE LN
ROCKWALL, TX 75032

GARELIS AARON D AND VICKIE
103 YANKEE CT
ROCKWALL, TX 75032

RANEY CURT AND
BRENDA GAIL SMITH
104 EASTERNER PLACE
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

TODD HOLLY J
104 RESOLUTE LN
ROCKWALL, TX 75032

HOWARD KATALIN J
104 YANKEE CT
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

WILLIAMS WILLIAM BROCK AND MARIA
CRISTINA
105 LIBERTY LANE
ROCKWALL, TX 75032

ROGERS RYAN J
105 YANKEE CT
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
10526 RHODESIA AVENUE
SUNLAND, CA 91040

AZORES ROBERT AND KELLEY
106 EASTERNER PLACE
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

THACKER IKE AND MARY
106 LIBERTY LANE
ROCKWALL, TX 75032

HENSON KIM A & REBECCA H
106 YANKEE CT
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

WASSERMAN JENNIFER CLAIRE
107 YANKEE CT
ROCKWALL, TX 75032

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

SAATCI YESIM
108 YANKEE CT
ROCKWALL, TX 75032

HAKOPIAN GEORGE AND ANNIE B
10858 WOODWARD AVENUE
LOS ANGELES, CA 91040

ANDREWS LEWIS E AND LINDA
109 EASTERNER PL
ROCKWALL, TX 75032

THOMAS CARLA RENE AND BRIAN ALLEN
109 LIBERTY LANE
ROCKWALL, TX 75032

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

SOLOMONS DONALD B
110 LIBERTY LN
ROCKWALL, TX 75032

CARRUCCI ANTHONY JR
110 YANKEE CT
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

BENSON CARROLL AND GLENDA
114 LIBERTY LANE
ROCKWALL, TX 75032

WEBSTER KATHLEEN ANN
118 LIBERTY LN
ROCKWALL, TX 75032

RIAZ SUMERA
1385 RIDGE ROAD APT 484
ROCKWALL, TX 75087

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

BOSWELL ROBERT L & AMY S
2705 CEDAR CT
ROCKWALL, TX 75032

SORRELL PATRICIA
3109 BOURBON ST
ROCKWALL, TX 75032

RIBAIL RICHARD CHARLES
3114 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
3115 RIDGE RD
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-
KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
3123 BOURBON ST CIR
ROCKWALL, TX 75032

SORRELL PATRICIA
3125 BOURBON ST CIR
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
3125 RIDGE RD
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
3131 BOURBON ST CIR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

JOLLEY VICTORIA
3135 BOURBON STREET CIR
ROCKWALL, TX 75032

ANDERSON JO S & G EMORY
3137 BOURBON STREET CIR
ROCKWALL, TX 75032

KING DEBRAH ANN
3139 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

HAKOPIAN GEORGE AND ANNIE B
3141 BOURBON ST CIR
ROCKWALL, TX 75032

STOKES RICHARD & JULIE
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BUSS LARRY D & KAREN K
5103 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RIAZ SUMERA
5108 YACHT CLUBDR
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
5206 YACHT CLUBDR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MONTGOMERY WILLIAM C & DIANE
5406 YACHT CLUB DR
ROCKWALL, TX 75032

COLEMAN WILL
5408 YACHT CLUB DR
ROCKWALL, TX 75032

FRANCE COURT PROPERTIES LLC
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

STOKES RICHARD & JULIE
PO BOX 8
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:

Case No. Z2021-051: SUP for Residential Infill at 5108 Yacht Club Drive

Hold a public hearing to discuss and consider a request by Henok Fekadu for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.189-acre parcel of land identified as Lot 4, Block B, Chandlers Landing, Phase 19 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 5108 Yacht Club Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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 *Tuesday, January 18, 2022 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. Z2021-051: SUP for Residential Infill at 5108 Yacht Club Drive

Please place a check mark on the appropriate line below:

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

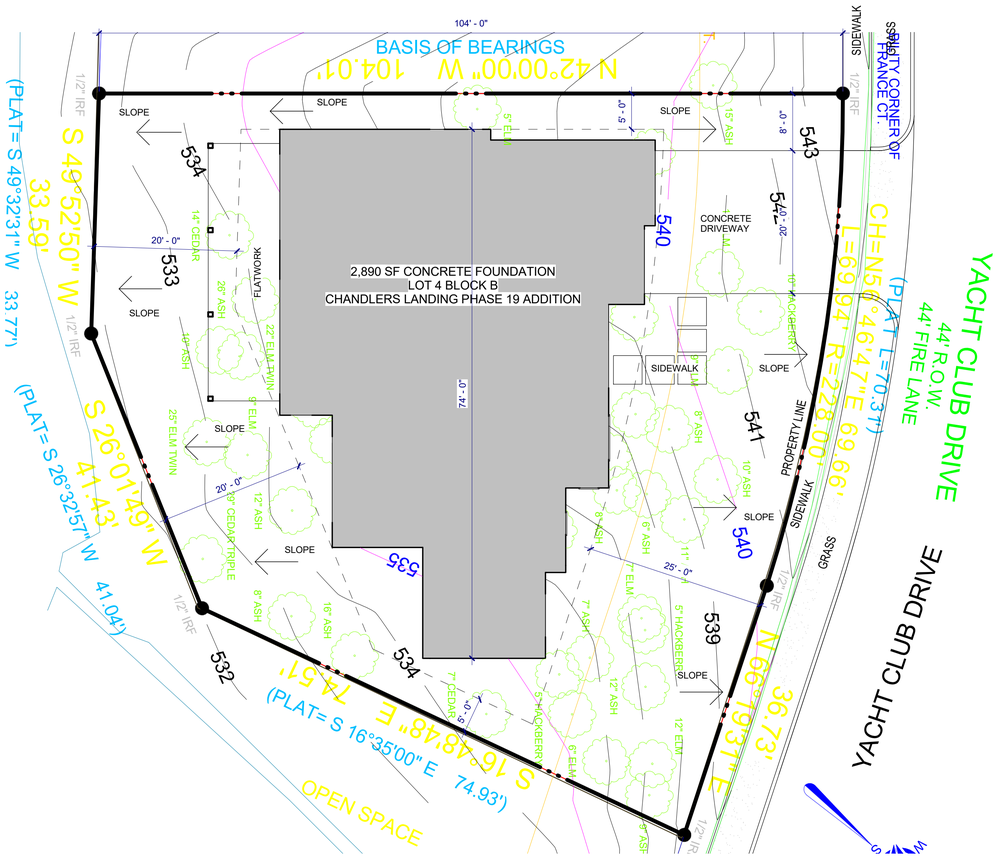
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

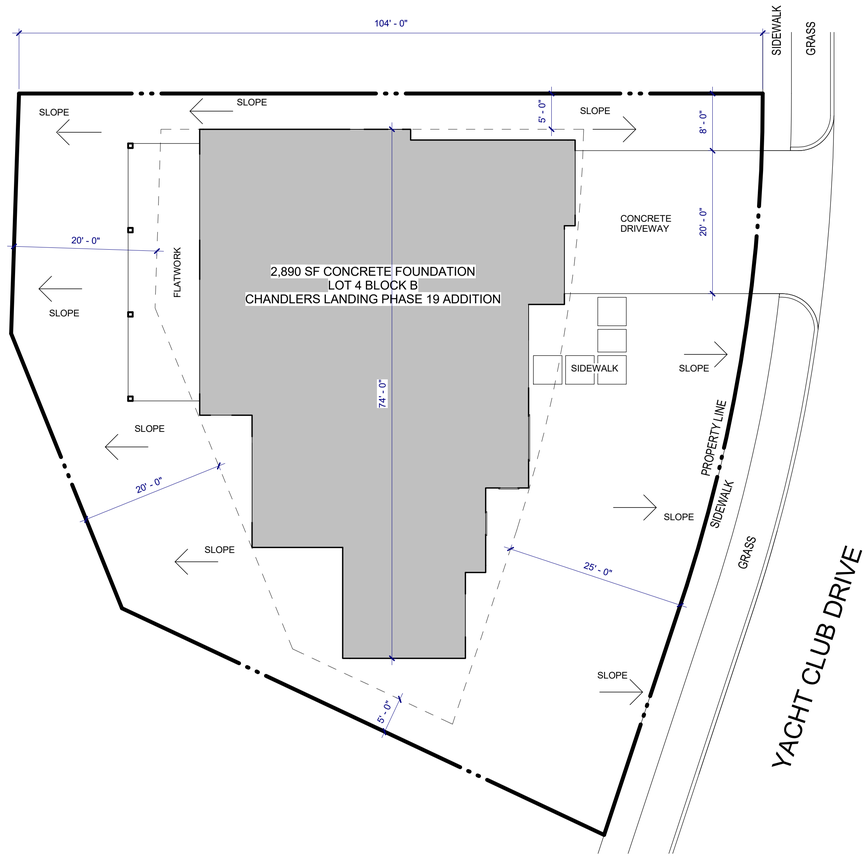
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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



SITE PLAN
SCALE: 1" = 10'-0"

2



SITE PLAN
SCALE: 1" = 10'-0"

1

5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC

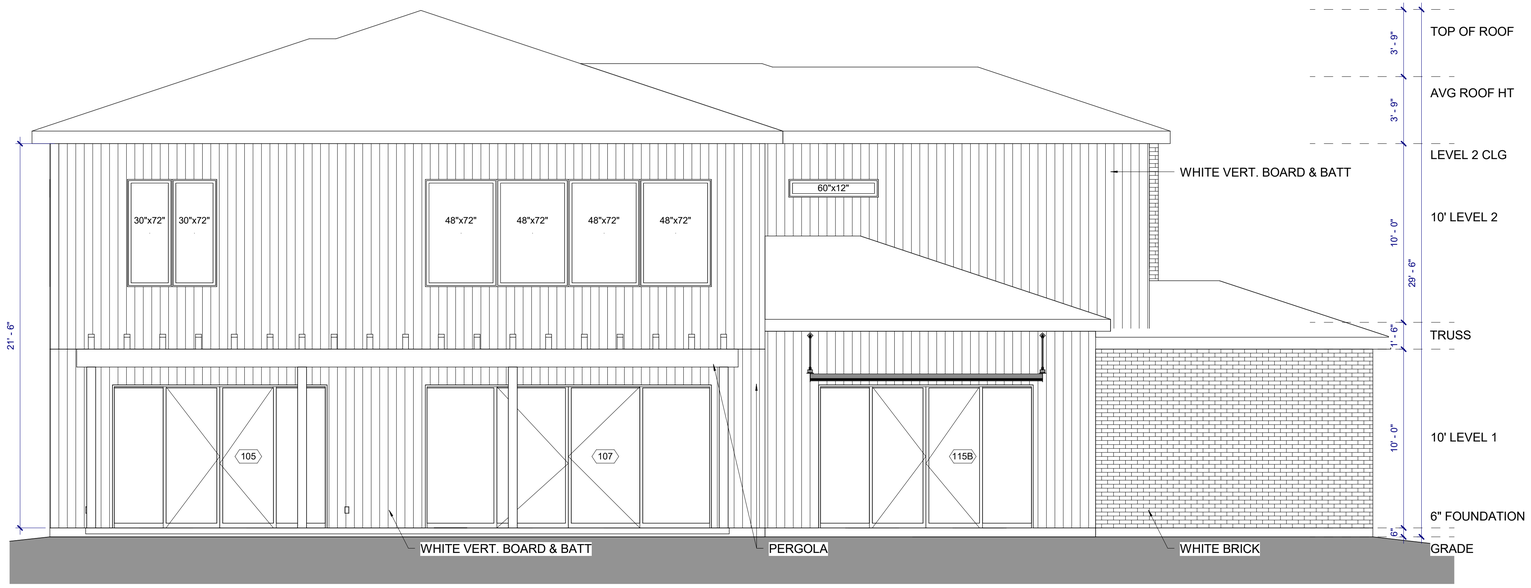
SINGLE FAMILY

SITE PLAN

Project number	YACHT CLUB
Date	12/09/2021

A01.00

Scale	1" = 10'-0"



REAR ELEVATION

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

2

WHITE BRICK	=	165 SF	16.4 %
WHITE BOARD & BATT	=	841 SF	83.6 %

FRONT ELEVATION

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

1

WHITE BRICK	=	902 SF	84.7 %
STONE	=	163 SF	15.3 %

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

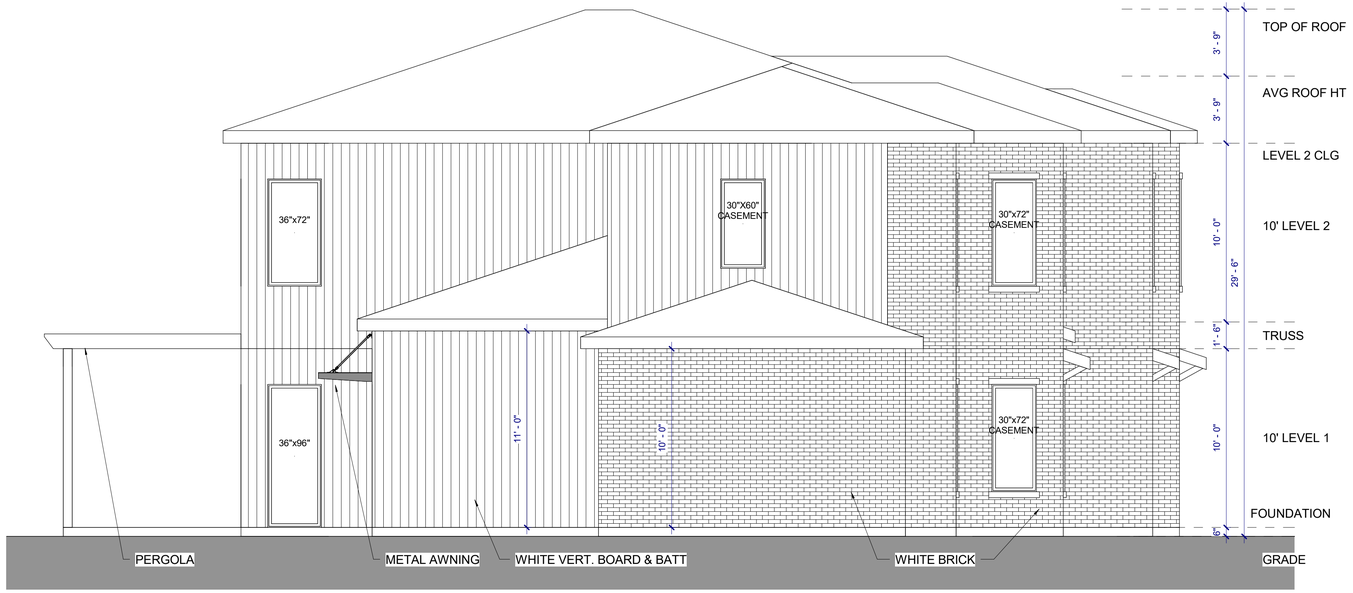
ELEVATIONS

Project number YACHT CLUB

Date 12/09/2021

A03.01

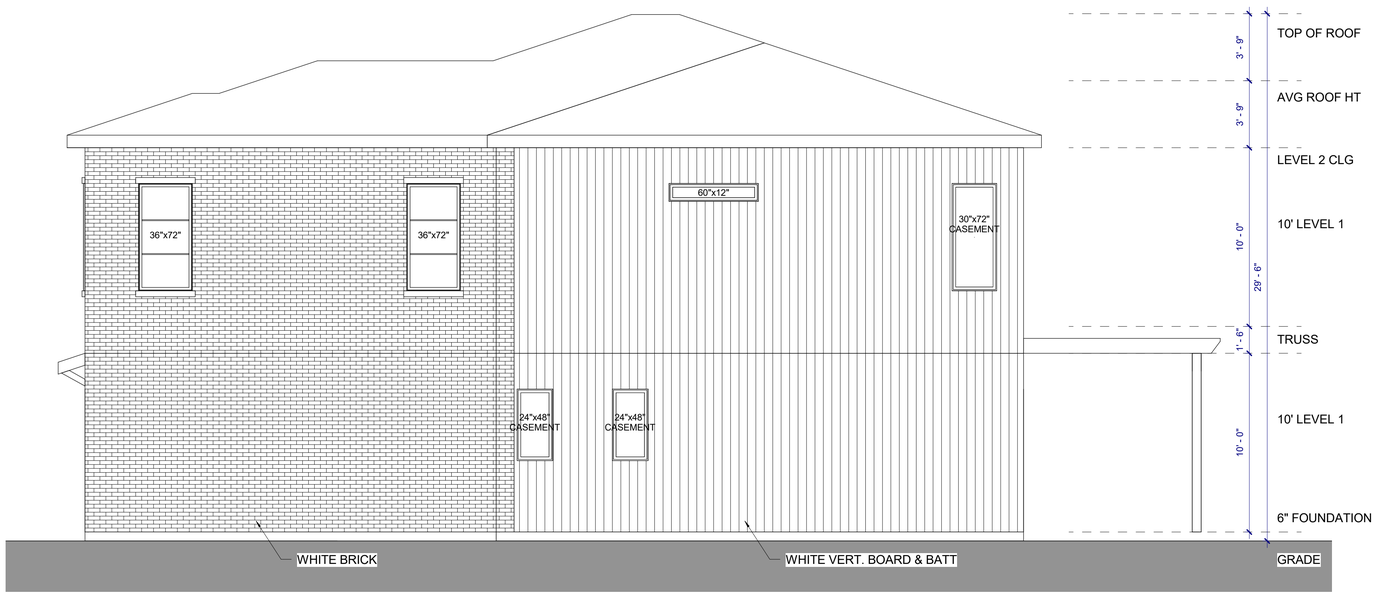
Scale 1/4" = 1'-0"



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

2

WHITE BRICK	=	630 SF	56.9 %
WHITE BOARD & BATT	=	478 SF	43.1 %



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

1

WHITE BRICK	=	467 SF	44.7 %
WHITE BOARD & BATT	=	578 SF	55.3 %

5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

ELEVATIONS

Project number	YACHT CLUB
Date	12/09/2021

A03.02

Scale	1/4" = 1'-0"

5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	YACHT CLUB
Date	12/09/2021

A09.01

Scale

5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	YACHT CLUB
Date	12/09/2021

A09.02

Scale

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

RENDERINGS

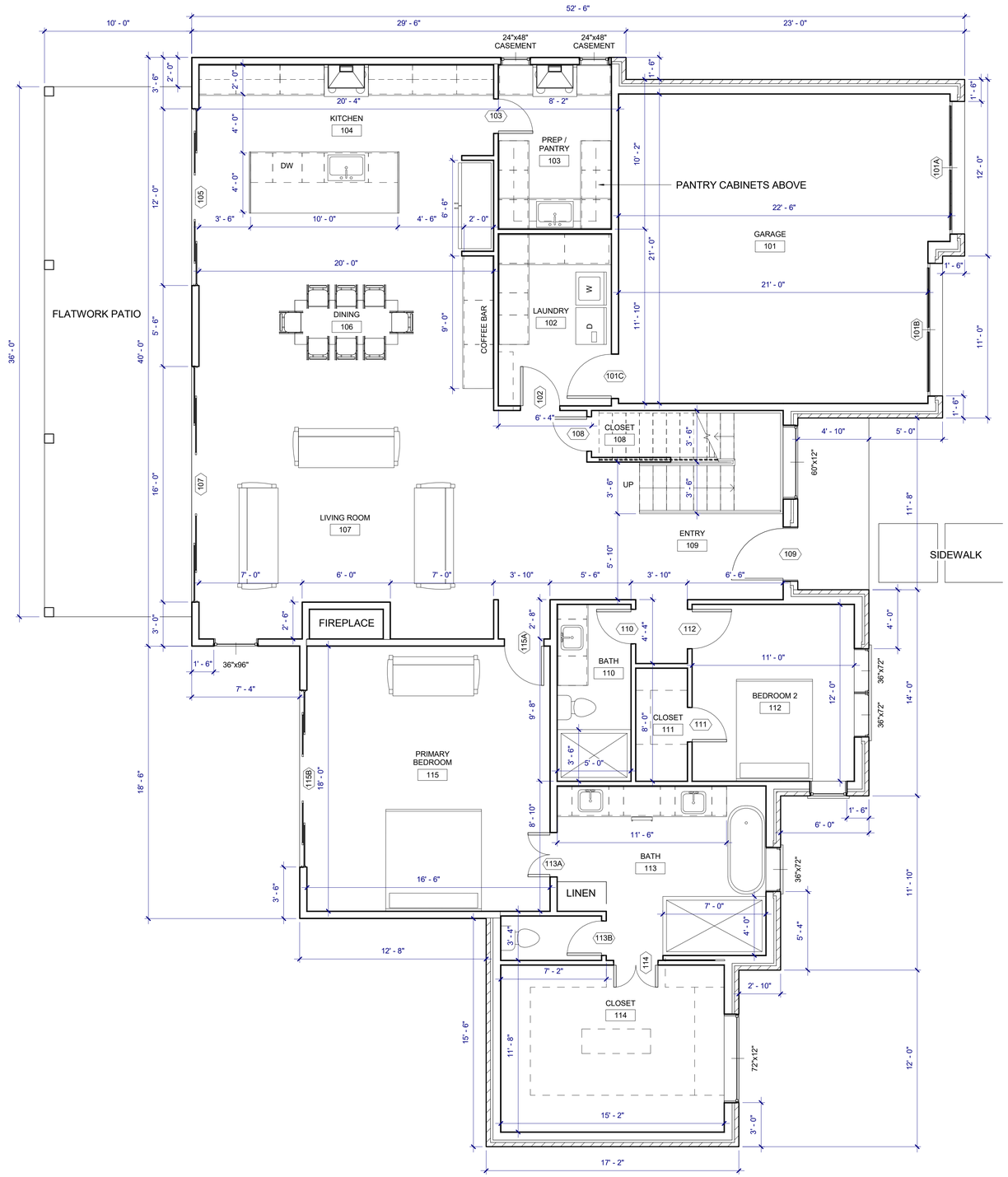
Project number YACHT CLUB

Date 12/09/2021

A09.03

Scale

Window Schedule			
Mark	Type	Sill Height	Head Height
103A	24" x 48" CASEMENT	4' - 0"	8' - 0"
103B	24" x 48" CASEMENT	4' - 0"	8' - 0"
107	36" x 96"	0"	8' - 0"
109	60" x 12"	7' - 0"	8' - 0"
112A	3 Panel 36"x72"	2' - 0"	8' - 0"
112B	3 Panel 36"x72"	2' - 0"	8' - 0"
112C	30" x 72" CASEMENT	2' - 0"	8' - 0"
113	3 Panel 36"x72"	2' - 0"	8' - 0"
114	72" x 12"	7' - 0"	8' - 0"
201A	3 Panel 36"x72"	2' - 0"	8' - 0"
201B	30" x 60" CASEMENT	3' - 0"	8' - 0"
203	60" x 12"	7' - 0"	8' - 0"
205A	3 Panel 36"x72"	2' - 0"	8' - 0"
205B	3 Panel 36"x72"	2' - 0"	8' - 0"
205C	30" x 72" CASEMENT	2' - 0"	8' - 0"
206A	3 Panel 36"x72"	2' - 0"	8' - 0"
206B	3 Panel 36"x72"	2' - 0"	8' - 0"
206C	3 Panel 36"x72"	2' - 0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	48" x 72"	2' - 0"	8' - 0"
208C	48" x 72"	2' - 0"	8' - 0"
208D	48" x 72"	2' - 0"	8' - 0"
208E	48" x 72"	2' - 0"	8' - 0"
209A	30" x 72"	2' - 0"	8' - 0"
209B	30" x 72"	2' - 0"	8' - 0"
209C	30" x 72" CASEMENT	2' - 0"	8' - 0"
210	60" x 12"	7' - 0"	8' - 0"
212A	3 Panel 36"x72"	2' - 0"	8' - 0"
212B	3 Panel 36"x72"	2' - 0"	8' - 0"
212C	3 Panel 36"x72"	2' - 0"	8' - 0"
212D	3 Panel 36"x72"	2' - 0"	8' - 0"
212E	3 Panel 36"x72"	2' - 0"	8' - 0"
212F	3 Panel 36"x72"	2' - 0"	8' - 0"



Door Schedule		
Mark	Type	DOORS_ Material
101A	9' x 8'	
101B	9' x 8'	
101C	36" x 96"	WOOD
102	32" x 96"	WOOD
103	28" x 96"	WOOD
105	12 'x 8' Sliding Glass Door	GLASS
107	16 'x 8' Sliding Glass Door	GLASS
108	28" x 96"	WOOD
109	42 x 96	
110	28" x 96"	WOOD
111	28" x 96"	WOOD
112	32" x 96"	WOOD
113A	36" x 96"	WOOD
113B	28" x 96"	WOOD
114	36" x 96"	WOOD
115A	32" x 96"	WOOD
115B	12 'x 8' Sliding Glass Door	GLASS
201	32" x 96"	WOOD
202	28" x 96"	WOOD
203	28" x 96"	WOOD
204	28" x 96"	WOOD
205	32" x 96"	WOOD
209	32" x 96"	WOOD
210	28" x 96"	WOOD
211	28" x 96"	WOOD
212	60" x 96"	GLASS

SQUARE FOOTAGE:

5108 YACHT CLUB DRIVE

FIRST FLOOR SF:	2,305 SF
SECOND FLOOR SF:	1,619 SF
TOTAL LIVABLE SF:	3,924 SF
GARAGE SF:	530 SF
TOTAL SF:	4,454 SF

LEVEL 1 FLOOR PLAN

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

1

5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

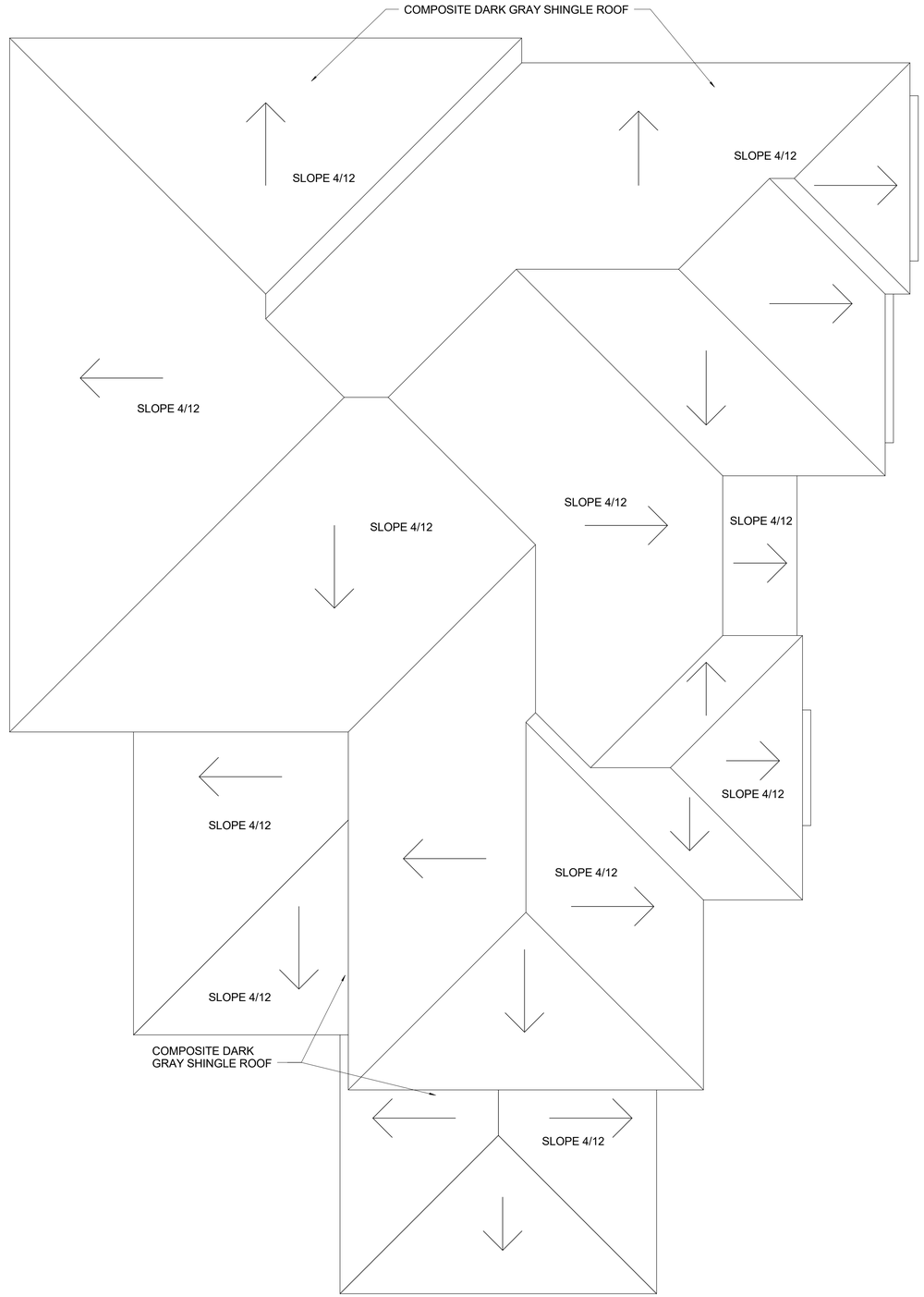
LEVEL 1 FLOOR PLAN

Project number YACHT CLUB

Date 12/09/2021

A02.01

Scale 1/4" = 1'-0"



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

1

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC

SINGLE FAMILY

ROOF PLAN

Project number YACHT CLUB

Date 12/09/2021

A02.03

Scale 1/4" = 1'-0"

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
101 France Court	*Single-Family Home*	1999	*2,090*	*N/A*	Brick
103 France Court	*Single-Family Home*	1994	2,701	*N/A*	Brick
104 France Court	*Single-Family Home*	1988	2,819	*N/A*	Brick
105 France Court	*Single-Family Home*	1993	2,503	*N/A*	Brick
106 France Court	*Single-Family Home*	1993	2,256	*N/A*	Brick
5102 Yacht Club Drive	*Single-Family Home*	2000	2,738	*N/A*	Brick
5104 Yacht Club Drive	*Single-Family Home*	1992	2,803	*N/A*	Brick
5106 Yacht Club Drive	*Single-Family Home*	2016	3,390	*N/A*	Brick
5108 Yacht Club Drive	*Subject Property*			*N/A*	
5202 Yacht Club Drive	*Single-Family Home*	1990	2,559	*N/A*	Brick
5204 Yacht Club Drive	*Single-Family Home*	1990	2,287	*N/A*	Brick
5206 Yacht Club Drive	*Single-Family Home*	1990	2,583	*N/A*	Brick
Averages:		1995	2,612		

101 France Court

103 France Court

104 France Court

105 France Court

106 France Court

5102 Yacht Club Drive

5104 Yacht Club Drive

5106 Yacht Club Drive

5202 Yacht Club Drive

5204 Yacht Club Drive

5206 Yacht Club Drive

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.189-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK B, CHANDLER'S LANDING, PHASE 19, 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 Henok Fekadu for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.189-acre parcel of land being described as Lot 4, Block B, Chandler's Landing, Phase 19, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5108 Yacht Club Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) 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*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

DRAFT 12.28.2021

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 8 (PD-8) -- *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 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 12.28.2021

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

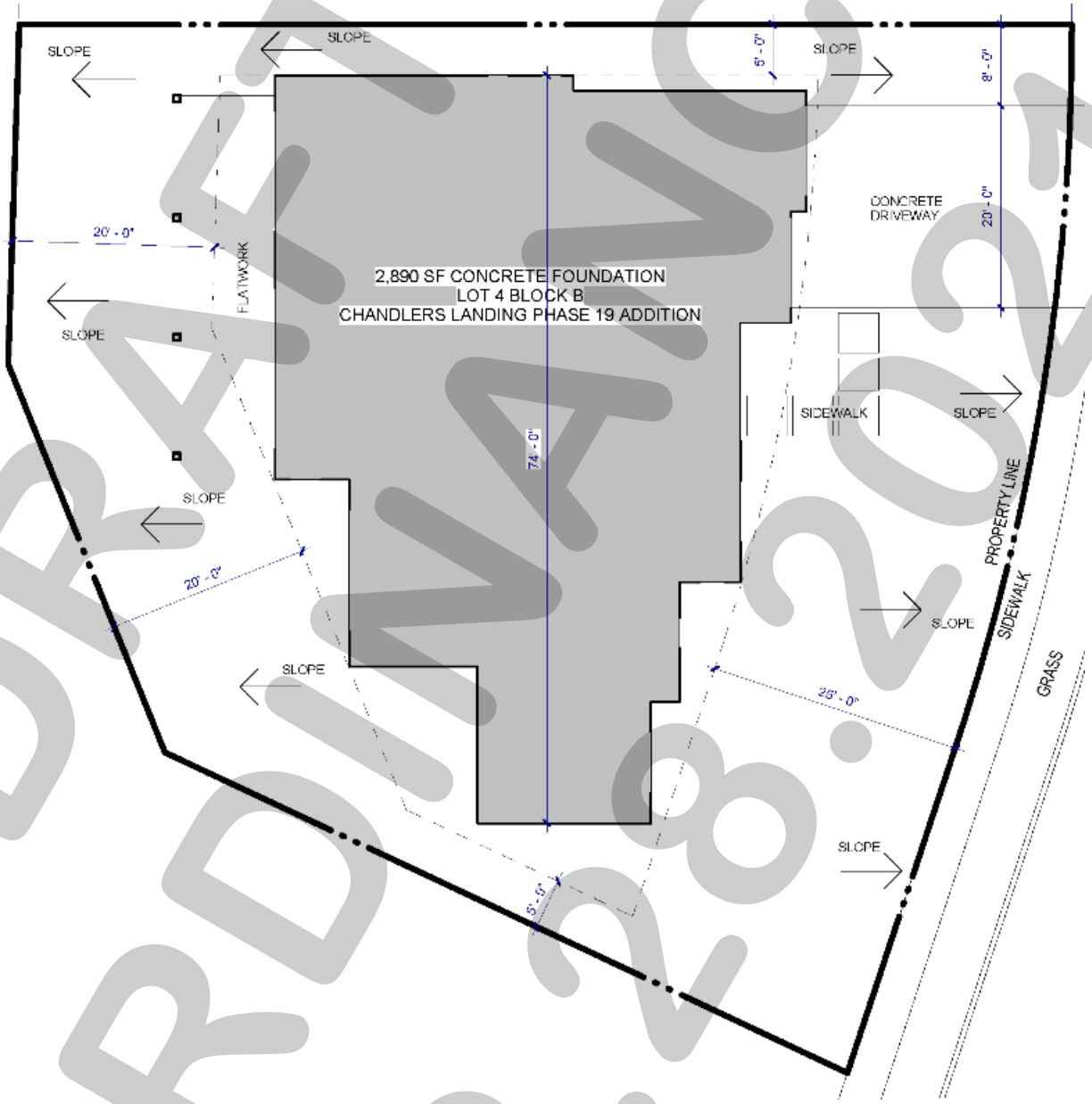
DRAFT ORDINANCE 12.28.2021

Exhibit 'A'
Location Map and Survey

Address: *5108 Yacht Club Drive*
Legal Description: *Lot 4, Block B, Chandler's Landing, Phase 19*

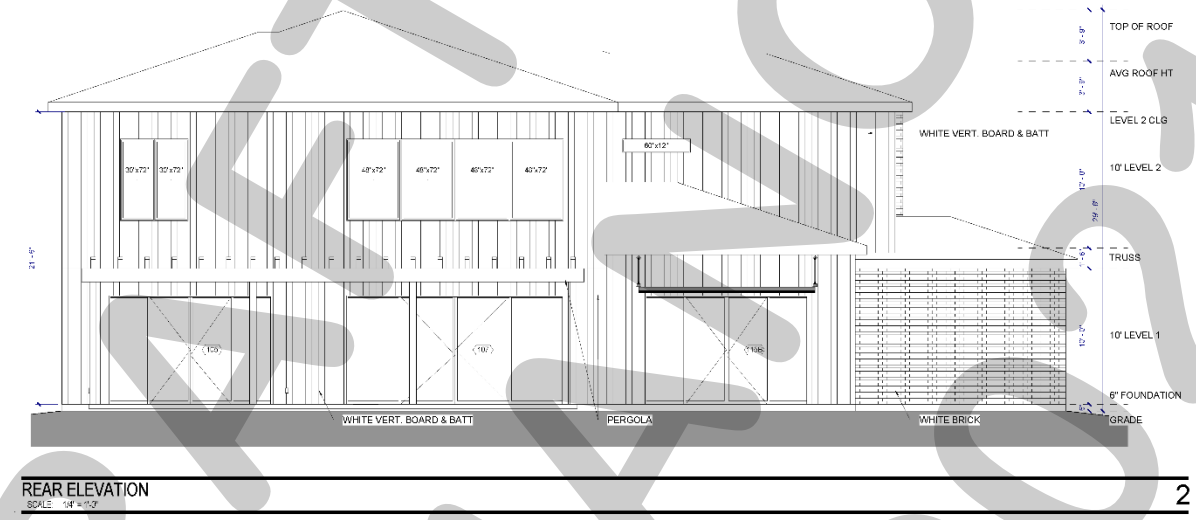
DRAFT 10.28.2021

Exhibit 'B':
Residential Plot Plan

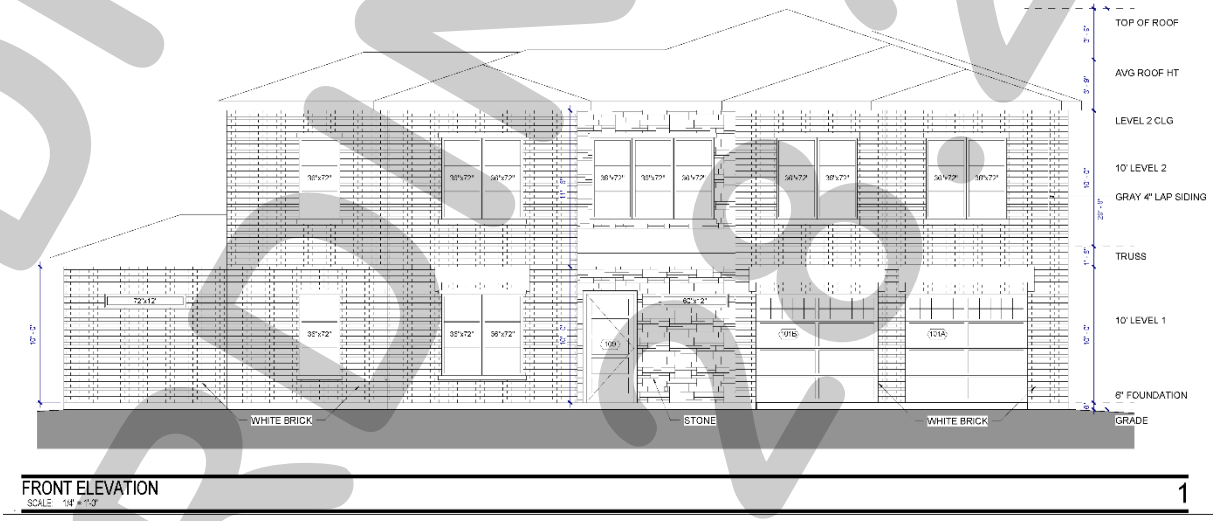


DRAFT ORDINANCE 12.28.2021

Exhibit 'C':
Building Elevations



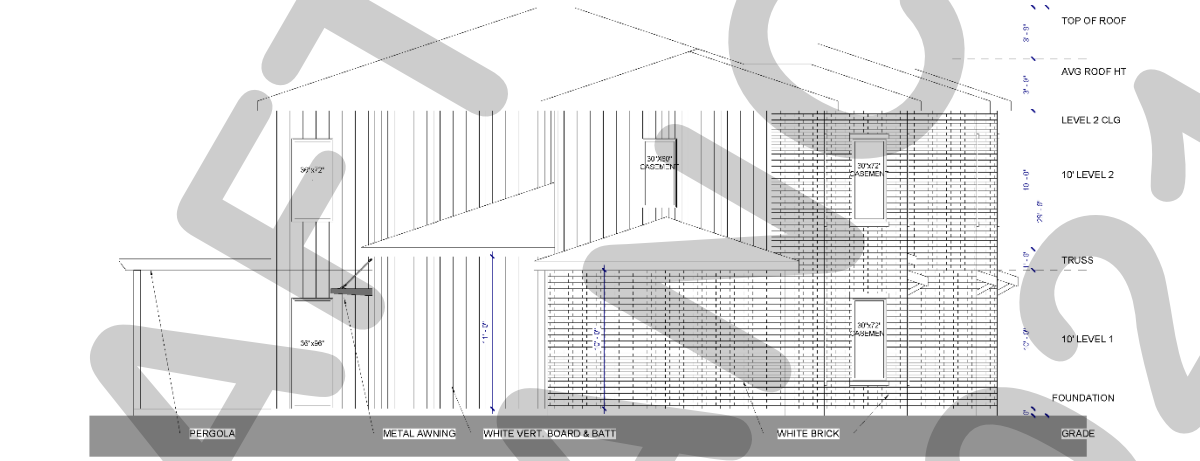
REAR ELEVATION
SCALE 1/4" = 1'-0"
2



FRONT ELEVATION
SCALE 1/4" = 1'-0"
1

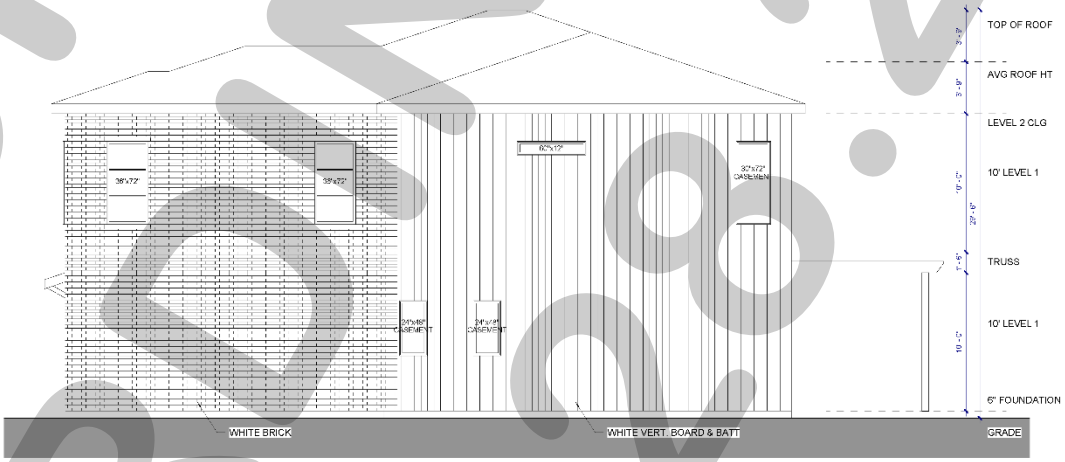
DRAFT
ORIGINAL
12.2.21

Exhibit 'C':
Building Elevations



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

2



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

1

DRAFT ORDINANCE 12.06.2021

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	Z2021-052	CASE MANAGER:	Ryan Miller
PROJECT NAME:	SUP to allow Chickens at 1700 E. SH66	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	1700 E STATE HIGHWAY 66	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) to allow Chickens on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	12/20/2021	Approved w/ Comments

12/20/2021: Z2021-052; Specific Use Permit (SUP) to Allow Chickens at 1700 E. SH-66
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 allow Chickens on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, and addressed as 1700 E. SH-66.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-052) in the lower right-hand corner of all pages on future submittals.
I.4 According to the Subsection 03.01, Farm Animals, of Article 04, Permissible Uses, of the Unified Development Code (UDC), "(a)n SUP is required for other farm animals, including chickens …".
M.5 If this Specific Use Permit (SUP) is approved the applicant will need to apply for and be approved for a building permit for the existing Chicken Coop within 30-days of the approval date.
I.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) Chickens shall be allowed on the subject property as an ancillary use to the existing single-family home. Should the subject property be conveyed, sold, or subdivided the City Council reserves the right to review this Specific Use Permit (SUP); however, in no case shall the subject property be subdivided in a way that would separate the Chicken Coop from the existing single-family home or where the Chicken Coop would exist on a property that is less than ten (10) acres in size.
(2) The Chicken Coop shall generally conform to the Site Plan depicted in Exhibit 'B' of this ordinance.
(3) The Chickens shall be kept in an enclosed area within a Chicken Coop that provides for the free movement of Chickens, and are not permitted to be free range. The Chicken Coop shall conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
(4) If the applicant moves the Chicken Coop it shall be moved to a location that is behind the front façade of the primary structure and that is a minimum of 20-feet from all property lines as depicted in Exhibit 'B' of this ordinance. In addition, the Chicken Coop shall be screened from view of adjoining properties.
(5) The number of chickens permitted on the subject property shall be limited to no more than ten (10), and no ducks, geese, pigeons, turkeys, roosters, or any other poultry or fowl are permitted on the subject property.
(6) The Chickens shall be kept for personal use only and the applicant shall be prohibited from selling or operating a commercial animal establishment on the subject property (i.e. the offering of animal byproducts -- e.g. eggs, chicken manure, etc. -- or chickens for sale on the subject property shall be prohibited).
(7) The Chickens shall be sheltered or confined in such a fashion as to prevent them from coming into contact with wild fowl or their excrement.

(8) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans or animals.

M.7 Please review the attached Draft Ordinance prior to the December 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 4, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

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 January 4, 2022; 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 January 11, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.

I.9 The projected City Council meeting dates for this case will be January 18, 2022 (1st Reading) and February 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: - Please include a site plan showing the location of the chicken coop. This can be an aerial image, a property survey, etc.
- Structure and grading not allowed in floodplain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	12/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	12/21/2021	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. Z2021-052

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] – 215.00
- ☐ 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	1700 E SH 66 Rockwall TX 75087		
SUBDIVISION	– 56 acres	LOT	BLOCK
GENERAL LOCATION	along Ralph Hall Airport (Eastside)		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Ag	CURRENT USE	Ag
PROPOSED ZONING	Ag	PROPOSED USE	Ag
ACREAGE	56	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	Mike Peoples	☐ APPLICANT	
CONTACT PERSON	"	CONTACT PERSON	Same
ADDRESS	1700 E SH 66	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	214-957-0807	PHONE	
E-MAIL		E-MAIL	

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 $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* December, 20 21 *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."*

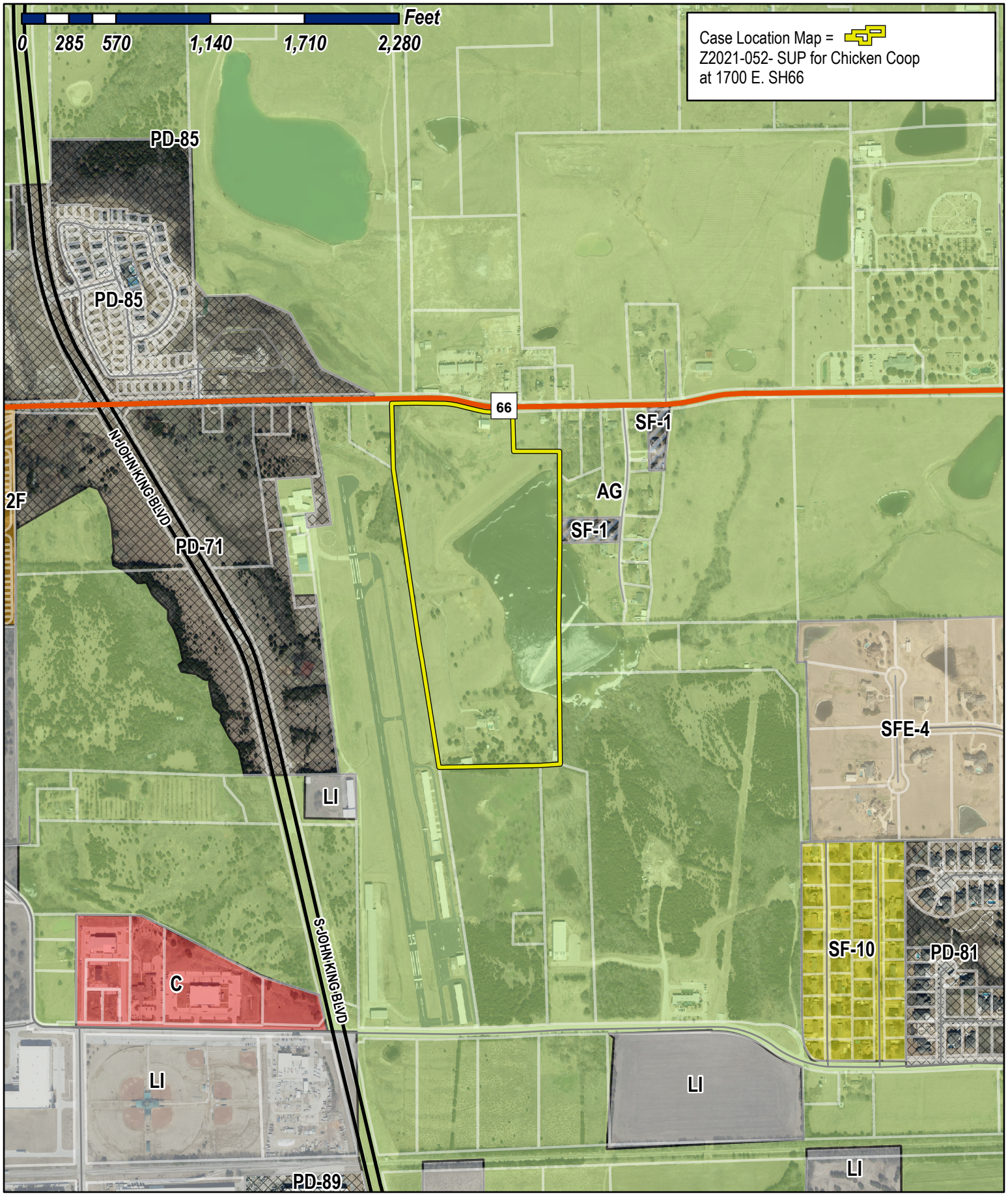
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* December *20* 21

OWNER'S SIGNATURE Mike Peoples

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Andrea P. Danley

NOTARY PUBLIC STATE OF TEXAS
ANDREA P DANLEY
Notary ID #126363898
My Commission Expires
February 7, 2024

MY COMMISSION EXPIRES 2-7-2024



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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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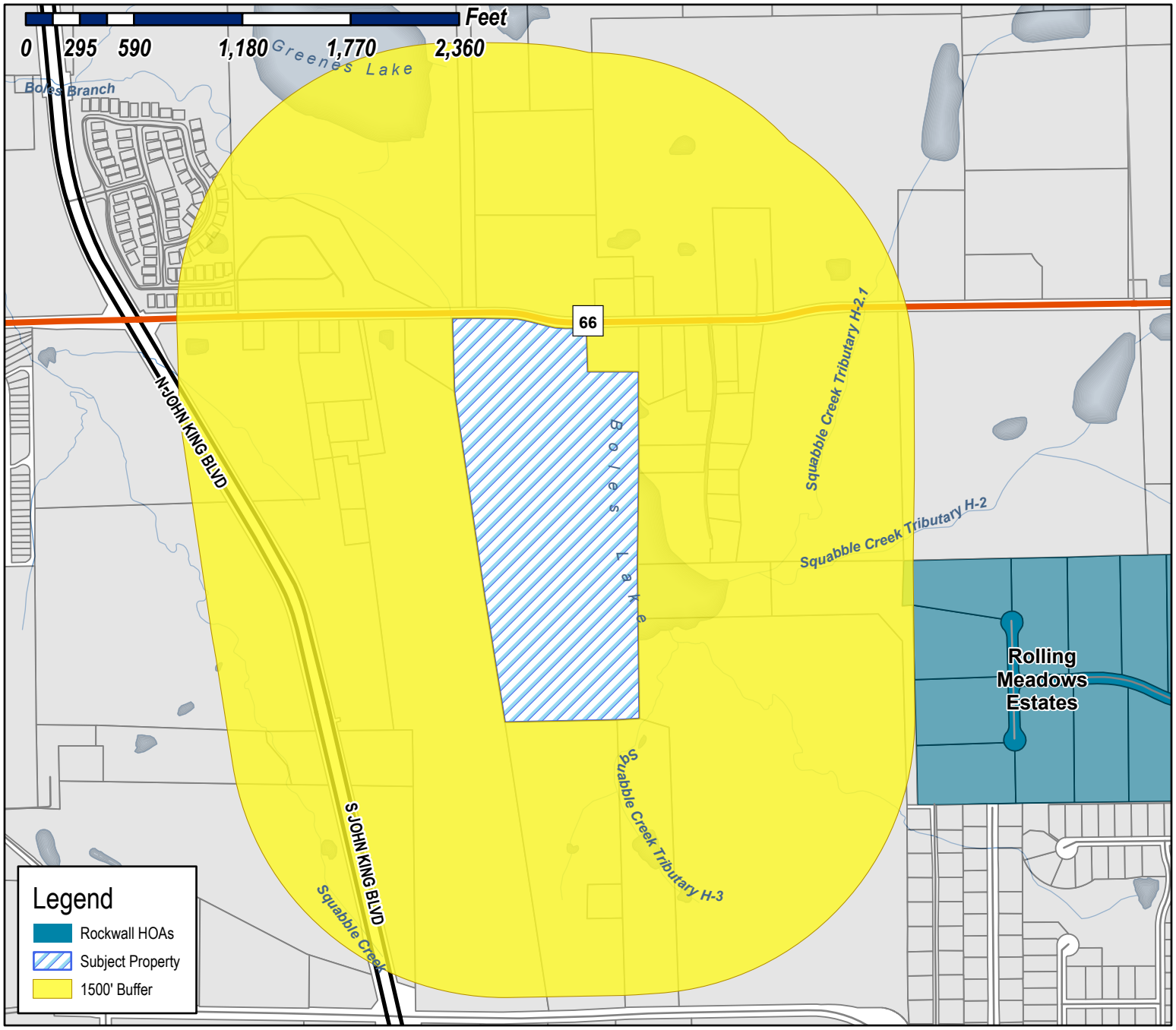
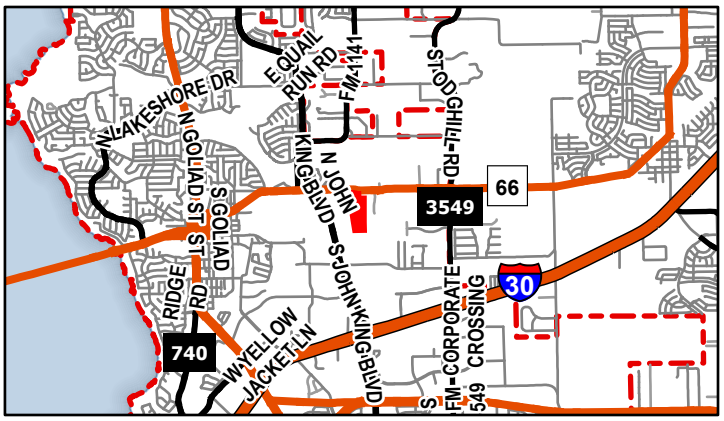


Case Number: Z2021-052
Case Name: SUP for Chicken Coop
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E. SH66



Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-052]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.16.2021).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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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.

Z2021-052: SUP to allow Chickens
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a *Specific Use Permit (SUP)* to allow *Chickens* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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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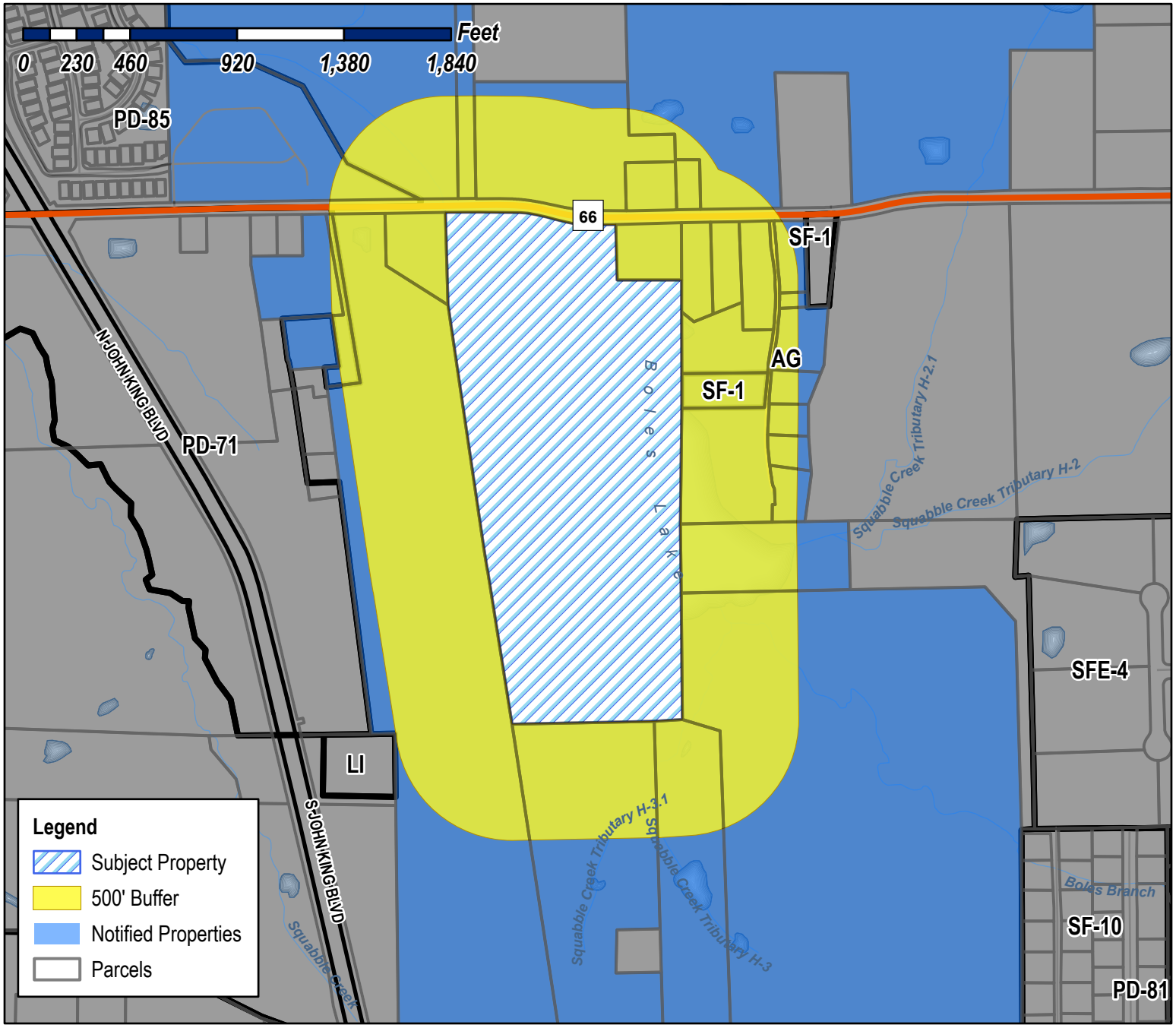
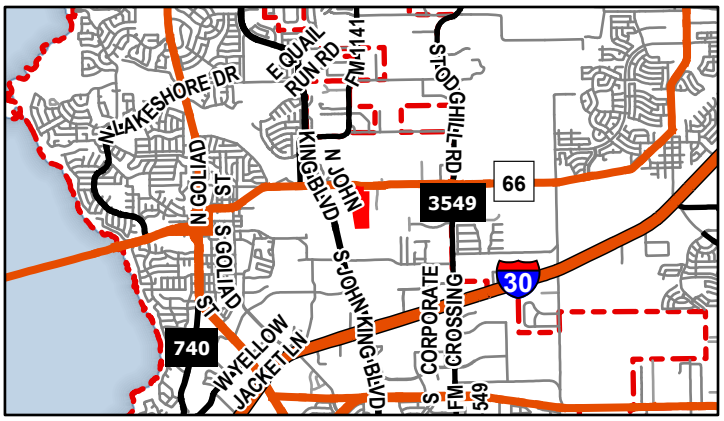


Case Number: Z2021-052
Case Name: SUP for Chicken Coop
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E. SH66



Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
1770 E HWY 66
ROCKWALL, TX 75087

COLLIER JUDY KAY AND
THERESA ROBBINS
1780 WILLIAMS ST
ROCKWALL, TX 75087

MCILRATH PROPERTIES LLC
1790 WILLIAMS ST
ROCKWALL, TX 75087

RYAN BILL K
1800 WILLIAMS ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
1815 AIRPORT RD
ROCKWALL, TX 75087

PEOPLES MIKE L
1936 HWY 66
ROCKWALL, TX 75087

PEOPLES MICHAEL L
2026 HWY 66
ROCKWALL, TX 75087

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
2075 WILLIAMS
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RYAN BILL K
330 VZ CR 2207
CANTON, TX 75103

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

MCILRATH PROPERTIES LLC
636 GRISHAM DR
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
710 DAVIS DR
ROCKWALL, TX 75087

MOCK ALYSSA
720 DAVIS DR
ROCKWALL, TX 75087

MA MICHAEL D AND CAROLINE J G MOORE
725 DAVIS DR
ROCKWALL, TX 75087

DAILEY MARK L
730 DAVIS DR
ROCKWALL, TX 75087

BANUELOS SHERRI L
735 DAVIS DR
ROCKWALL, TX 75087

RINKEVICH FAMILY LIVING TRUST
JOSEPH W RINKEVICH- TRUSTEE
740 DAVIS DR
ROCKWALL, TX 75087

RAINES SHERYL
745 DAVIS DR
ROCKWALL, TX 75087

COOK SHERRY LYNN
760 DAVIS DRIVE
ROCKWALL, TX 75087

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

ATHEY JACK R
P.O. BOX 219
LAVON, TX 75166

PEOPLES MIKE L
PO BOX 41
ROCKWALL, TX 75087

RAINES SHERYL
PO BOX 412
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:

Case No. Z2021-052: SUP to allow Chickens

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) to allow Chickens on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, 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, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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:

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.

Your comments must be received by *Tuesday, January 18, 2022 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. Z2021-052: SUP to allow Chickens

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

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

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 *CHICKENS* ON A 42.66-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 Mike Peoples for the approval of a Specific Use Permit (SUP) to allow *Chickens* on a 42.66-acre tract of land described as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and being more specifically depicted and described 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) allowing *Chickens* as stipulated by Subsection 03.01, *Farm Animals and Horses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *Farm Animals and Horses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Chapter 6, *Animals*, of the Municipal Code of Ordinances -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

DRAFT 12.28.2021

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to having *Chickens* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) *Chickens* shall be allowed on the subject property as an ancillary use to the existing single-family home. Should the subject property be conveyed, sold, or subdivided the City Council reserves the right to review this Specific Use Permit (SUP); however, in no case shall the subject property be subdivided in a way that would separate the *Chicken Coop* from the existing single-family home or where the *Chicken Coop* would exist on a property that is less than ten (10) acres in size.

(2) The *Chicken Coop* shall generally conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.

(3) The *Chickens* shall be kept in an enclosed area within a *Chicken Coop* that provides for the free movement of *Chickens*, and are not permitted to be free range. The *Chicken Coop* shall conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(4) If the applicant moves the *Chicken Coop* it shall be moved to a location that is behind the front façade of the primary structure and that is a minimum of 20-feet from all property lines as depicted in *Exhibit 'B'* of this ordinance. In addition, the *Chicken Coop* shall be screened from view of adjoining properties.

(5) The number of chickens permitted on the subject property shall be limited to no more than ten (10), and no ducks, geese, pigeons, turkeys, roosters, or any other poultry or fowl are permitted on the subject property.

(6) The *Chickens* shall be kept for personal use only and the applicant shall be prohibited from selling or operating a commercial animal establishment on the subject property (*i.e. the offering of animal byproducts -- e.g. eggs, chicken manure, etc. -- or chickens for sale on the subject property shall be prohibited*).

(7) The *Chickens* shall be sheltered or confined in such a fashion as to prevent them from coming into contact with wild fowl or their excrement.

(8) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans or animals.

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 homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

DRAFT ORDINANCE 12.28.2021

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

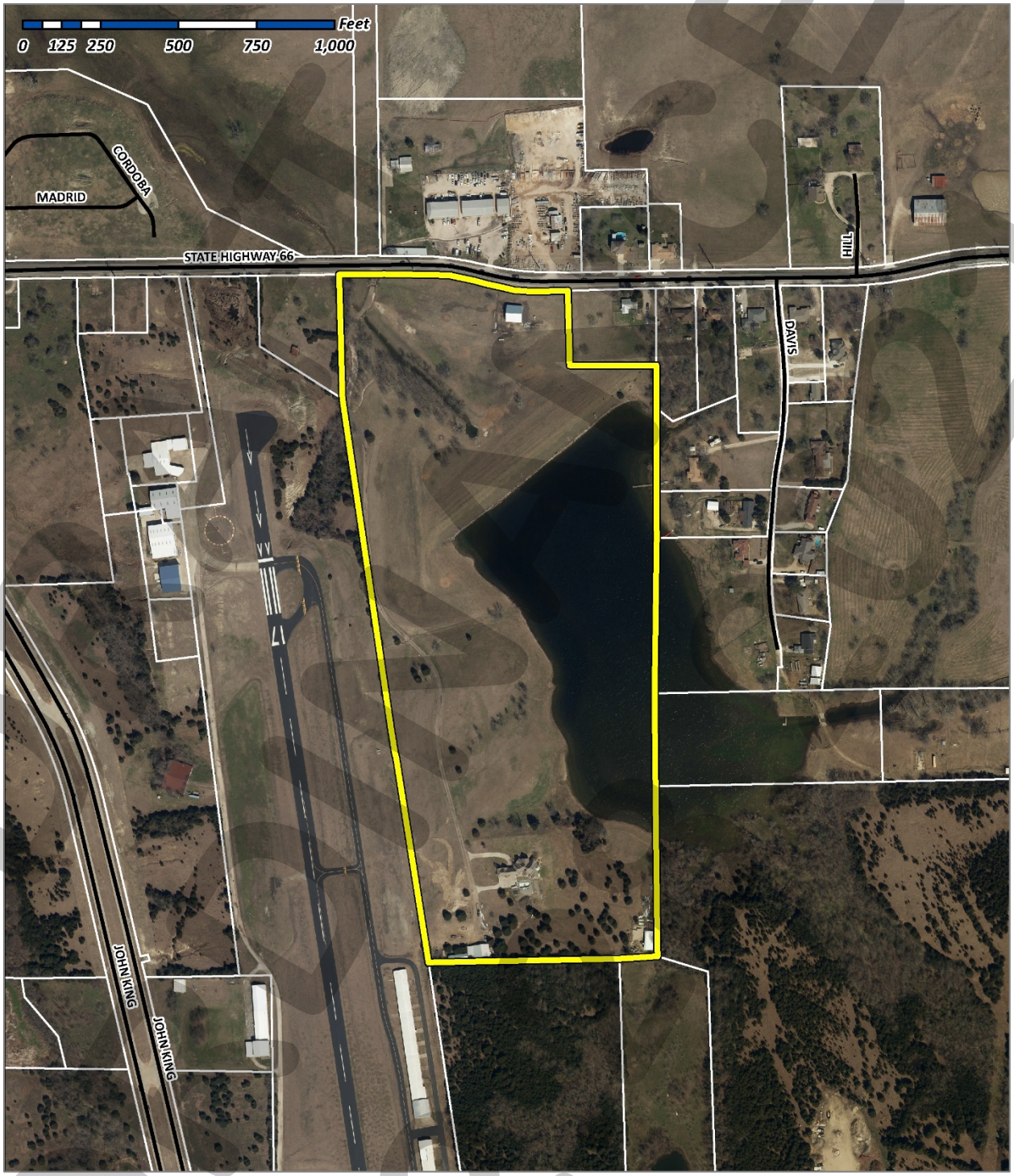
1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 12.28.2021

Exhibit 'A'
Zoning Exhibit

Address: *1700 E. SH-66*
Legal Description: *Tract 7 of the D. Harr Survey, Abstract No. 102*



DRAFT

Exhibit 'B':
Site Plan

RED CROSS HATCHED AREA: AREA THE CHICKEN COOP CAN BE LOCATED

DRAFT
ORD. 22-28

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 12.28.21

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/22/2021

PROJECT NUMBER:	Z2021-053	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Specific Use Permit for 803 Austin Street	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	803 AUSTIN ST, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.23-acre tract of land identified as a portion of Block 9 of the F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Austin Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	12/22/2021	Approved w/ Comments

12/22/2021: Z2021-053; Specific Use Permit (SUP) for Residential Infill for 803 Austin Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.23-acre tract of land identified as a portion of Block 9 of the F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Austin Street, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.

M.3 For reference, include the case number (Z2021-053) in the lower right-hand corner of all pages on future submittals.

I.4 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 located within the F & M Subdivision, which consists of 5 or more lots, is 90% or more developed and has been in existence for more than 10 years.

I.5 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 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 unless it is a J-Swing garage where the garage door is perpendicular to the street. In this case the garages are j-swing and are in compliance with the requirements of the UDC.

M.8 Please review the attached Draft Ordinance prior to the December 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 4, 2022.

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 January 4, 2022; 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 January 11, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.

I.10 The projected City Council meeting dates for this case will be January 18, 2022 [1st Reading] and February 7, 2022 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: - The building permit will require a grading plan for the property. This will need to show the property draining to the northeast corner of the lot.
- The water and sewer lines are under the roadway. Full panel concrete replacement is required for the taps.
- Install 5' sidewalk 2' inside the right-of-way

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Gamez	12/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Gamez	12/22/2021	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. Z2021-053

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	803 Austin Street. Rockwall, Texas 75032				
SUBDIVISION	F and M Addition	LOT	9	BLOCK	PT
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	Javier Silva JMS Custom Homes	☐ APPLICANT	
CONTACT PERSON	Javier Silva (JMS Custom Homes)	CONTACT PERSON	
ADDRESS	58 Windsor Dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX, 75032	CITY, STATE & ZIP	
PHONE	972-814-9462	PHONE	
E-MAIL	support@jmscustomhomes.net	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [*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 $ 215.00 *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 15th *DAY OF* Dec. , 20 21.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AMANDA PACHECO
Notary ID #124459996
My Commission Expires
October 8, 2023

MY COMMISSION EXPIRES

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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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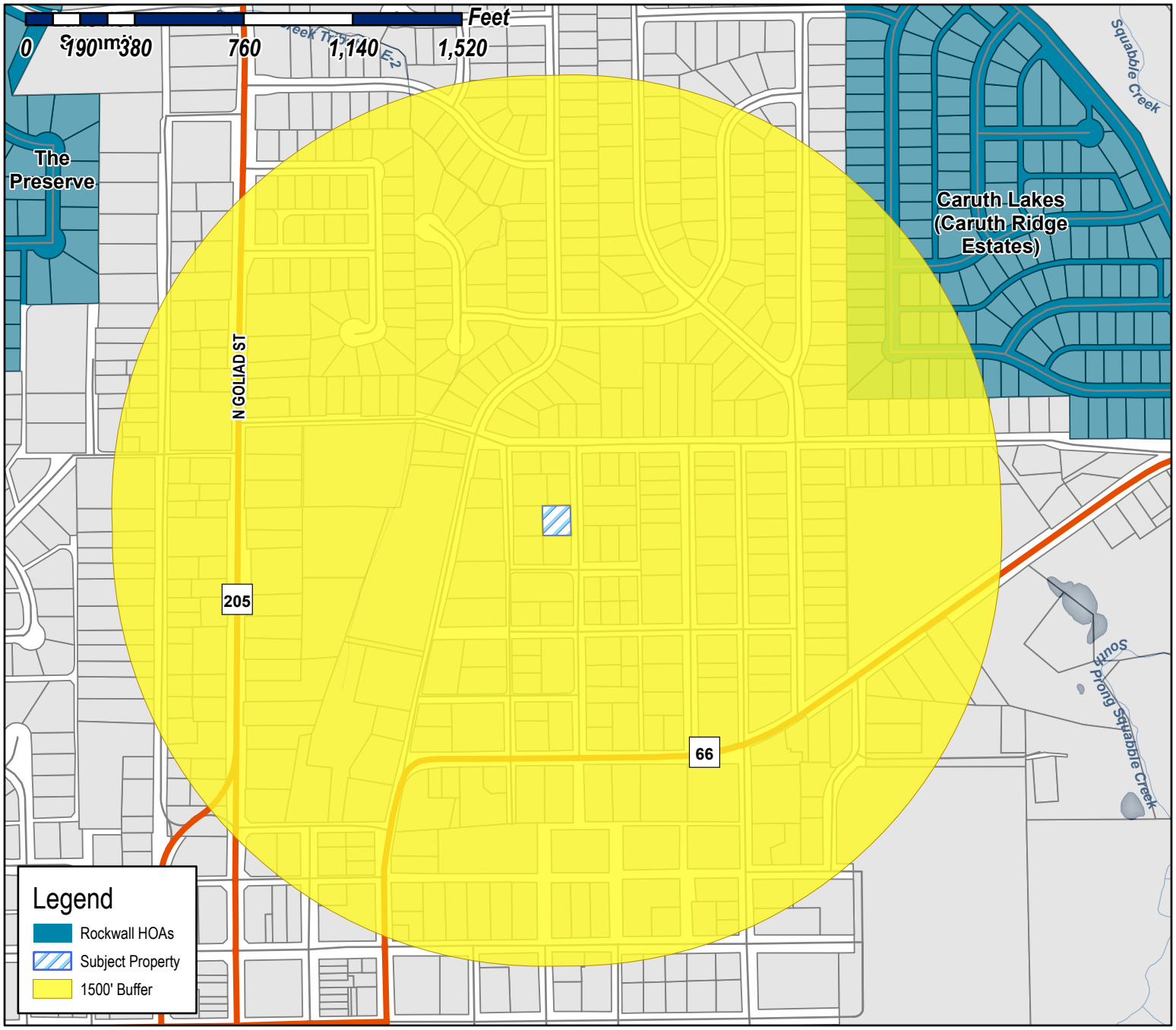
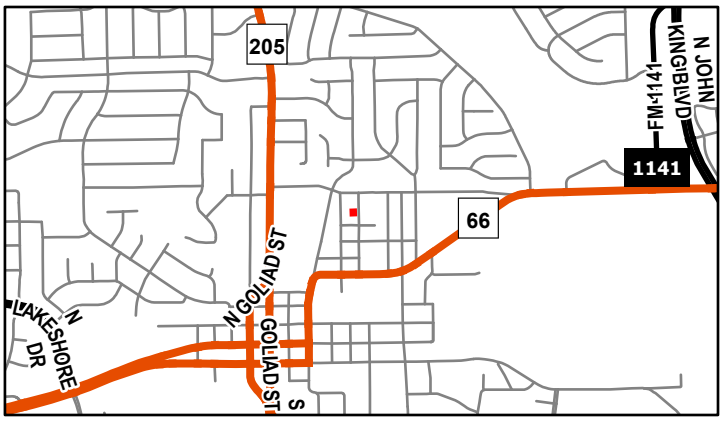


Case Number: Z2021-053
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 803 Austin Street



Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-053]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.16.2021).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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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.

Z2021-053: SUP for Residential Infill at 803 Austin Street
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.23-acre tract of land identified as a portion of Block 9 of the F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Austin Street, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

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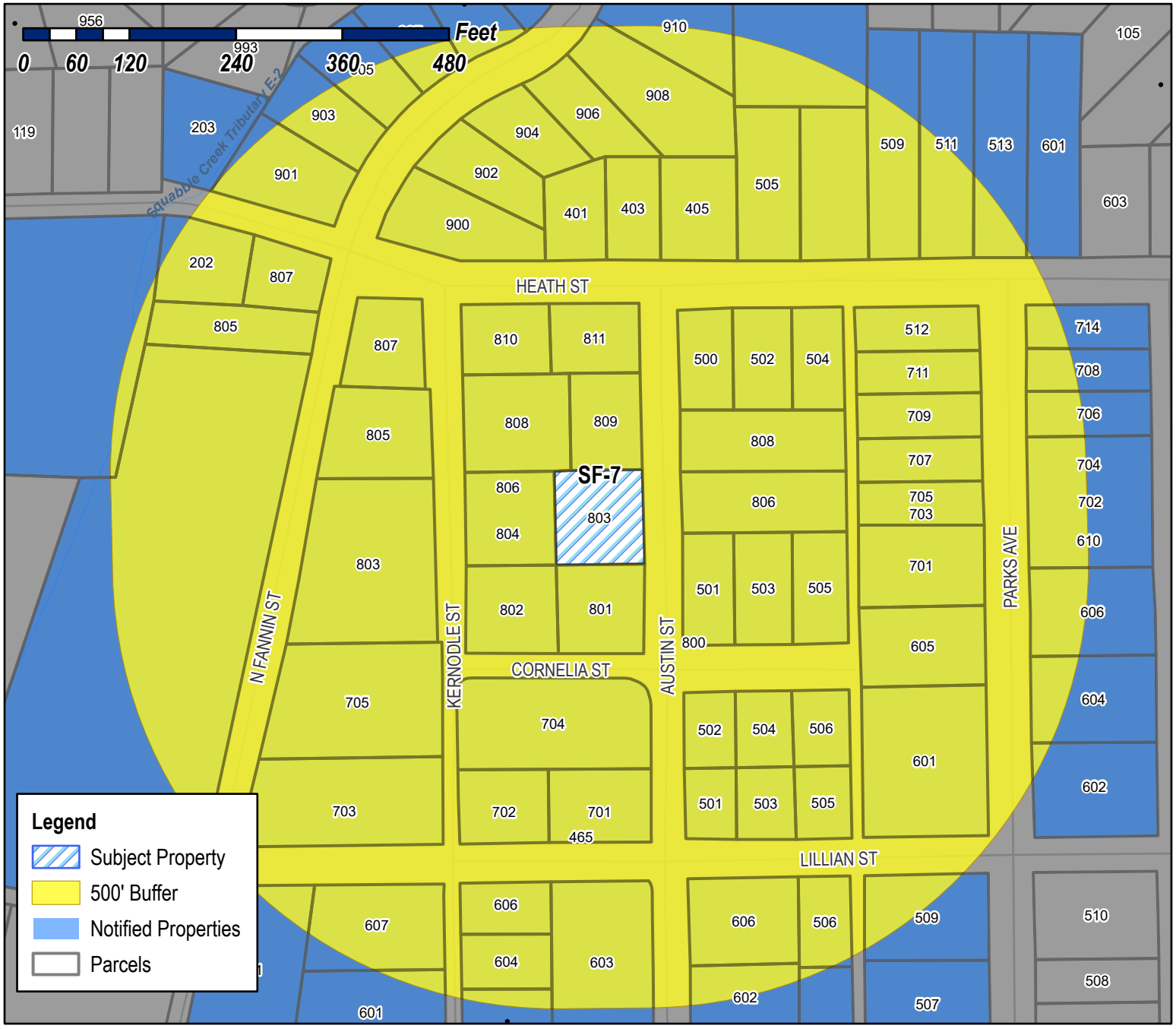

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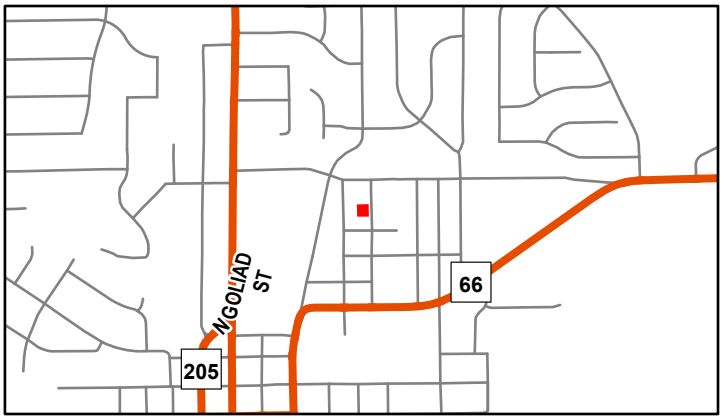

Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

SILVA MANUEL
1041 E FM 552
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

RICE GARRETT R AND JAMIE B
202 E HEATH ST
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

WILLIAM AND HANNA MIGNEAULT LIVING TRUST
WILLIAM H AND HANNA H MIGNEAULT-TRUSTEES
3625 SIERRA RD
SAN JOSE, CA 95132

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

PARK STUFF LLC
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

GREENAWALT PATRICK ALAN
501 LILLIAN ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

PARTNER UP HOMES LLC
503 LILLIAN ST
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
504 CORNELIA
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER AND
MICHAEL ANTHONY BOSMA AND LAURA L BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
505 EHEATH ST
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC
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ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
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ALSOBROOK HAROLD DAVID JR
506 CORNELIA
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

DOROTIK DAVID W
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ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RICHARDSON PATRICE
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COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
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ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

STARK ROBERT C
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ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
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ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

MURPHY MICHAEL
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ROCKWALL, TX 75087

PEOPLES MICHAEL L &
LINDA CAUBLE
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LOFLAND JANA J
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FUNK TED FREDRICK AND REBECCA LYNN
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
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ROCKWALL, TX 75087

MATA JAIME AND TRINA THOMAS
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ROCKWALL, TX 75087

WILLIAM AND HANNA MIGNEAULT LIVING TRUST
WILLIAM H AND HANNA H MIGNEAULT-TRUSTEES
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ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

ESTATE OF BEULAH CHRISTINE MOONEY
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H
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ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

HANSON BRANDON R
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ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN
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PECINA JOE & LORETHIA ANN
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BELANGER CORKY
707 PARKS AVE
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
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ROCKWALL, TX 75087

PARTNER UP HOMES LLC
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STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

MEINECKE JEFFREY AND ANGELA
714 PARKS AVE
ROCKWALL, TX 75087

MATA JAIME AND TRINA THOMAS
752 WINDSONG LN
ROCKWALL, TX 75032

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ROWLETT, TX 75089

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802 KERNODLE ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
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ROCKWALL, TX 75087

SILVA MANUEL
803 AUSTIN ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
808 AUSTIN ST
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
808 KERNODLEST
ROCKWALL, TX 75087

KINDRED ROBERT M
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
902 N FANNIN STREET
ROCKWALL, TX 75087

HEMPHILL REBECCA
903 N FANNIN ST
ROCKWALL, TX 75087

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

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

MCKNIGHT DOROTHY
908 N FANNIN
ROCKWALL, TX 75087

J J M B INVESTMENT LP
909 FANNIN ST
ROCKWALL, TX 75087

DAVID JESSEE AND A JANE JESSEE FAMILY
LIVING TRUST
DAVID JESSEE AND A JANE JESSEE- TRUSTEES
910 N FANNIN STREET
ROCKWALL, TX 75087

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087

KINDRED ROBERT M
P.O. BOX 261638
PLANO, TX 75026

PEOPLES MICHAEL L &
LINDA CAUBLE
PO BOX 41
ROCKWALL, TX 75087

J J M B INVESTMENT LP
PO BOX 460247
GARLAND, TX 75046

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:

Case No. Z2021-053: SUP for Residential Infill at 803 Austin Street

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.23-acre tract of land identified as a portion of Block 9 of the F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Austin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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 Gamez
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 *Tuesday, January 18, 2022 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. Z2021-053: SUP for Residential Infill at 803 Austin Street

Please place a check mark on the appropriate line below:

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

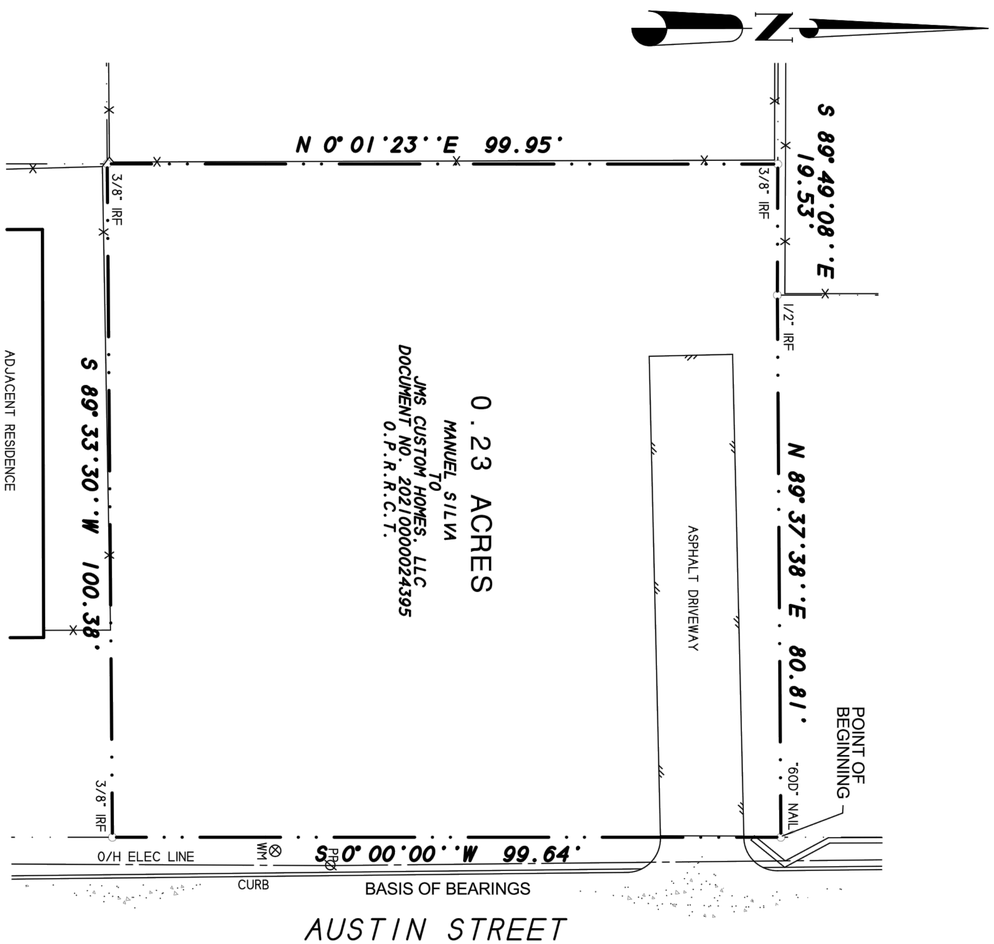
☐ I am opposed to the request for the reasons listed below.

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.

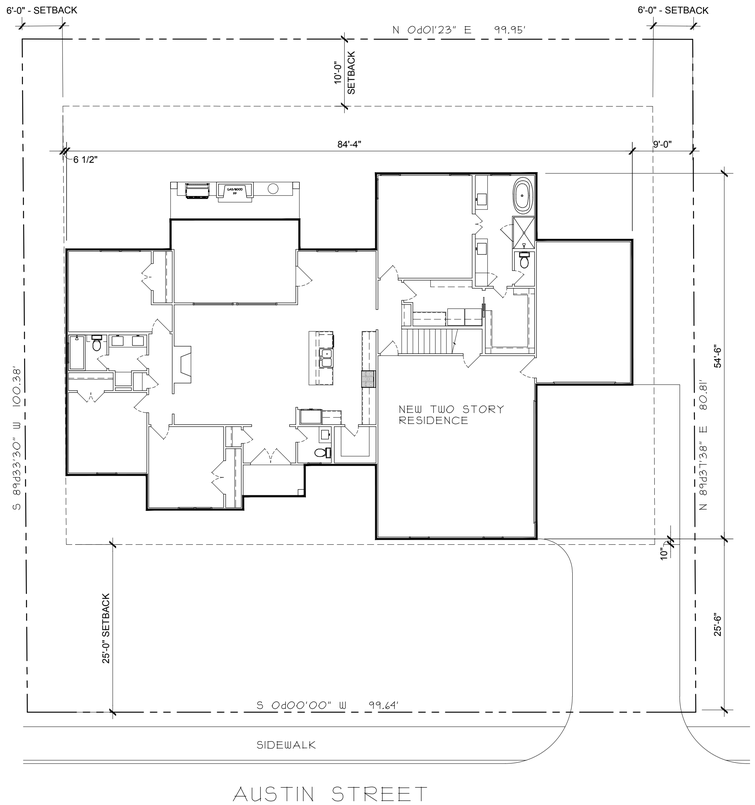
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



02 SURVEY

SCALE: 3/32"=1'-0"

NORTH



01 ARCHITECTURAL SITE PLAN

SCALE: 3/32"=1'-0"

NORTH

A RESIDENCE AT XXX AUSTIN STREET ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION
11/10/21	ISSUE FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

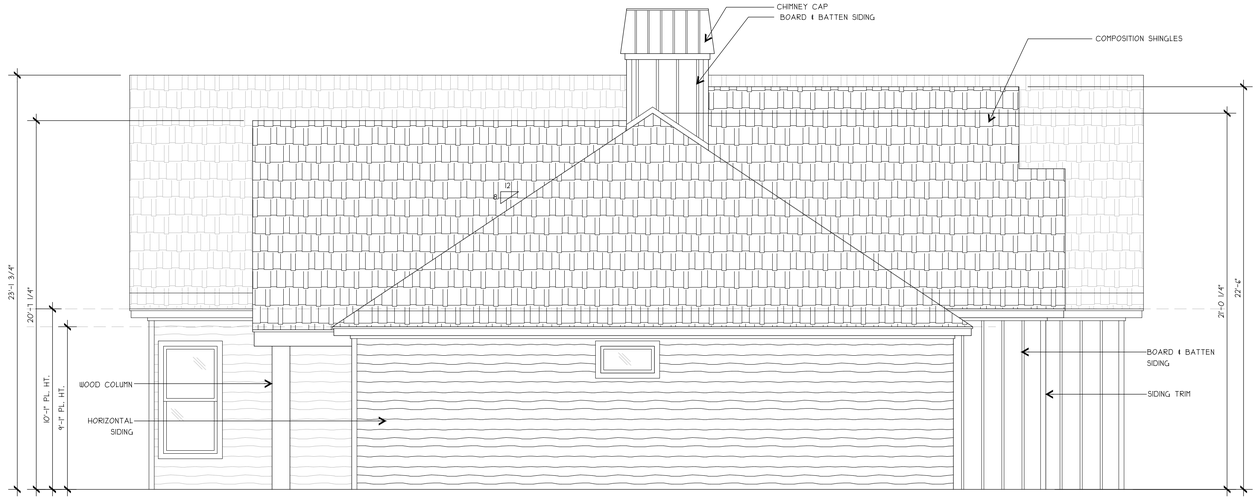
- ☐ PRELIMINARY - NOT FOR CONSTRUCTION
- ■ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

ARCH. PROJ. #:	SCALE:
21921	REF. DRAWING

SHEET NO.

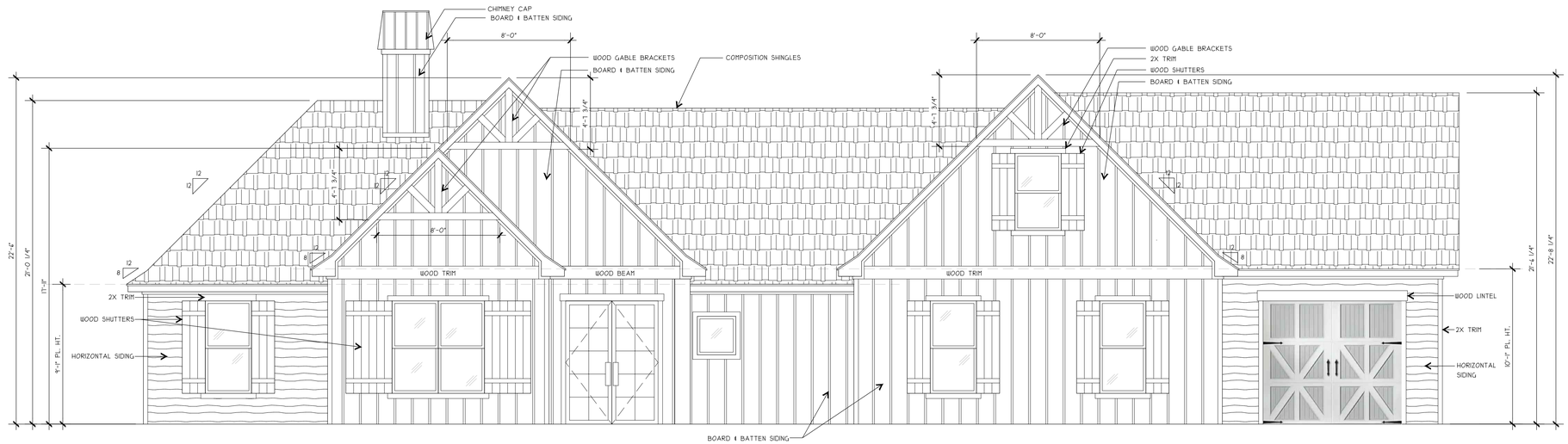
A2.1

ARCHITECTURAL SITE PLAN



02 SOUTH ELEVATION

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



01 EAST ELEVATION

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

NEW RESIDENCE
AT
803 AUSTIN
STREET
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION
11/10/21	ISSUE FOR PERMIT

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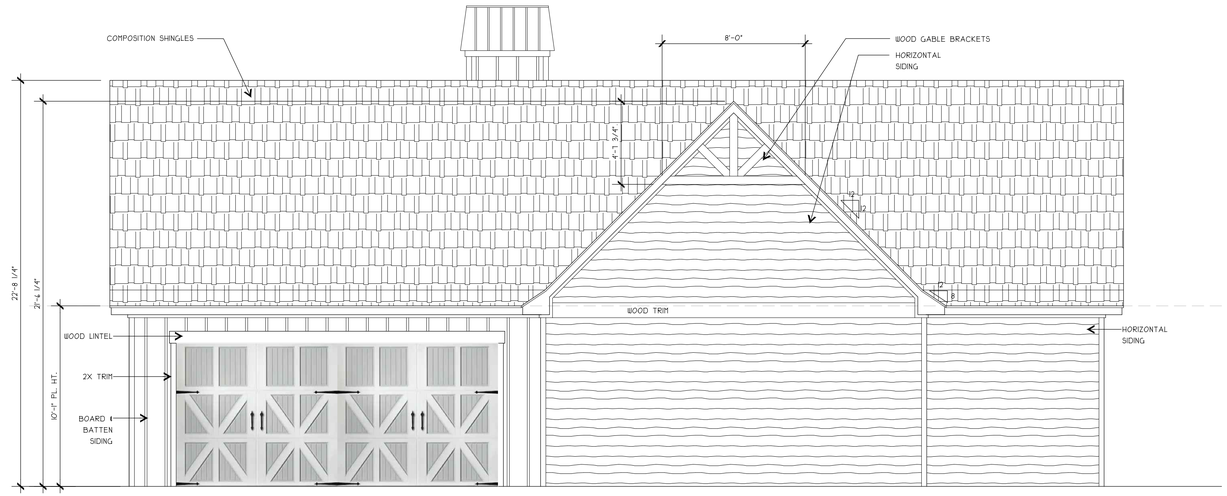
Fanning Phillips DESIGN

ARCH. PROJ. #:	SCALE:
21921	REF. DRAWING

SHEET NO.

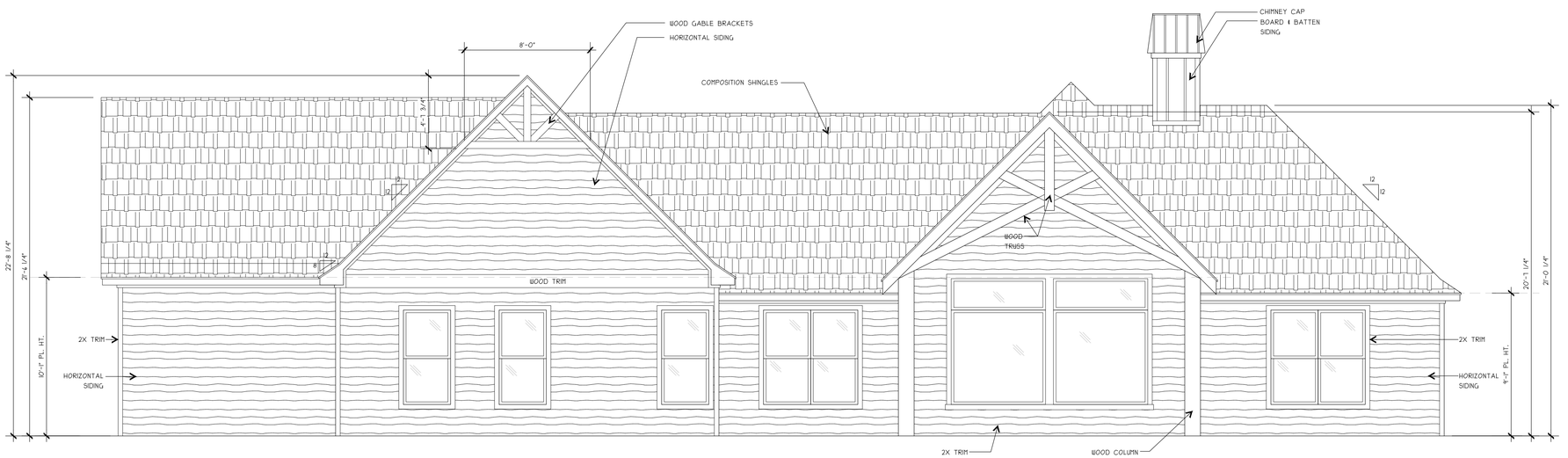
A5.1

ELEVATIONS



02 NORTH ELEVATION

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



01 WEST ELEVATION

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

NEW RESIDENCE
AT
803 AUSTIN
STREET
ROCKWALL, TX

ISSUE LOG

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11/10/21	ISSUE FOR PERMIT

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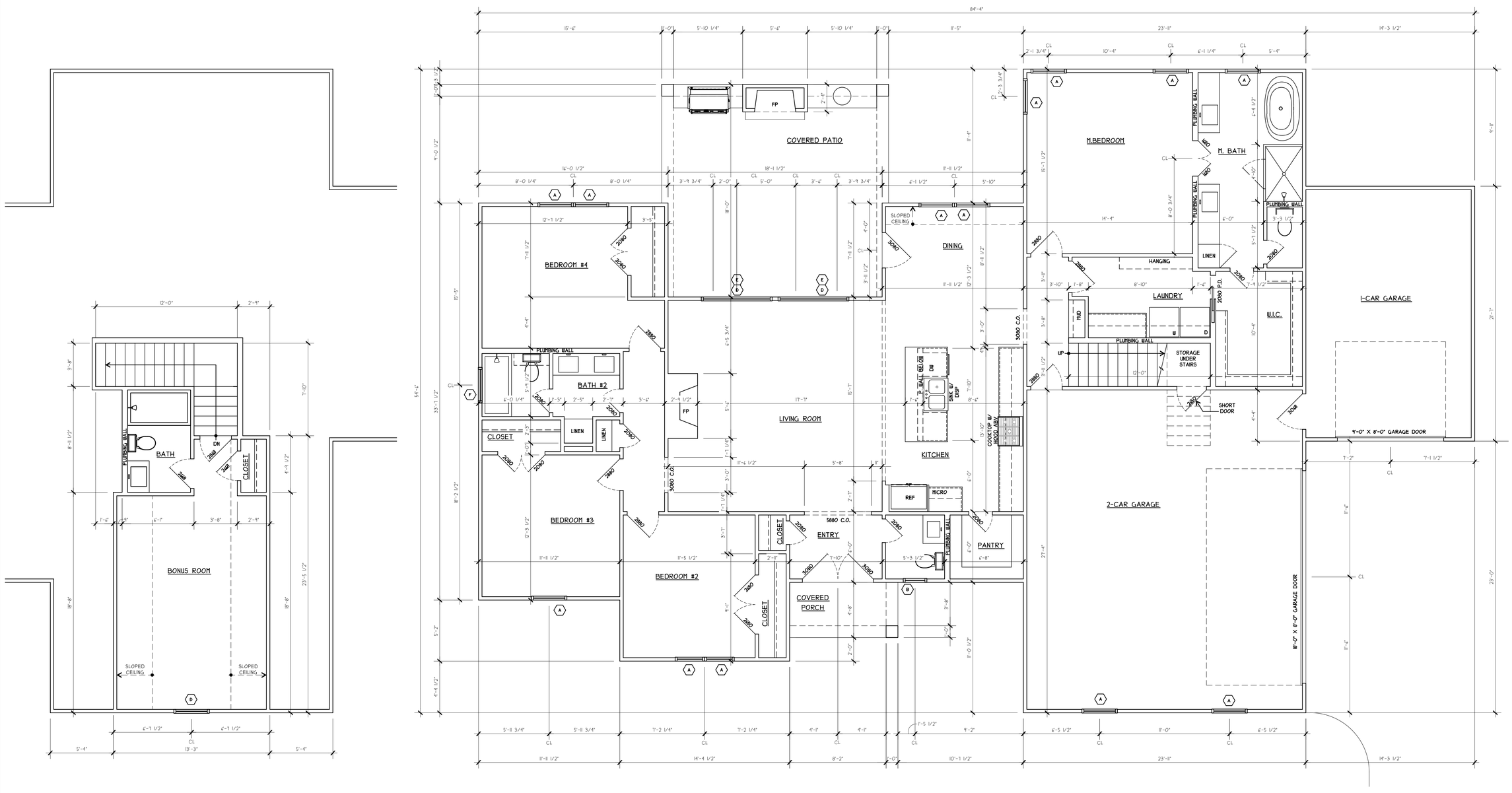
Fanning Philips DESIGN

ARCH. PROJ. #:	SCALE:
21921	REF. DRAWING

SHEET NO.

A5.2

ELEVATIONS



NORTH

02 SECOND FLOOR PLAN

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

NORTH

01 FIRST FLOOR PLAN

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

NEW RESIDENCE
AT
803 AUSTIN
STREET
ROCKWALL, TX

ISSUE LOG

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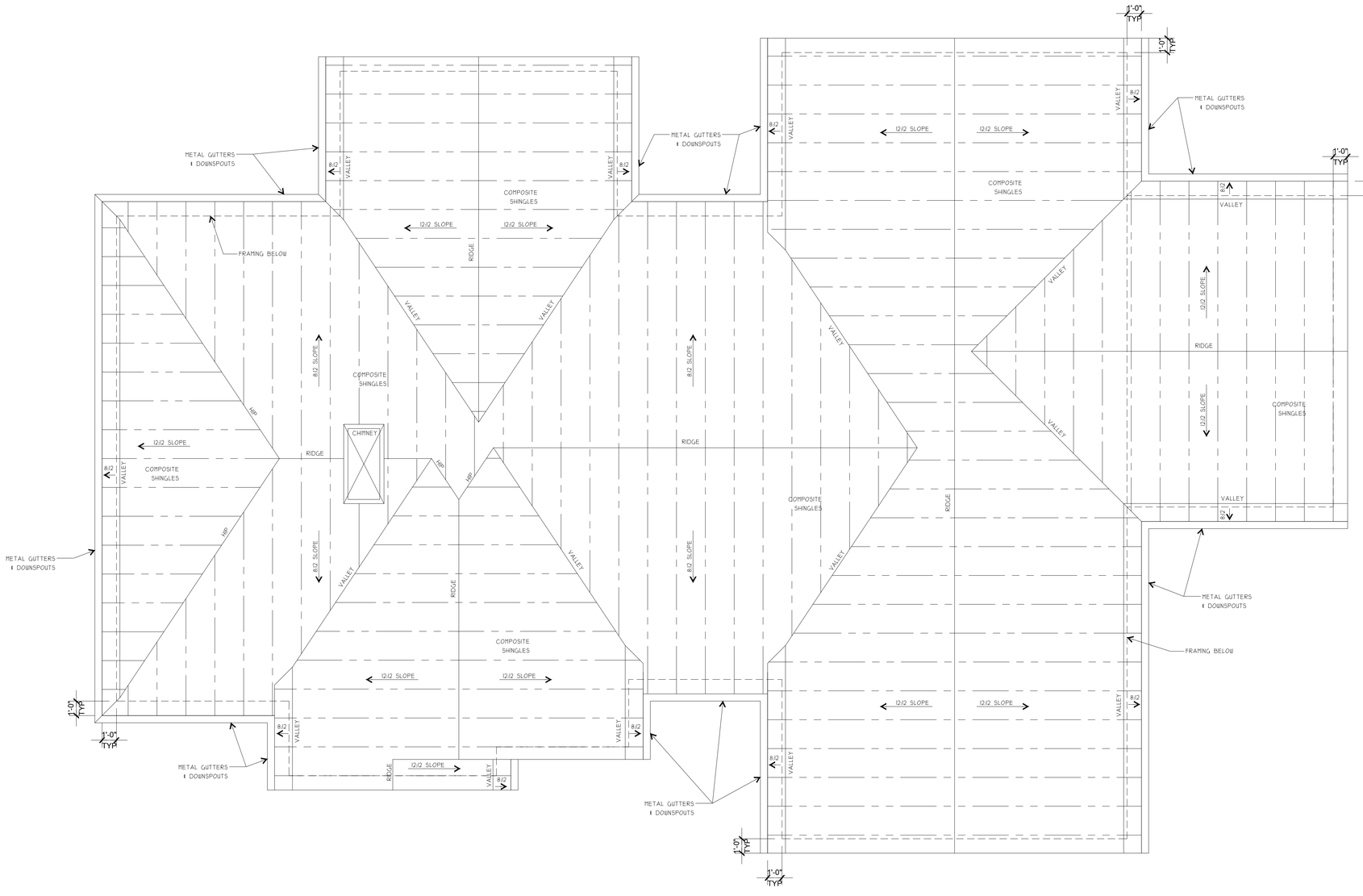
Fanning Phillips DESIGN

ARCH. PROJ. #:	SCALE:
21921	REF. DRAWING

SHEET NO.

A3.3

FIRST AND SECOND FLOOR PLANS



FRAMING AND LUMBER NOTES:

1.) ALL SAW LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY
2.) ROOF JOIST, FLOOR JOIST, LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
3.) ALL STUDS TO DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
4.) ROOF PLYWOOD SHEATHING TO $\frac{5}{8}$" STANDARD 5-PLY WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TYPICAL WALL SHEET
5.) FRAMING CONNECTIONS OR BE SIMPSON OR EQUIVALENT
6.) ALL BEARING STUD WALLS TO BE 2X6 AT 16"O.C. UNLESS NOTED OTHERWISE.
7.) ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
8.) ALL INTERIOR HEADERS TO BE (2)2X12'S UNLESS NOTED OTHERWISE
9.) ALL EXTERIOR HEADERS TO BE (3)2X12'S UNLESS NOTED OTHERWISE
10.) CUTTING, NOTCHING, AND DRILLING OF WOOD MEMBERS SHALL COMPLY TO THE UNIFORM BUILDING CODE AND LOCAL AND STATE BUILDING CODES
11.) ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
12.) ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
13.) ALL LUMBER SHALL BE F=1400 KILIN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
14.) ALL EXTERIOR DOORS SHALL BE 1¾" THICK SOLID CORE 1½"PR. BUTTS OR METAL INSULATION AS SHOWN ON DRAWINGS

ALL HEADERS SHALL BE (3) 2X12 EXTERIOR & INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
MIN.-1-JACK STUD EA. SIDE OF OPG. TO 6' WIDE
MIN.-2-JACK STUD EA. SIDE OF OPG. TO 8' WIDE
MIN.-3 JACK STUD EA. SIDE OF OPG. TO 12' WIDE
ALL HEADERS (ANY SIZE) SHALL BE ½" PLYWOOD FILLERS. GLUE & NAILED W/ 16D NAILS

ROOF CONSTRUCTION NOTES:

1. ROOF OVERHANG TO BE 18" U.N.O.
2. ROOF PITCH TO BE 10/12, U.N.O.
3. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
4. TIE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE, ABOVE.
5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GLUED AND NAILED AS DESCRIBED IN SHEATHING NAILING SCHEDULE ABOVE.
6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

01 ROOF FRAMING PLAN

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

NORTH

NEW RESIDENCE AT 803 AUSTIN STREET ROCKWALL, TX

ISSUE LOG

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Fanning Philips DESIGN

ARCH. PROJ. #:	SCALE:
21921	REF. DRAWING

SHEET NO.

A4.1

ROOF PLAN

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
501 Cornelia	Single-Family Home	1975	1440	100	Siding
806 Austin	Single-Family Home	1952	1214	480	Siding
808 Austin	Single-Family Home	1959	1388		Siding
500 E. Heath	Single-Family Home	1995	1144	840	Brick
809 Austin	Single-Family Home	1991	1351		Siding
811 Austin	Single-Family Home	1985	1080		Siding
810 Kernodle	Single-Family Home	1986	1435	80	Brick
808 Kernodle	Single-Family Home	1914	2358	100	Siding
806 Kernodle	Vacant	N/A	N/A	N/A	N/A
802 Kernodle	Single-Family Home	1939	1554	80	Siding
801 Austin	Single-Family Home	1980	2256		Brick
Averages:		1967.6	1522	280	

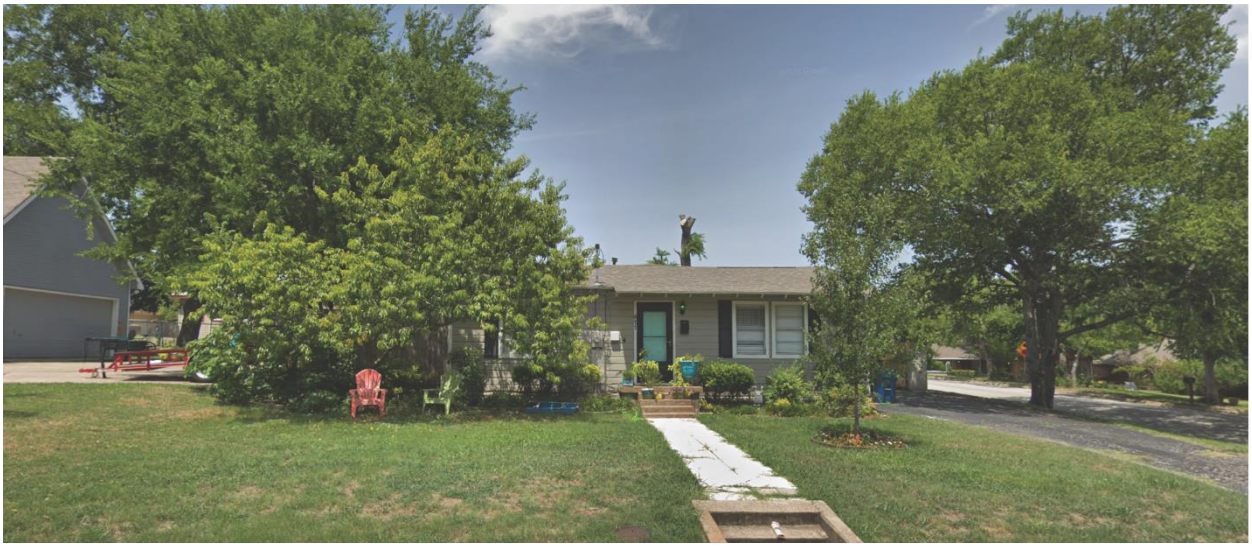
501 Cornelia

806 Austin

808 Austin

500 E. Heath

809 Austin



811 Austin

810 Kernodle

808 Kernodle

806 Kernodle

802 Kernodle

801 Austin

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.23-ACRE PARCEL OF LAND, IDENTIFIED AS PORTION OF BLOCK 9 OF THE F&M 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 Javier Silva for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.23-acre parcel of land being described as portion of Block 9 of the F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Austin Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and

DRAFT 12/2021

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 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 12-8-2021

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

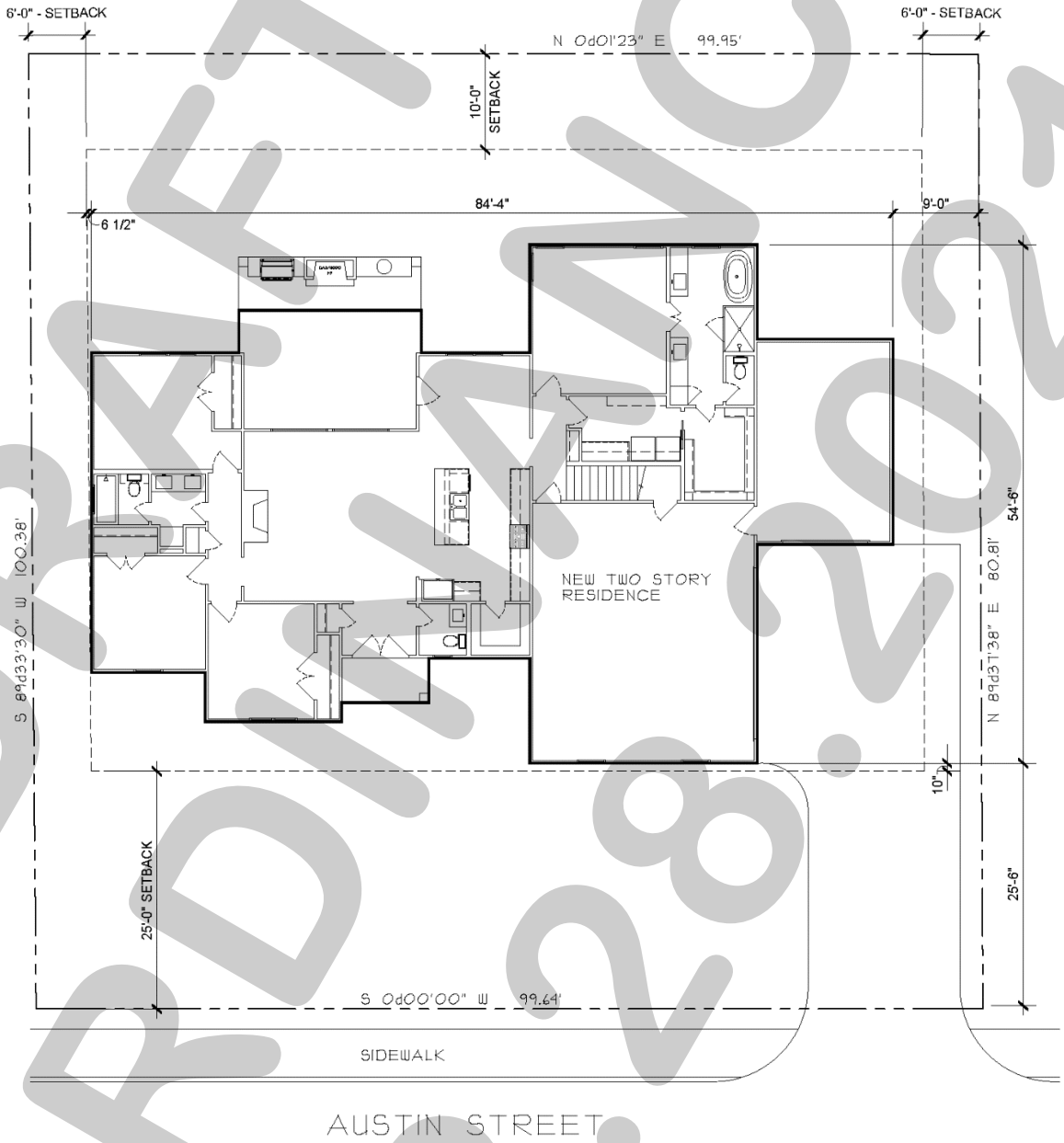
DRAFT ORDINANCE 12.28.2021

Exhibit 'A'
Location Map and Survey

Address: *803 Austin Street*
Legal Description: *A Portion of Block 9 of the F&M Addition*

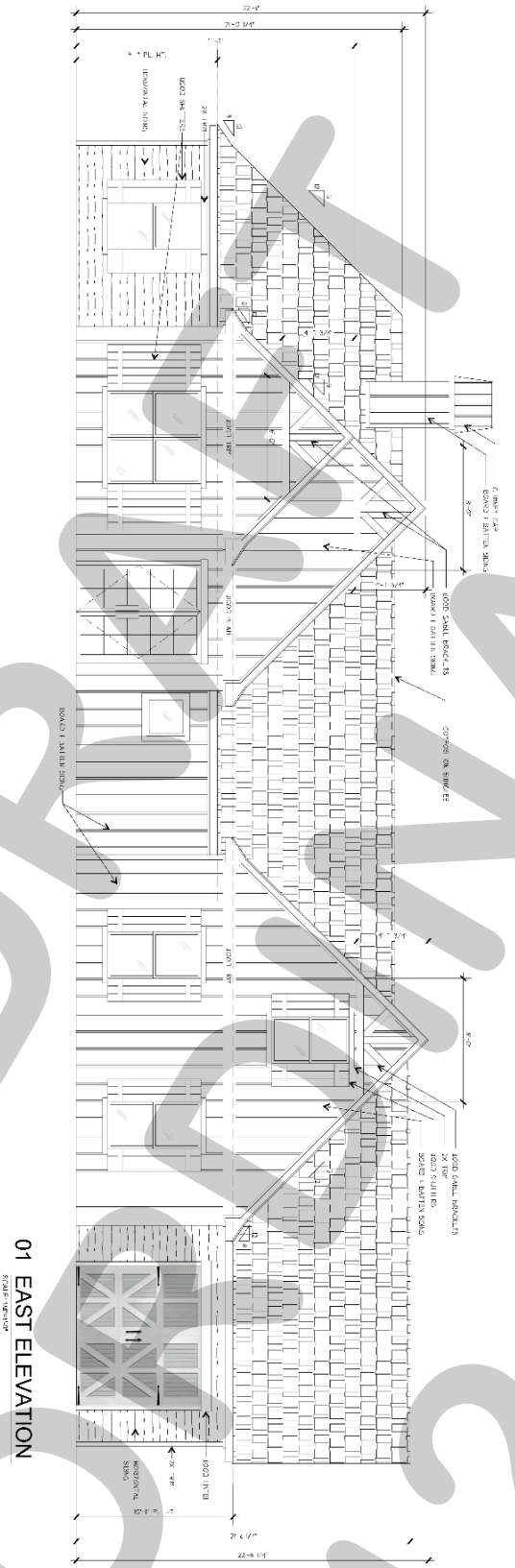
DRAFT
ORDINANCE

Exhibit 'B':
Residential Plot Plan

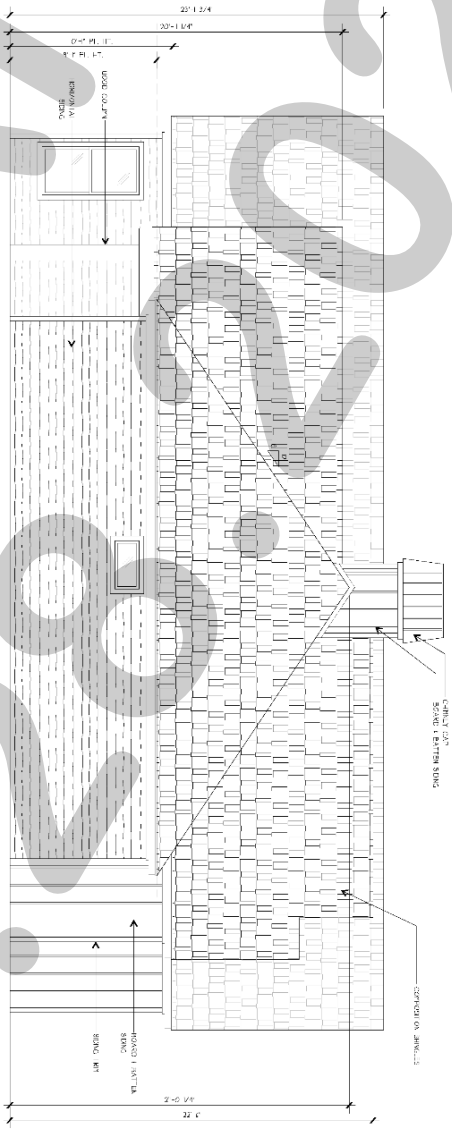


DRAFT ORDINANCE 12.28.2021

Exhibit 'C':
Building Elevations



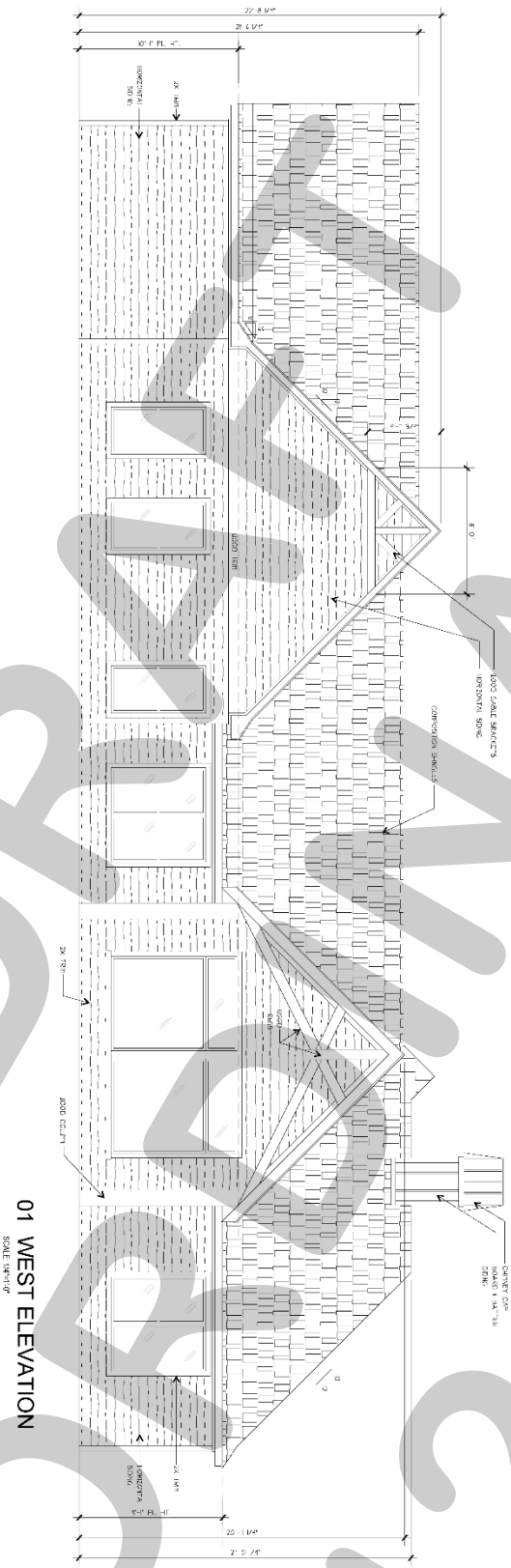
01 EAST ELEVATION

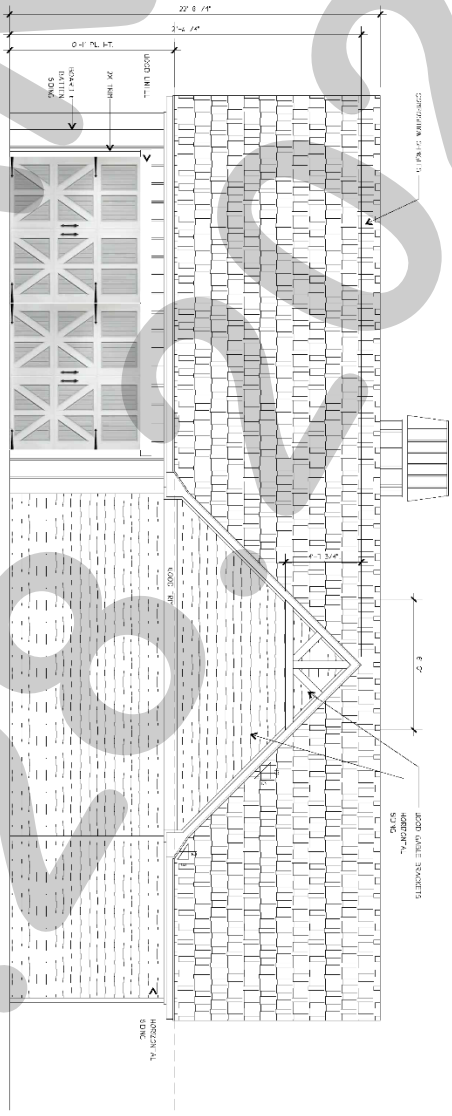


02 SOUTH ELEVATION

DRAFT
ORDINANCE
12.20.2021

Exhibit 'C':
Building Elevations





DRAFT ORDINANCE 12.06.2021

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	Z2021-054	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Specific Use Permit for Congregate Care Facility	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Specific Use Permit (SUP) for a Congregate Care Facility on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	12/21/2021	Approved w/ Comments

12/21/2021: Z2021-054; Specific Use Permit (SUP) for a Congregate Care Facility
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a approval of a Specific Use Permit (SUP) for a Congregate Care Facility that Exceeds 36-Feet in the Scenic Overlay (SOV) District on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, and generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740].
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-054) in the lower right-hand corner of all pages on future submittals.
I.4 Definition. According to Article 13, Definitions, of the Unified Development Code (UDC), a Congregate Care Facility/Elderly Housing is defined as “(a) facility for long-term residence -- exclusively for persons 62 years of age or older -- who may need limited assistance with daily living activities, and which includes at a minimum each of the following amenities and personal care services: [1] private living quarters that are designed for a maximum of double occupancy and which no full kitchen facilities are permitted (i.e. no dishwasher or oven); [2] daily prepared meals in a common dining area; [3] housekeeping, laundry service, and private bus/transportation service; [4] dedicated areas for social activities; and [5] dedicated areas for indoor and outdoor recreation activities.”
I.5 Land Use. According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), the Congregate Care Facility/Elderly Housing requires a Specific Use Permit (SUP) in a General Retail (GR) District. In addition, the Conditional Land Use Standards for this land use are as follows:

(1) A Congregate Care/Elderly Housing Facility may have up to two (2) units for on-site managers, which may contain full kitchen facilities.

(2) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (e.g. visiting nurse or home health care).

(3) These facilities shall incorporate special safety, accessibility and conveniences features that may include but are not limited to emergency call systems, grab bars and hand rails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

I.6 Comprehensive Plan. Based on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the Scenic

District and is designated for Commercial/Retail land uses. Per the District Description of the Scenic District, "(t)his district should continue to function as it does today, with the vacant areas -- designated for Commercial land uses -- adjacent to Ridge Road [FM-740] eventually development with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road." In addition, according to the District Strategies of the Scenic District, "(t)he commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, 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." Based on this and the applicant's submitted plan, this request does not meet the Comprehensive Plan. Additionally, -- if approved -- the applicant's request will require a future amendment to the Land Use Plan to change the designation of the subject property from a Commercial/Retail designation to a High Density Residential designation. This amendment would be adopted by the City Council with the annual Comprehensive Plan update.

M.7 Building Height. The Scenic Overlay (SOV) District permits a maximum by-right building height of 36-feet with the provision that any structure over 36-feet in height be required to submit for a Specific Use Permit (SUP). In addition, the subject property is zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, which stipulates a maximum by-right height of 36-feet with the ability to request up to a maximum overall height of 60-feet by Specific Use Permit (SUP). The concept building elevations currently exceed 36-feet in height, but are less than 60-feet in height. This has been added to this Specific Use Permit (SUP) request.

M.8 Concept Plan. Based on the submitted concept plan, the following changes will be required:

(1) On the Concept Plan show the site area proposed for the Congregate Care Facility versus the General Retail site area proposed for future development. Once this has been complete please re-calculate the open space percentage indicating and labeling the open space areas and their size in SF.

(2) The parking calculation provided on the Concept Plan do not conform to the City's standards for parking. Specifically, the City requires a minimum of 1.5 parking spaces per one (1) bedroom units and two (2) parking spaces per two (2) bedroom units. Additionally, the restaurant is calculated at 1/300 SF; however, the code requires this to be calculated at 1/100 SF. With this being said if the restaurant is not open to the general public no additional parking is required. Please change the parking requirements to reflect conformance with the City's codes.

(3) The proposed five (5) foot walking trail along Ridge Road will need to be outside and beyond the required sidewalk for this roadway, which is required to be constructed in public right-of-way.

M.9 Building Elevations. The submitted building elevations do not meet the General Overlay District Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC). Specifically, the following issues and variances have been identified and will need to be requested and approved at the time of site plan:

(1) The General Overlay District Requirements stipulate a minimum of 20% natural or quarried stone. The stone veneer needs to be a natural or quarried stone. In addition, the building materials calculation for each elevation does not appear to be calculated properly. Specifically, the calculation should exclude all doors and windows (including storefront), and the stone percentage appears to be far less than the 20% of the building's façade calculated in the material calculations.

(2) The General Overlay District Requirements stipulate that a maximum of 50% of the building can be a cementitous material (e.g. Hardi-Board). If the storefront glass is removed from the material calculations -- as per the City's required calculation method -- the Hardi-Panel would exceed 50%.

(3) The General Overlay District require four (4) sided architecture. This means that the building will need to be finished on all four sides, the same as the side that faces Ridge Road. Currently, only the elevations for the Ridge Road side have been provided.

I.10 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The proposed development of a Congregate Care Facility on the subject property shall generally adhere to the Concept Plan contained in Exhibit 'B' and the Concept Building Elevations contained in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

(2) The height of the proposed Congregate Care Facility shall be less than 60-feet in total height and conform to the Concept Building Elevations contained in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

(3) The proposed Congregate Care Facility shall be limited to a maximum of 300-units.

(4) All amenities depicted in the Concept Plan contained in Exhibit 'B' of the Specific Use Permit (SUP) ordinance shall be provided generally as depicted. The exact size and location of these amenities shall be provided with the site plan.

(5) A maximum of two (2) units shall be permitted to have full kitchen facilities and shall be used for on-site managers only. All other units shall not incorporate kitchen facilities (e.g. dishwasher, oven, etc.) in any capacity.

(6) All units shall be designed to have a maximum occupancy of two (2) adults.

(7) Fulltime medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (e.g. visiting nurse or home health care professional).

(8) This facility shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

(9) The restaurant shall not be open to the general public; however, guests that are visiting an resident of the facility shall be permitted to use the restaurant.

(10) The Congregate Care Facility shall be a non-smoking facility.

M.11 Please review the attached Draft Ordinance prior to the December 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 4, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 4, 2022; 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 January 11, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.
I.13 The projected City Council meeting dates for this case will be January 18, 2022 (1st Reading) and February 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: General Items:
- See markup for additional comments
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
-10' Utility easement on all ROW frontage.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No walls in or across easements
- No signage in easements
- Show and label all existing and proposed utilities
- Each phase must have paving circulation, looped water line, and detention. Show the phase line

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".
- Drainage Items:
- Detention is required. Use the Modified Rational Method for acreages less than 20 acres. Show detention area(s).
- No increase of storm water is allowed to cross property lines.

- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must complete an updated infrastructure study to determine off-site utilities (water and wastewater) improvements that will be required with this development. Fees apply.
- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Will need a utility crossing permit if crossing the railroad
-
Roadway Paving Items:
- TIA required. Fee apply.
- Parking to be 20'x9' facing the building or nose-to-nose. All parking in garages to be 20'x9'
- No dead-end parking allowed without an City approved turnaround including the garage areas.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- 5-ft sidewalk along Ridge Road.
- Install left turn lane and mitigate for trees (see markup)
- Cross-access to be maintained to Rockwall Commons (see markup)
- Must meet driveway spacing of 425'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	12/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	12/21/2021	N/A

No Comments

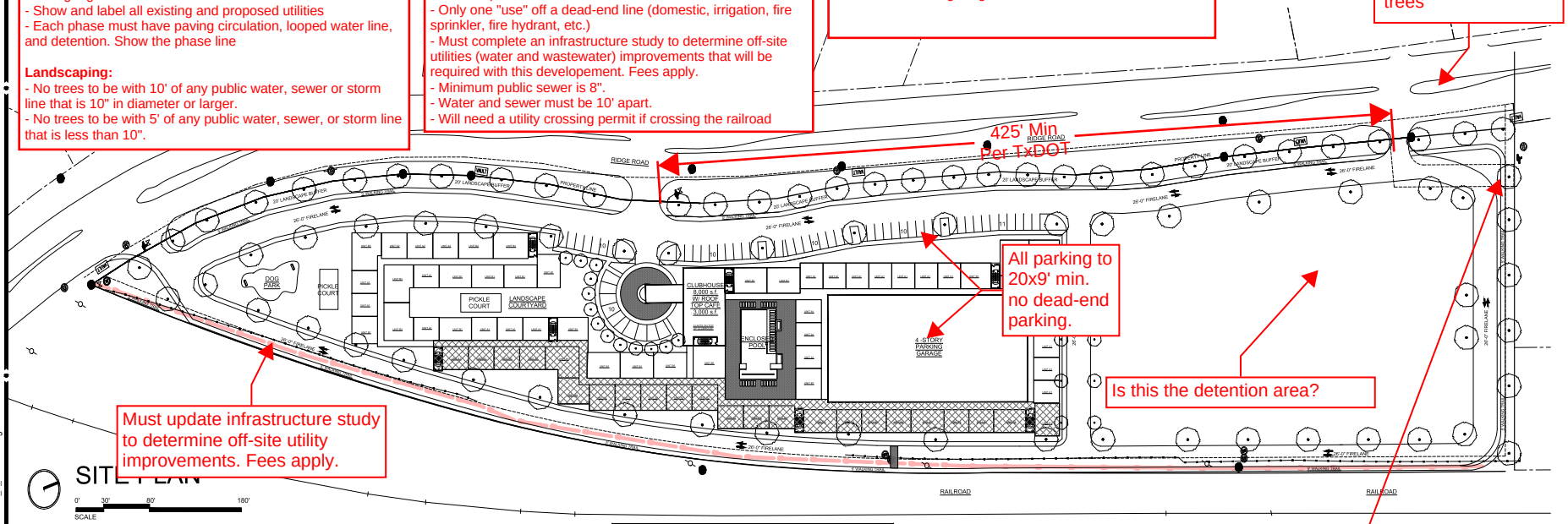
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
-10' Utility easement on all ROW frontage.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No walls in or across easements
- No signage in easements
- Show and label all existing and proposed utilities
- Each phase must have paving circulation, looped water line, and detention. Show the phase line

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".

Drainage Items:
- Detention is required. Use the Modified Rational Method for acreages less than 20 acres. Show detention area(s).
- No increase of storm water is allowed to cross property lines.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must complete an infrastructure study to determine off-site utilities (water and wastewater) improvements that will be required with this developement. Fees apply.
- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Will need a utility crossing permit if crossing the railroad

Roadway Paving Items:
- TIA required. Fee apply.
- Parking to be 20'x9' facing the building or nose-to-nose. All parking in garages to be 20'x9'
- No dead-end parking allowed without an City approved turnaround including the garage areas.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- 5-ft sidewalk along Ridge Road.



Install left turn lane and mitigate for trees

All parking to 20x9' min. no dead-end parking.

Is this the detention area?

Must update infrastructure study to determine off-site utility improvements. Fees apply.

Cross-access to be maintained to Rockwall Commons.

PROJECT DATA FOR PHASE # 1

300 TOTAL UNITS: - 4 /5 split stories
Approx. 60% "A-units" - 180 units
Approx. 40% "B-units" - 120 units

5 story

PARKING REQUIRED:

1 for 1- Bedroom = 180 x1 = 180 spaces
1 for 2- Bedroom = 120 x 1 = 120 spaces
Restaurant = 1/300 = 10 spaces
(310 Total parking spaces required)

PARKING PROVIDED:

Parking Garage - 51 spaces per tier / 4 stories
(Approx. 205 spaces)
(Surface) = 116 spaces
Total Spaces provided : 320

SITE AMENITIES:

Landscaped Pool courtyard
Roof top restauraunt - Residents Only
- Approx. 13,000 s.f.
Open Space - Approx. 20%
Community Dog Park
(2) Sport Courts - Pickle Ball

SITE PLAN

The Edge at Rockwall

ACTIVE SENIOR LIVING APARTMENTS
ROCKWALL, TEXAS

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

DRAWN BY: AAG	CHECKED BY: JMT
ISSUED FOR: CONCEPT PLAN	
SUBMITTAL DATE: 12/06/21	SHEET NO.
SCALE:	

Wednesday, December 8, 2021 9:21:05 AM

T:\WB Property Group\Future Sites\Rockwall\Pre-Design\Architecture\WB Rockwall Apartments Site Plan_OPTION_8_65 AGE.dwg

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-054

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	FM 740, Rockwall TX			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION	Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-4		CURRENT USE	Retail & Neighborhood Services	
PROPOSED ZONING			PROPOSED USE	Congregate Care: 300 rooms	
ACREAGE	12.11	LOTS [CURRENT]	1	LOTS [PROPOSED]	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	HFS Management Inc.	☑ APPLICANT	WB Companies LLC
CONTACT PERSON	Richard Chandler	CONTACT PERSON	Robert Weinstein
ADDRESS	122 W John Carpenter Fwy, Ste 400	ADDRESS	495 Broadway, 7th Floor
CITY, STATE & ZIP	Irving, TX 75039	CITY, STATE & ZIP	New York, NY 10012
PHONE	214-649-7187	PHONE	212 226 6066
E-MAIL	rchandler@sei-mi.com	E-MAIL	robert@wbpropertygroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hanna F. Sahliyeh [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 $ 381.65 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11/29/21 *DAY OF* _____, 20 21. *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."*

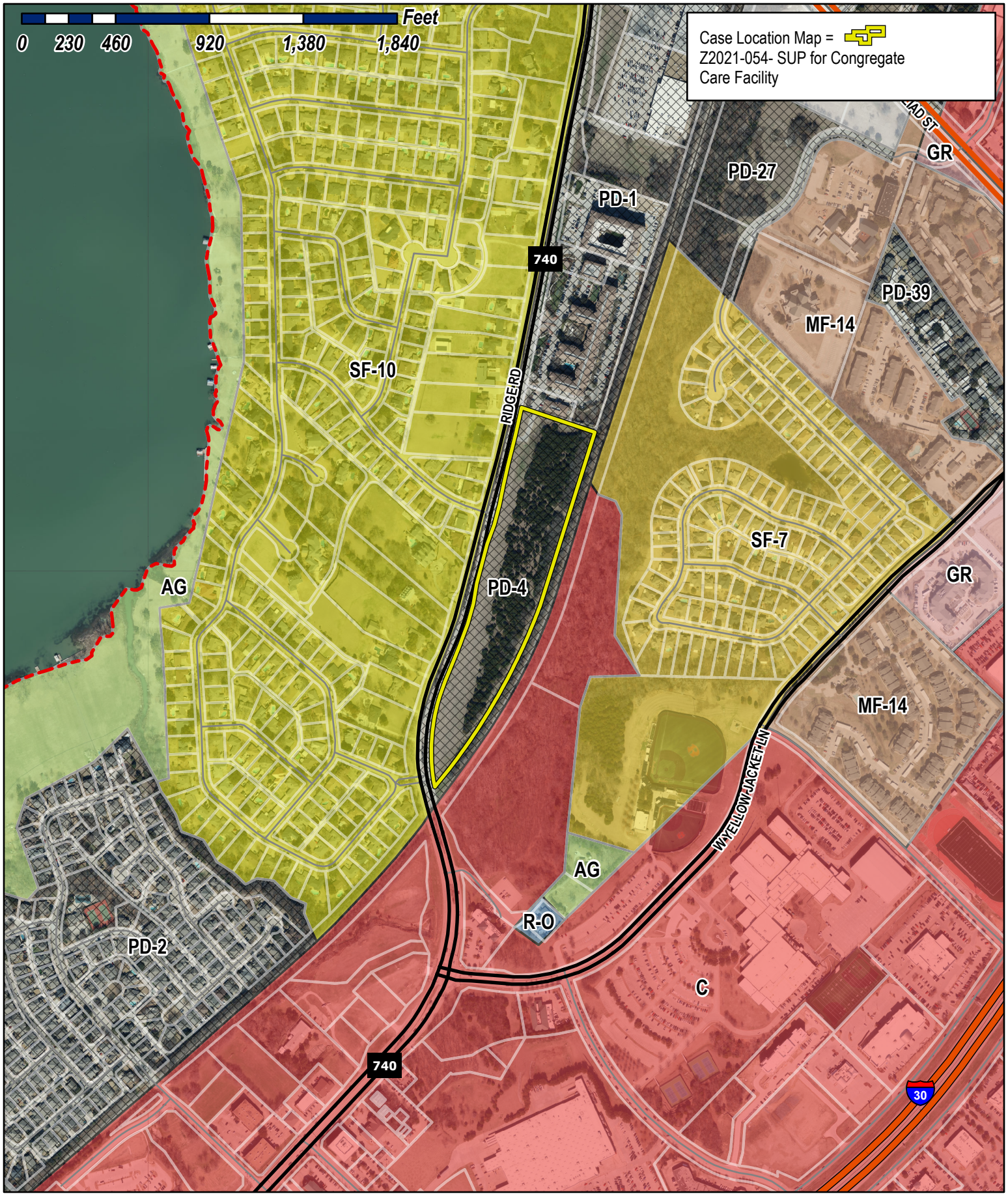
SALLY ARTHUR
Notary ID #6111708
My Commission Expires
July 6, 2025

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 *DAY OF* November *, 20* 21.

OWNER'S SIGNATURE Hanna F Sahliyeh

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sally Arthur

MY COMMISSION EXPIRES 7-6-2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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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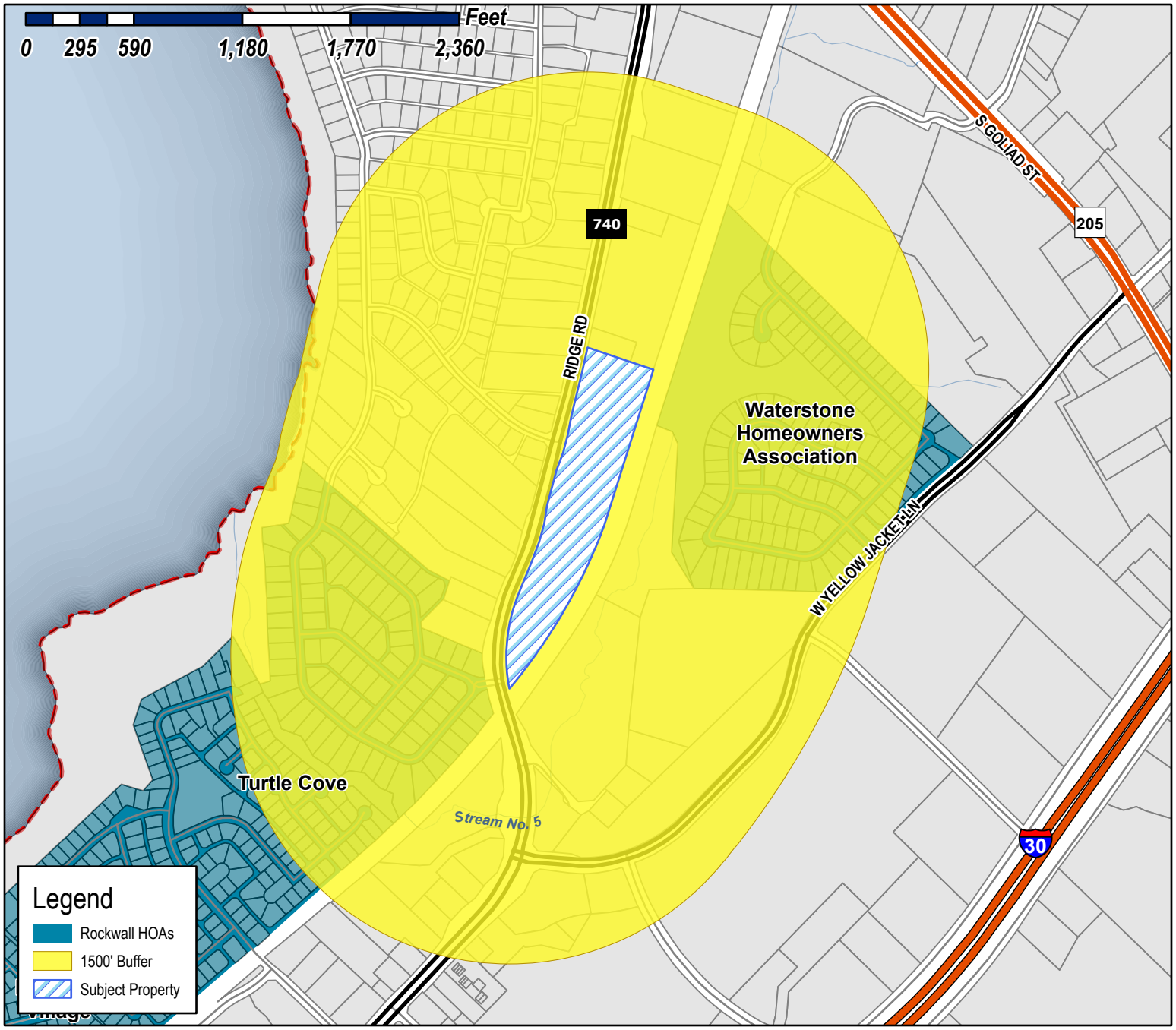
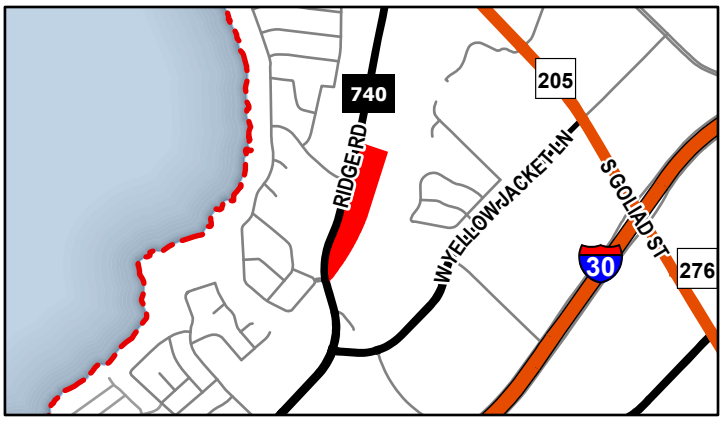


Case Number: Z2021-054
Case Name: SUP for Congregate Care Facility
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent South of 1389 Ridge Road



Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-054]
Attachments: Public Notice (12.20.2021).pdf; HOA Map Z2021-054.png

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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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.

Z2021-054: SUP for Congregate Care Facility
Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Specific Use Permit (SUP) for a Congregate Care Facility that Exceeds 36-Feet in Height the Scenic Overlay (SOV) District on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

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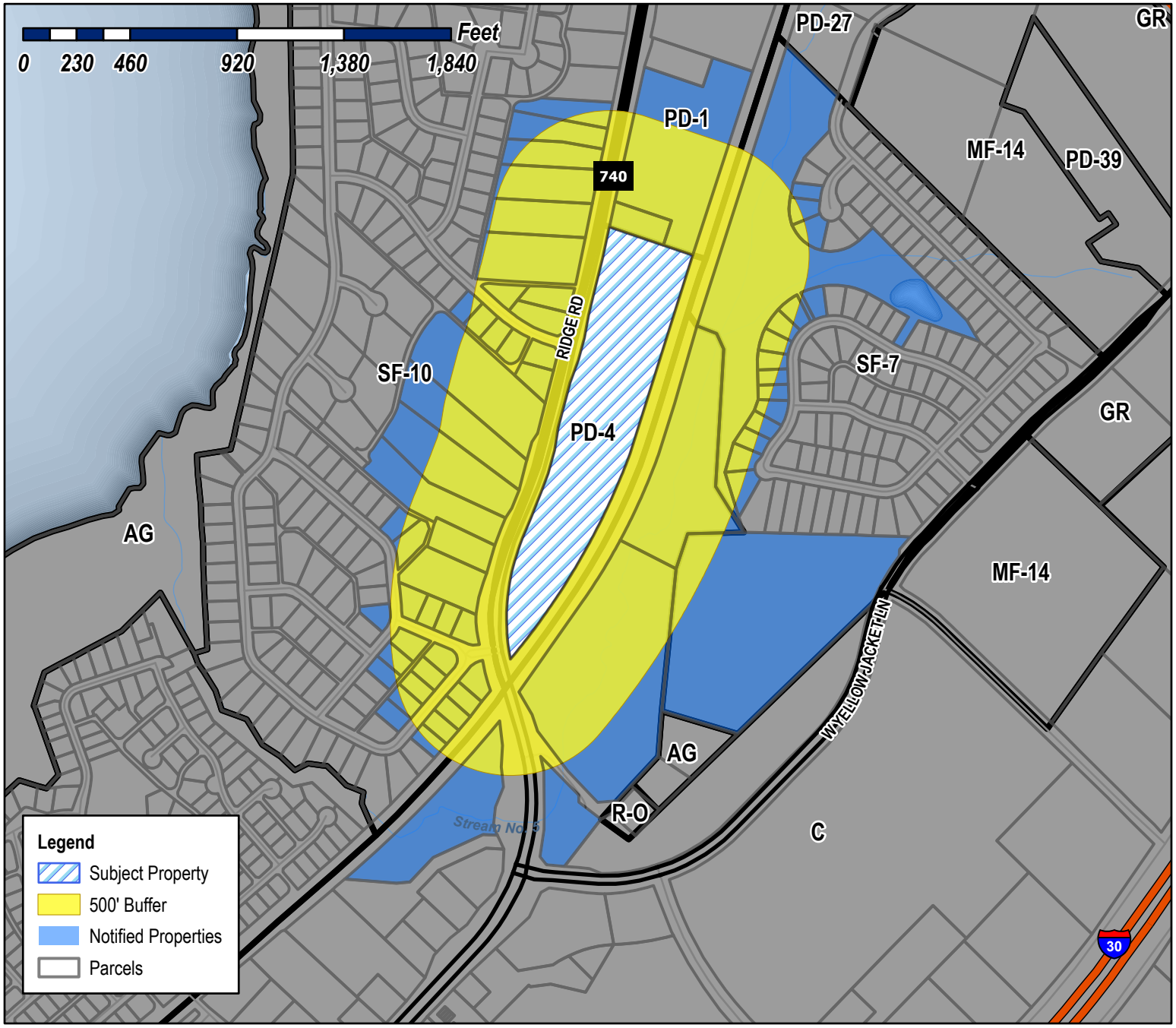

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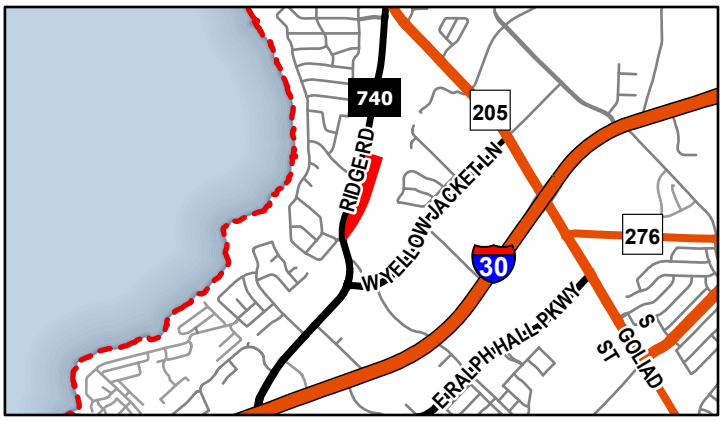


Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745

NEFF DARRYL LEE JR
101 BECKY LN
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

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

GARNER CASEY
104 BECKY LANE
ROCKWALL, TX 75087

MCCULLAR EMILY JEAN
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

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

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

VILLASENOR HENRY ROBERT &
HAYDY E VILLASENOR
106 PELICAN COVE DR
ROCKWALL, TX 75087

HAMBRICK GARY/GRACE HAMBRICK
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

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

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

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

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

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

HALL STEPHANIE MCGARRY
130 PELICAN COVE DR
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
1309 RIDGE RD
ROCKWALL, TX 75087

WILLCOXEN R GENE & MARY F
134 PELICAN COVE DR
ROCKWALL, TX 75087

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

BOBST DANIEL W AND JENNIFER L
1400 RIDGE RD
ROCKWALL, TX 75087

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

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

BURKE CASEY JOE AND ANDREA GAYDEN
1406-ARIDGERD
ROCKWALL, TX 75087

NORMAN LINDA
1406-B RIDGE RD
ROCKWALL, TX 75087

JBR2 LLC
1408 RIDGE RD
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
1410 RIDGE RD
ROCKWALL, TX 75087

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

KROPKE JAMES & MARY
142 PELICAN COVE DR
ROCKWALL, TX 75087

CRANE ADAM T
146 PELICAN COVE DR
ROCKWALL, TX 75087

TEBBUTT BRIAN C
150 PELICAN COVE DR
ROCKWALL, TX 75087

SCHWERDT JOSHUA MICHAEL
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON ENRIQUE JR & ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

TEBBUTT BRIAN C
156 PELICAN COVE DR
ROCKWALL, TX 75087

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

HENDRICKS JAMES & BARBARA
1602 RIDGE RD
ROCKWALL, TX 75087

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

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

PALOS MICKEY SUE &
CODY S & MARIA T LOWERY
1726 RIDGE RD
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
174 MURPHY CT
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

KELLY TANNER B
178 MURPHY CT
ROCKWALL, TX 75087

THAMES HOLDING LLC
1887 ENGLISH RD
ROCKWALL, TX 75032

PETTIGREW TERESA VIOLA
1901 LAKEVIEW DR
ROCKWALL, TX 75087

BALL DEREK AND AMANDA
1903 LAKEVIEW DR
ROCKWALL, TX 75087

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

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

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

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

CHARLES JACOB
2008 S LAKESHORE DR
ROCKWALL, TX 75087

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

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
2010 LAKESHORE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
2011 LAKESHORE DR
ROCKWALL, TX 75087

SALAZAR AARON AND OLGA
2012 LAKESHORE DR
ROCKWALL, TX 75087

FREEMAN C L
2013 S LAKESHORE DR
ROCKWALL, TX 75087

THAMES HOLDING LLC
2014 LAKESHORE DR
ROCKWALL, TX 75087

RICKY LEE RIIS LIVING TRUST
TRUSTEE RICKI LEE RIIS
203 LAKEVIEW DRIVE
ROCKWALL, TX 75087

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

LAUREA ANTHONY BLAINE AND
CHRISTINE LONG
208 LAKEVIEW DR
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
2135 RIDGE RD
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

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

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

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

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

NEFF DARRYL LEE JR
7214 BENNINGTON DR
DALLAS, TX 75214

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

KELLY TANNER B
9801 ROYAL LN APT 708
DALLAS, TX 75231

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

HAMBRICK GARY/GRACE HAMBRICK
P.O. BOX 907
BELMONT, TX 78604

STEBBINS ROBERT A ESTATE
ROBERT A STEBBINS II INDEPENDENT EXECUTOR
PO BOX 101
DENTON, TX 76202

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
PO BOX 2514
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:

Case No. Z2021-054: SUP for a Congregate Care Facility

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Specific Use Permit (SUP) for a Congregate Care Facility that Exceeds 36-Feet in height in the Scenic Overlay (SOV) District on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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:

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.

Your comments must be received by *Tuesday, January 18, 2022 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. Z2021-054: SUP for a Congregate Care Facility

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

WB Companies LLC
Robert Weinstein
917-670-8267
Robert@wbpropertygroup.com
495 Broadway 7th Floor
New York, NY 10012

December 8th 2021

Dear Mr. Miller,

Please consider this my formal application letter to request for a special use permit for Congregate Care for PD-4.

We propose a best in class 300 room congregate care facility that will provide daily prepared meals. Residents will be 62 and over and will have unobstructed views of Lake Ray Hubbard and a full package indoor and outdoor communal amenities and experiences. We will comply with all the Rockwall UDC requirements for Congregate care facility. **Max height of the building will be 60ft size from the highest elevation along Ridge Road, any individual building will not to exceed 320,000 sq. ft. and we will provide 20% of open space.**

Our Congregate Care Facility will foster a close sense of community where our elderly residents can be surrounded by friends where they can come together for planned experiences and use our exceptional amenities.

Demand In 2021 the average age of baby boomers is 57-75. With the continued increase of the size of the population over the age of 62 there is a large need to increase availability of Congregate Care/Elderly Housing. Many older adults no longer want the burden of living in an oversized home, many times isolated from their loved ones, while having all the headaches of house maintenance.

Security and Care Loved ones can rest at ease that their parents and grand parents will be looked after by our staff and monitored using our best in class emergency monitoring systems.

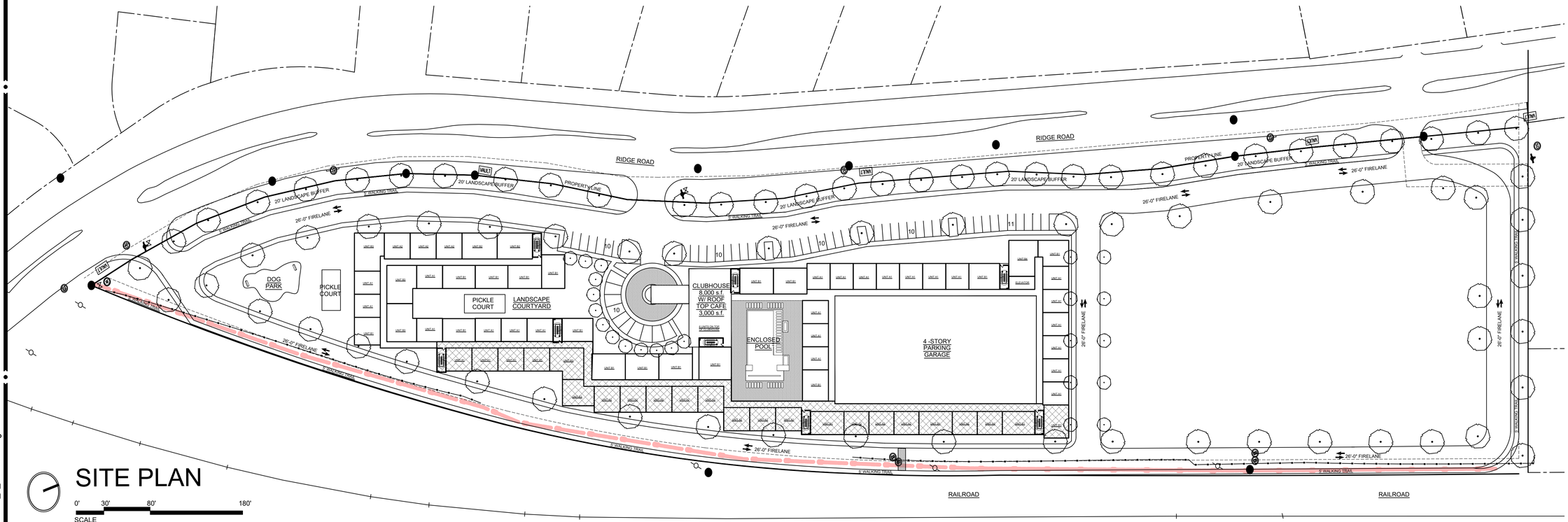
Dedicated Areas for Indoor and Outdoor Recreation and Activities Our amenities will include Pool, Meditation garden, Outdoor grilling area Walking Trail, Fitness Center, Food Truck area, Picnic Tables Yoga, Community Room, Kitchen, Rooftop deck.

Apartment Amenities Large master bedroom suites Expansive walk-in closets Vinyl flooring. Oversized soaking tubs. Modern slate GE appliances.

Thank you for your time and consideration,

Robert Weinstein

Wednesday, December 8, 2021 9:21:05 AM



SITE PLAN

0' 30' 80' 180'

SCALE

PROJECT DATA FOR PHASE # 1

300 TOTAL UNITS: - 4 /5 split stories
Approx. 60% "A-units" - 180 units
Approx. 40% "B-units" - 120 units

5 story

PARKING REQUIRED:

1 for 1- Bedroom = 180 x1 = 180 spaces
1 for 2- Bedroom = 120 x 1 = 120 spaces
Restaurant = 1/300 = 10 spaces
(310 Total parking spaces required)

PARKING PROVIDED:

Parking Garage - 51 spaces per tier / 4 stories
(Approx. 205 spaces)
(Surface) = 116 spaces
Total Spaces provided : 320

SITE AMENITIES:

Landscaped Pool courtyard
Roof top restauraunt - Residents Only
- Approx. 13,000 s.f.
Open Space - Approx. 20%
Community Dog Park
(2) Sport Courts - Pickle Ball

The Edge at Rockwall

ACTIVE SENIOR LIVING APARTMENTS

ROCKWALL, TEXAS

Architecture
Planning
Project Management

ARRIVE ARCHITECTURE GROUP

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
Ph 817.514.0584 - Fx 817.514.0694

SEAL

REVISION:

DRAWN BY:	CHECKED BY:
AAG	JMT

ISSUED FOR: CONCEPT PLAN

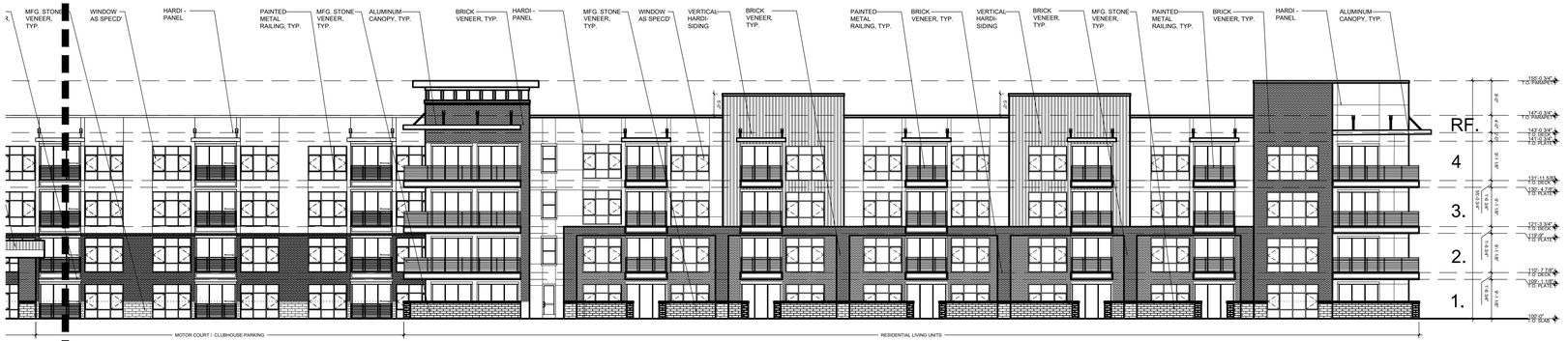
SUBMITTAL DATE: 12/06/21

SHEET NO.

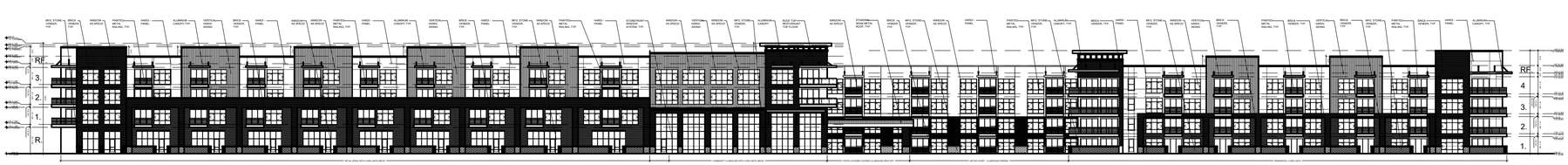
SCALE:

T:\WB Property Group\Future Sites\Rockwall\Pre-Design\Architecture\WB Rockwall Apartments Site Plan_OPTION_8_65 AGE.dwg

01 RIDGE ROAD ELEVATION (LEFT SIDE)
SCALE 1/16" = 1'-0"



02 RIDGE ROAD ELEVATION (RIGHT SIDE)
SCALE 1/16" = 1'-0"



01 02

ELEVATION MATERIALS	
STOREFRONT	8%
STONE VENEER	20%
BRICK VENEER	22%
HARDI-SIDING/ PANEL	50%
TOTAL	100%

The Edge at Rockwall

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Architecture
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Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAC.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT
ISSUED FOR:	
CONCEPT PLAN	
SUBMITTAL DATE:	SHEET NO.
12/06/21	
SCALE:	

ELEVATION

Monday, December 20, 2021 1:07:43 PM

T:\WB Property Group\Future Sites\Rockwall\Pre-Design\Architecture\WB Rockwall Apartments Site Plan_SENIOR ELEVATIONS_11-08-21.dwg

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [*ORDINANCE NO.'S 72-03 & 01-26*] 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 A *CONGREGATE CARE FACILITY* THAT *EXCEEDS 36-FEET IN HEIGHT IN THE SCENIC OVERLAY (SOV) DISTRICT* ON A 12.1148-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND 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 Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Specific Use Permit (SUP) for a *Congregate Care Facility* that *Exceeds 36-Feet in Height in the Scenic Overlay (SOV) District* on a 12.1148-acre tract of land described as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*] and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit '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 Planned Development District 4 (PD-4) [*Ordinance No.'s 72-03 & 01-26*] 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 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 a *Congregate Care Facility* that *Exceeds 36-Feet in Height in the Scenic Overlay (SOV) District* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 06.02, *General Overlay District Standards*, of Article 05,

DRAFT
OCT 18 2021

District Development Standards, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 4 (PD-4) [*Ordinance No.'s 72-03 & 01-26*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Congregate Care Facility* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The proposed development of a *Congregate Care Facility* on the subject property shall generally adhere to the *Concept Plan* contained in *Exhibit 'C'* and the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance.

(2) The height of the proposed *Congregate Care Facility* shall be less than 60-feet in total height and conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance.

(3) The proposed *Congregate Care Facility* shall be limited to a maximum of 300-units.

(4) All amenities depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance shall be provided generally as depicted. The exact size and location of these amenities shall be provided with the site plan.

(5) A maximum of two (2) units shall be permitted to have full kitchen facilities and shall be used for on-site managers only. All other units shall not incorporate kitchen facilities (*e.g. dishwasher, oven, etc.*) in any capacity.

(6) All units shall be designed to have a maximum occupancy of two (2) adults.

(7) Fulltime medical or nursing care shall ***not*** be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (*e.g. visiting nurse or home health care professional*).

(8) This facility shall incorporate special safety, accessibility, and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

(9) The restaurant shall ***not*** be open to the general public; however, guests that are visiting an resident of the facility shall be permitted to use the restaurant.

(10) The *Congregate Care Facility* shall be a non-smoking facility.

DRAFT ORD. 21-28: 12.1.2021

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 *Certificate of Occupancy*, should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 7TH DAY OF FEBRUARY, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 12.28.2021

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 12.28.2021

EXHIBIT 'A':
Legal Description

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

TRACT NO. 1:

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

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

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

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

THENCE along the east right-of-way line of said road as follows:
North 18 Degrees 29' East 125.4-feet;
North 15 Degrees 17' East 825-feet;
North 13 Degrees 53' East 99.4-feet;
North 12 Degrees 26' East 107.8-feet to a stake for a corner;

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

TRACT NO. 2:

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

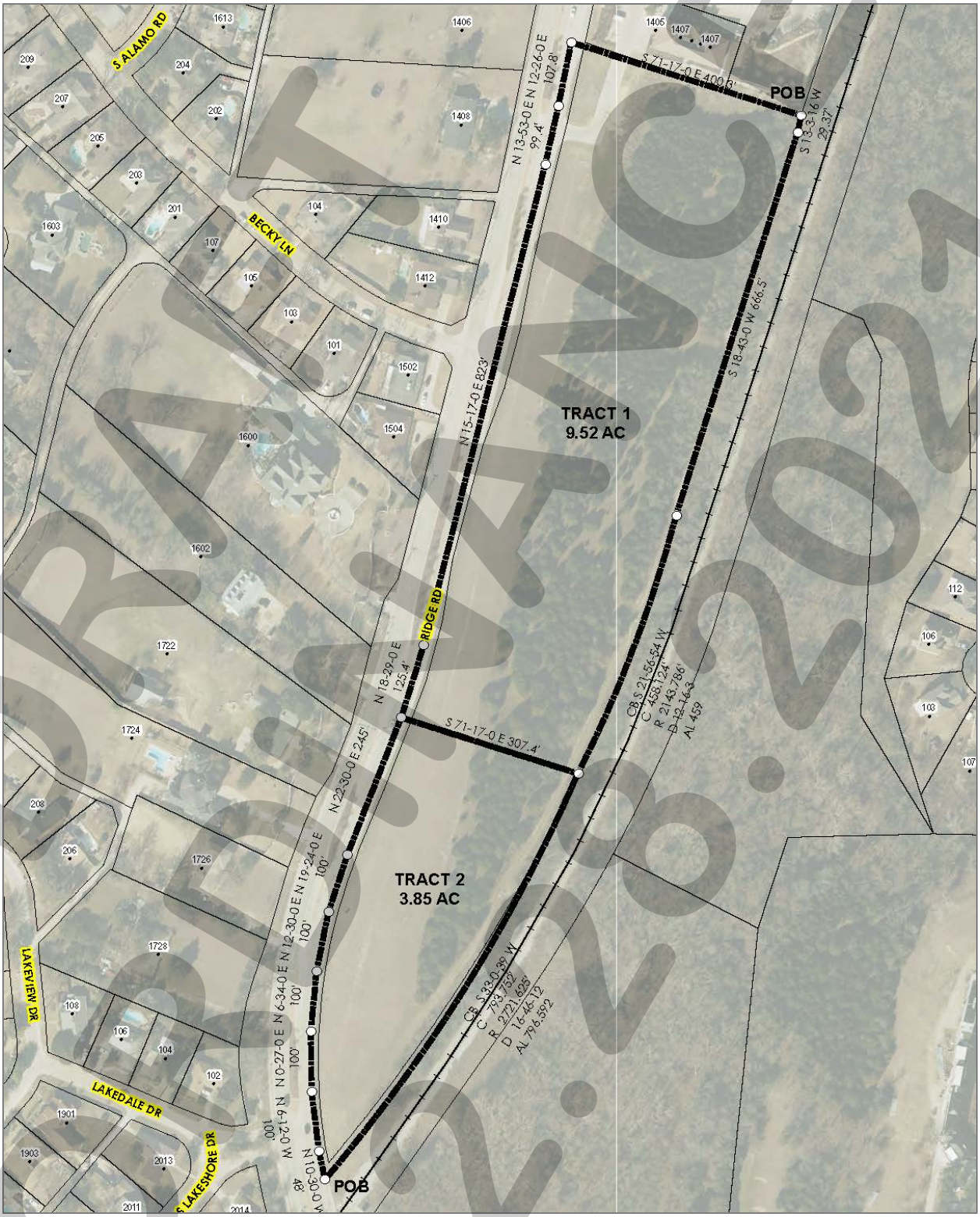
THENCE along the east right-of-way line of said road as follows:
North 10 Degrees 30' West 48-feet;
North 6 Degrees 34' East 100-feet;
North 12 Degrees 30' East 100-feet;
North 19 Degrees 24' East 100 feet;
North 22 Degrees 30' East 245-feet to a stake for a. corner;

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

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

DRAFT ORDINANCE 12.28.2021

EXHIBIT 'B':
Survey



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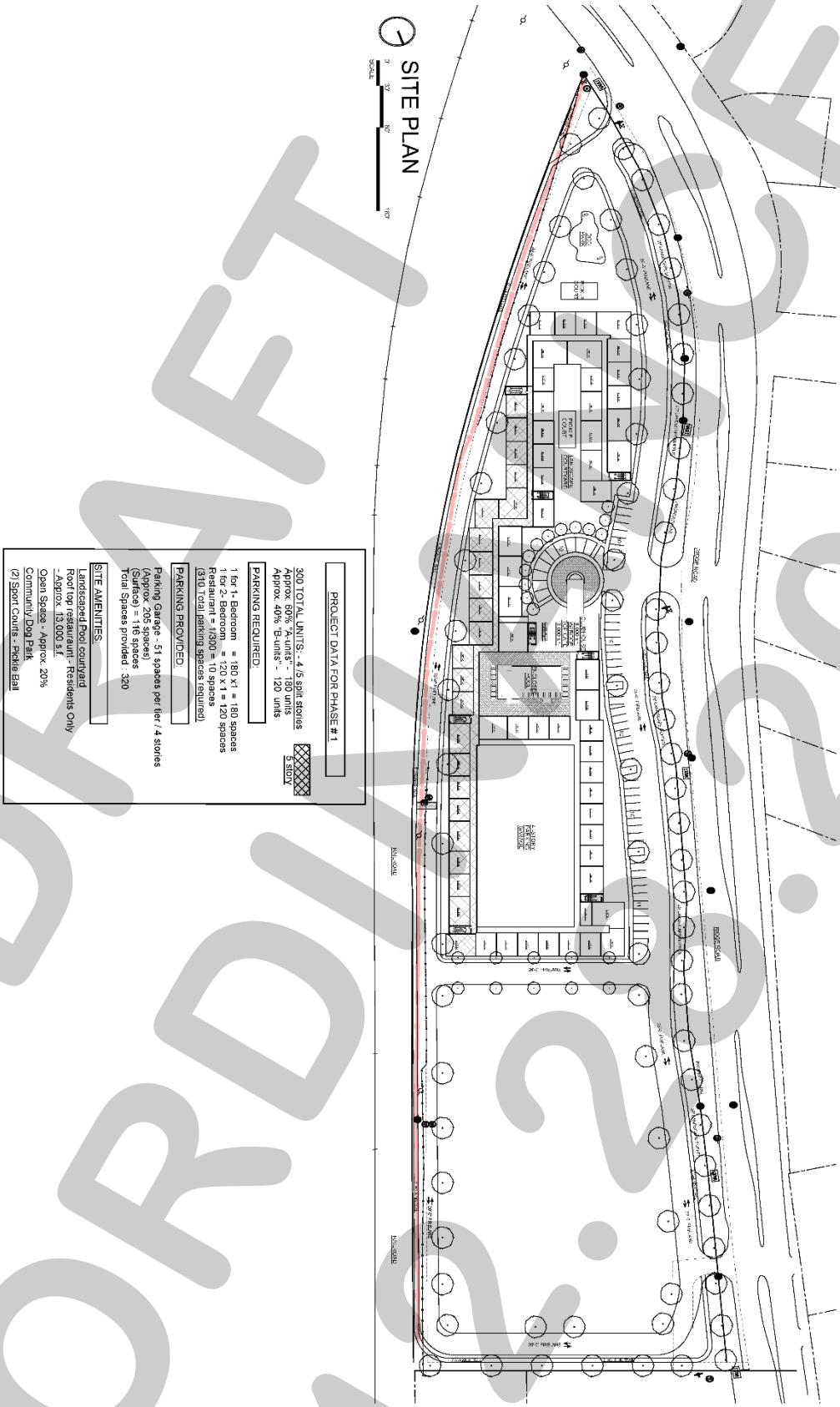
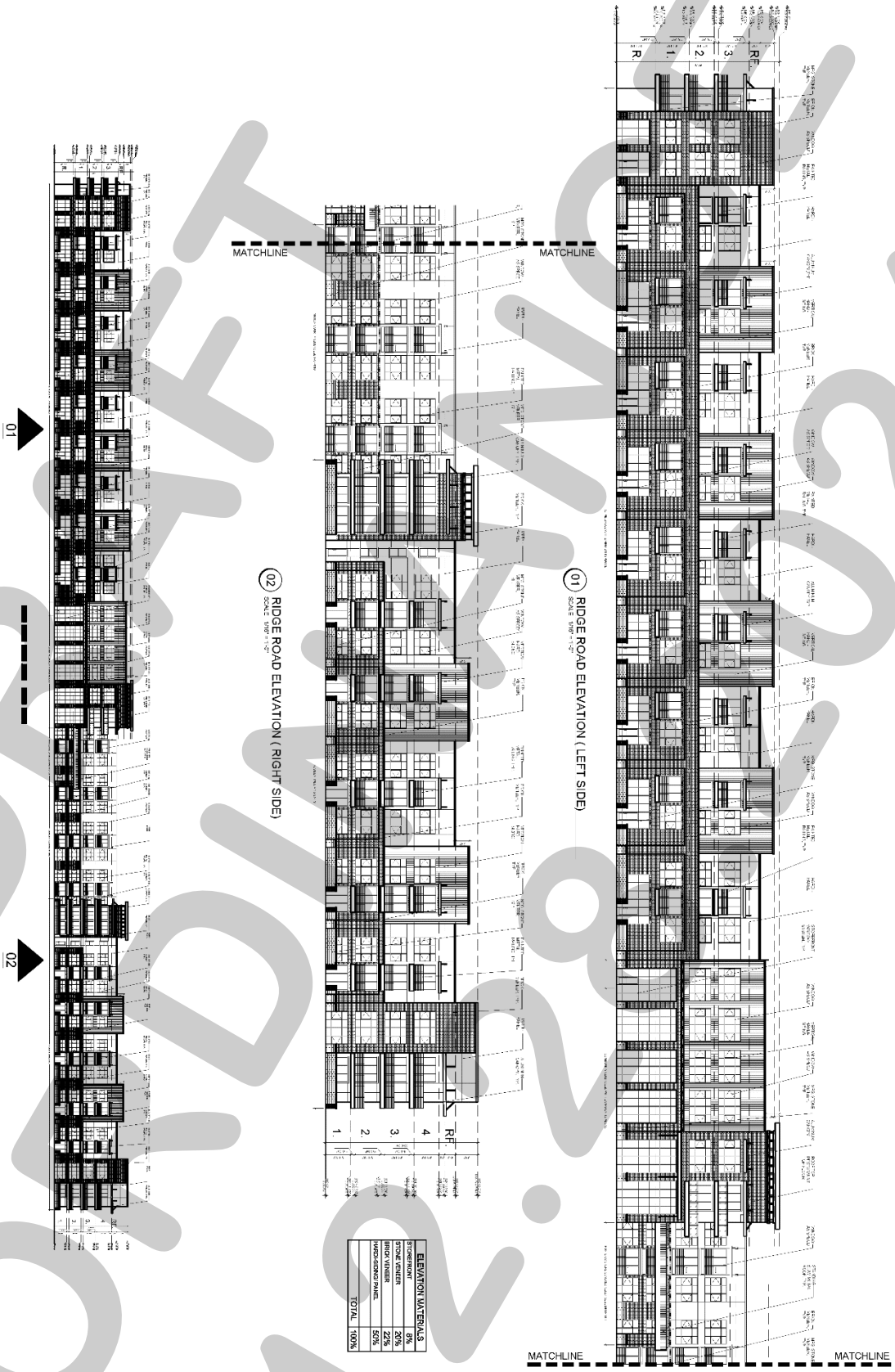
12.28.2021

EXHIBIT 'C':
Concept Plan



DRAFT ORDINANCE 12.20.2021

EXHIBIT 'D':
Concept Building Elevations



DRAFT 01/12/2021

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	Z2021-055	CASE MANAGER:	Henry Lee
PROJECT NAME:	Specific Use Permit for Victory at Rockwall	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2325 S GOLIAD ST, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, generally located east of the intersection of S. Goliad Street [SH-205] and Ralph Hall Parkway, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: 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 Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, generally located east of the intersection of S. Goliad Street [SH-205] and Ralph Hall Parkway.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the Commercial (C) District, the SH-205 Overlay (SH-205 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than January 4, 2022 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).
1) Drive-through lanes shall not have access to a local residential street. CONFORMING
2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING
3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. CONFORMING

I.6 Parking requirements for a restaurant is 1 space per 100 Sqft, and retail is 1 space per 250 Sgft. The current plan is deficient in parking; at the time of site plan a variance may

need to be requested.

M.7 Provide a screening plan that will indicate the headlight screening and dumpster screening. Provide shrubs along the drive-through to screen the headlights from the adjacent property owners. Also provide screening along S. Goliad Street to screen headlights coming from the standard drive-through and online order drive-through.

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on December 28, 2021.
(2) Planning & Zoning Public Hearing will be held on January 11, 2022.

(3) City Council Public Hearing will be held on January 18, 2022. (1st Reading of Ordinance)
(4) City Council regular meeting will be held on February 7, 2022. (2nd Reading of Ordinance)

I.9 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2021	Approved w/ Comments

12/21/2021: General Items:
- See markups
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls, signs, overhangs, or canopies allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Need to re-plat both lots for new drainage & detention easement and remove the existing detention easement

Drainage Items:
- This site must drain to the existing detention and the existing pond needs to be reviewed for compliance
- Manning's C-value is determined by use.
- Detention outfall must be above the floodplain.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls in detention.
- Building Finish Floor to be 2-ft above 100-Yr floodplain elevation.
- Need to show the correct flood plain line

Water and Wastewater Items:
- Design engineer will need to check the dead end 8" water line. If the proper capacity and pressure isn't available, must loop an 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Sewer line to connect to 12-inch sewer line that parallels SH205.
- Water and sewer must be 10' apart.

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.

-Parking area to be 1-ft above 100-YR floodplain elevation.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2021	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. Z2021-055

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2325 S Goliad Street				
SUBDIVISION	Meadowcreek Business Park Center		LOT	2	BLOCK 1
GENERAL LOCATION	The intersection of S Goliad Street and Ralph Hall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C-Commercial		CURRENT USE	Undeveloped	
PROPOSED ZONING	C-Commercial - SUP		PROPOSED USE	Multi Tenant Retail / Restaurant with DT	
ACREAGE	0.799ac	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	Marlyn Roberts	☒ APPLICANT	Kirkman Engineering
CONTACT PERSON		CONTACT PERSON	Patrick Filson
ADDRESS	323 Julian Drive	ADDRESS	5200 State Highway 121
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Colleyville, TX 76034
PHONE		PHONE	817-488-4960
E-MAIL		E-MAIL	patrick.filson@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marlyn Roberts [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 $ 200 + 15. Acre *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* November *, 2021. 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."*

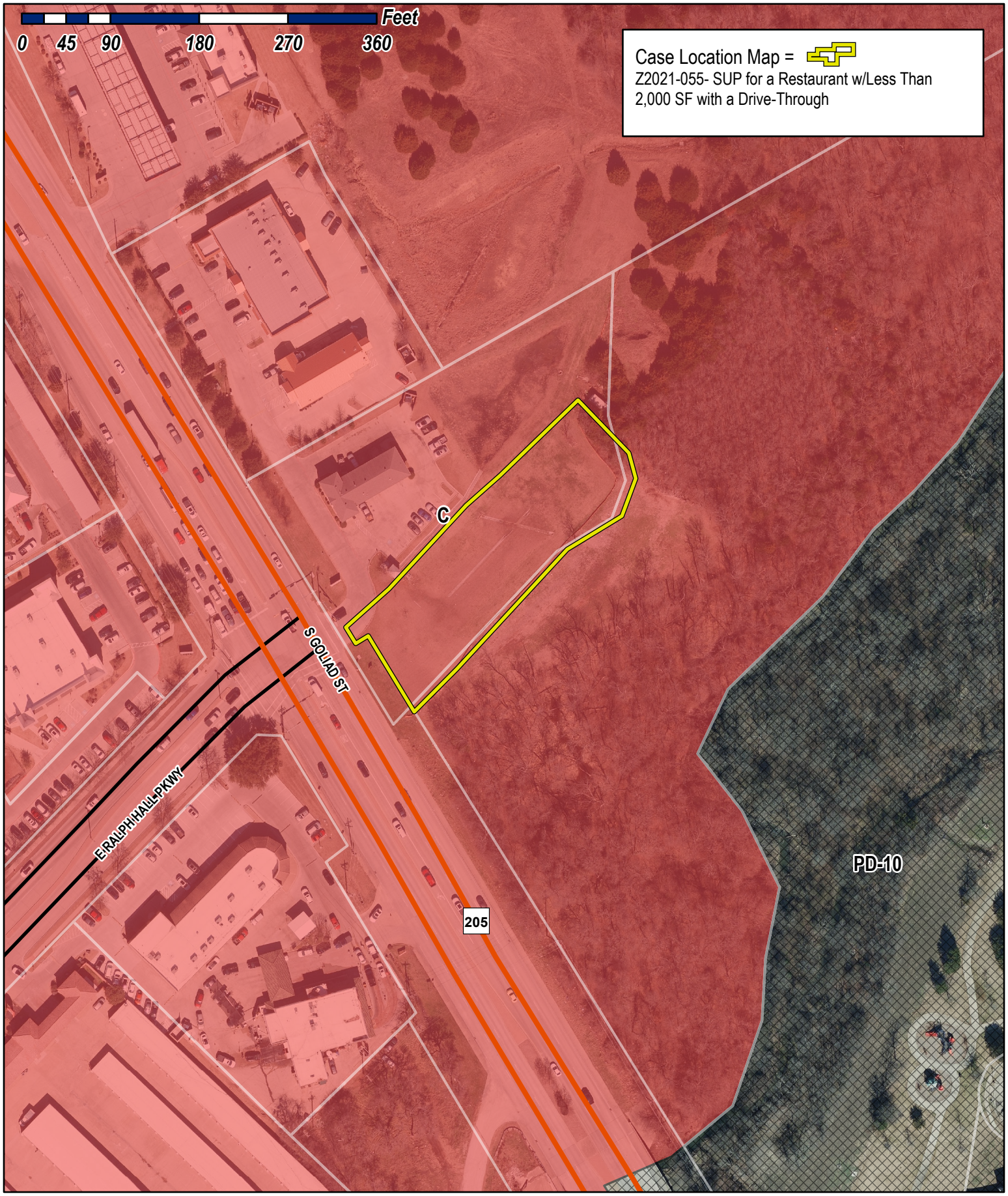
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* November *, 2021.*

OWNER'S SIGNATURE Marlyn R. Roberts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rockwall, Texas

MATTHEW RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 03-31-2025
Notary ID 131070008

MY COMMISSION EXPIRES 3-31-25



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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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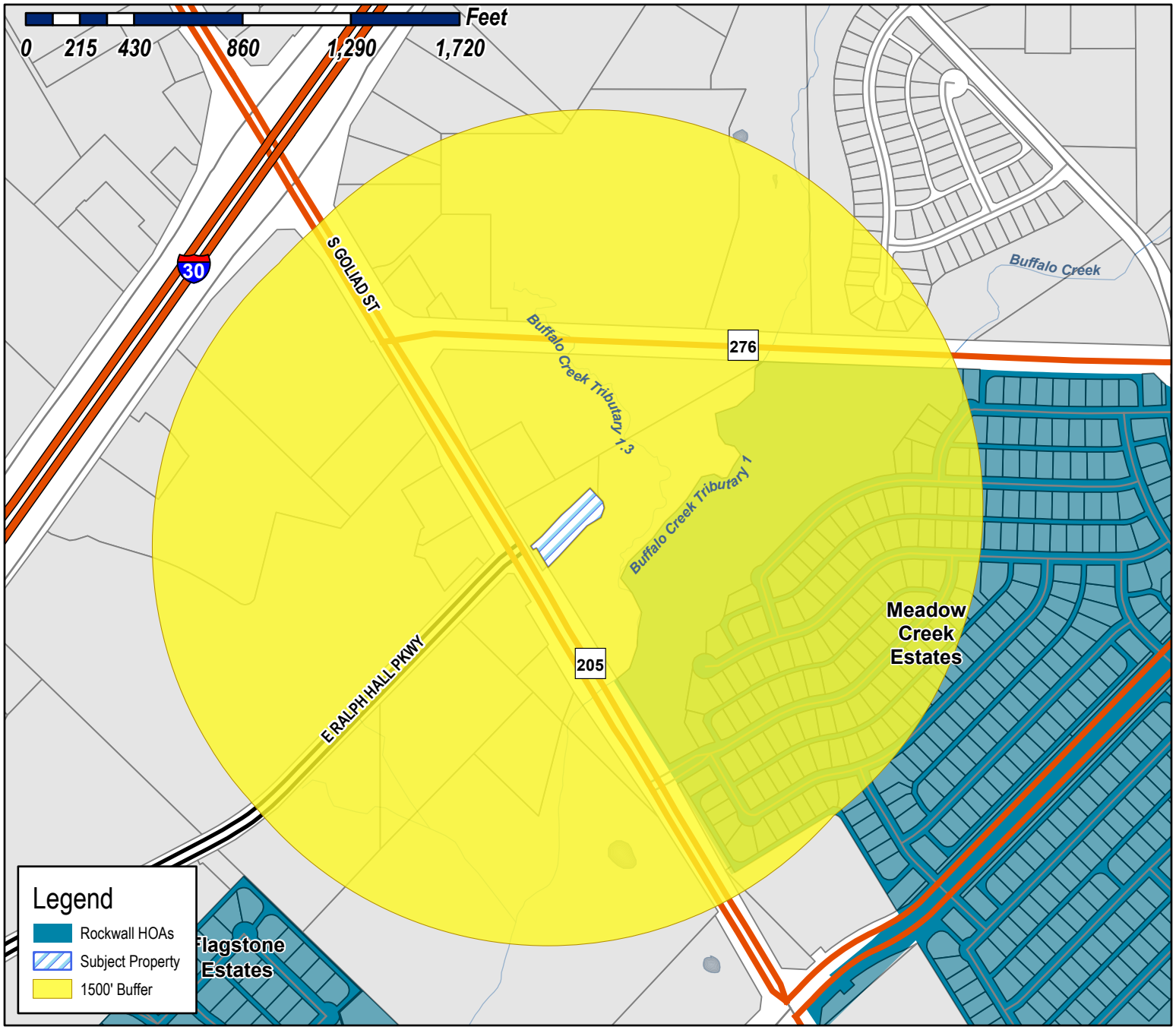
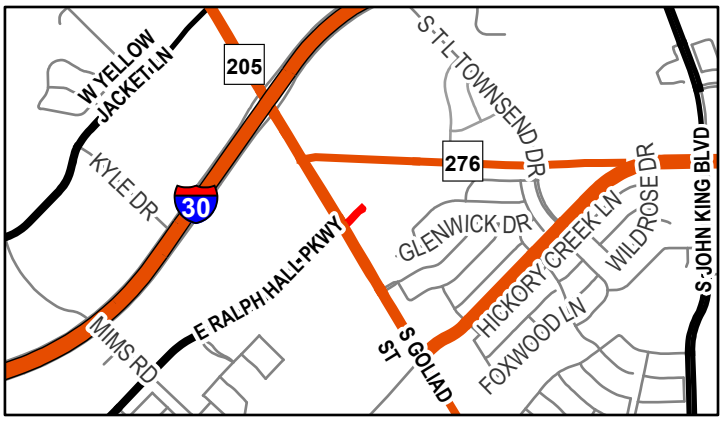


Case Number: Z2021-05
Case Name: SUP for Restaurant w/Less Than 2,000 SF w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2325 S. Goliad Street

Date Saved: 12/17/2021
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-055]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.17.2021).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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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.

Z2021-055: SUP for Restaurant w/Less than 2,000 SF
Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, generally located east of the intersection of S. Goliad Street [SH-205] and Ralph Hall Parkway, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

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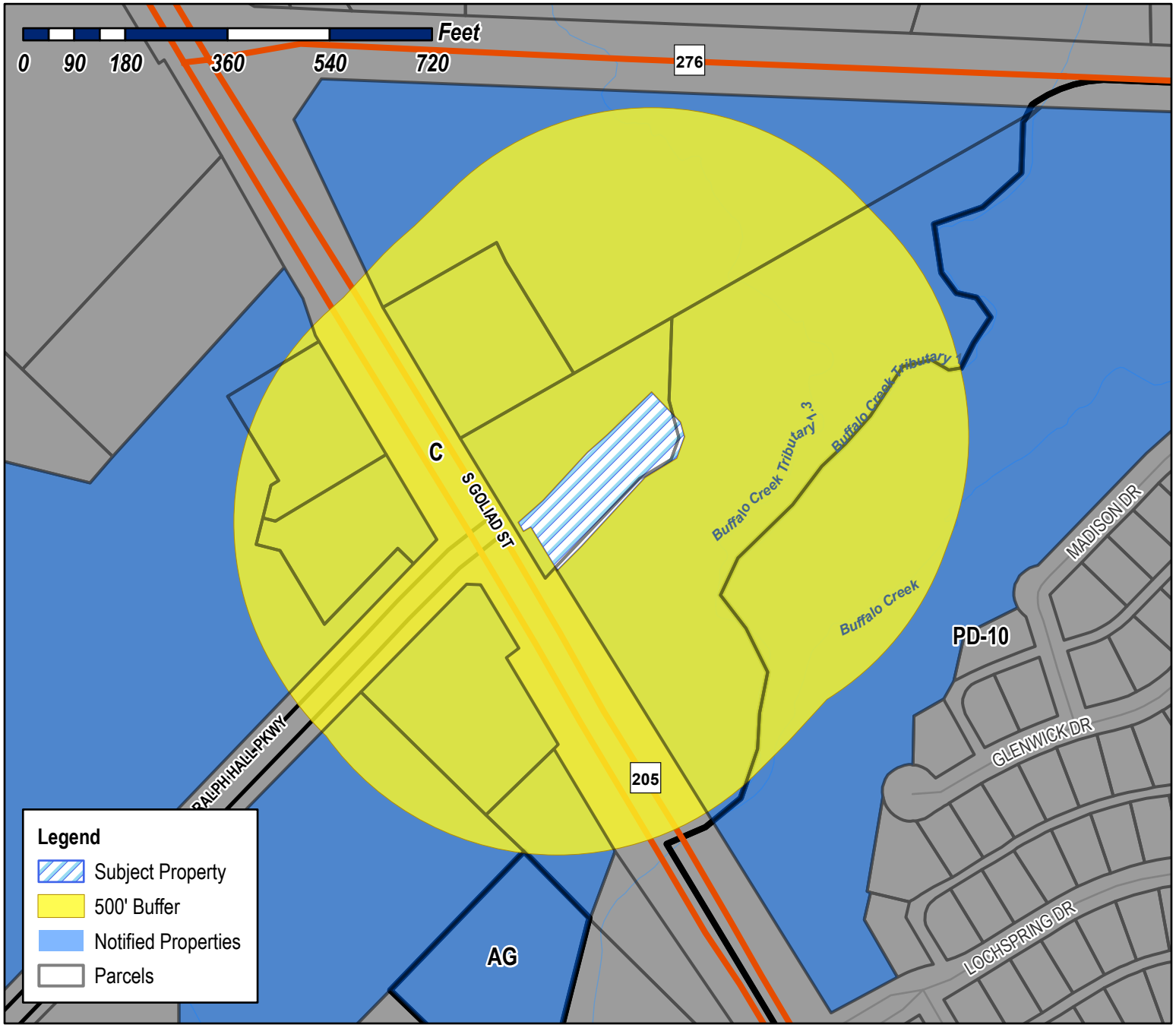

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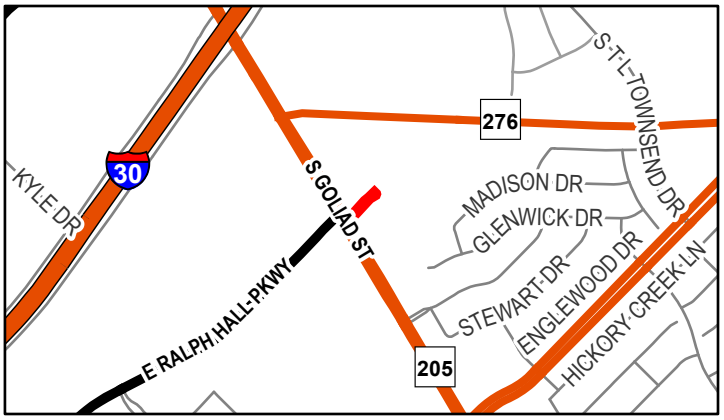
For Questions on this Case Call (972) 771-7745



EXCEL ROCKWALL LLC
EXCELL ROCKWALL LLC
10920 VIA FRONTERA SUITE 220
SAN DIEGO, CA 92127

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

DALLAS EAST
ATTN; JIM VAUDAGNA
1280 E RALPH HALL PKWY
ROCKWALL, TX 75032

CITY OF ROCKWALL
1430 MADISON DR
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

GINGERCREST INC
2301 S GOLIAD
ROCKWALL, TX 75032

LEVO GROUP LLC
2309 S GOLIAD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S GOLIAD
ROCKWALL, TX 75032

GOLIAD EXPRESS LLC
2360 S.GOLIAD
ROCKWALL, TX 75032

REA-TRA LLC
2380 S GOLIAD SUITE 100
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
2400 S GOLIAD
ROCKWALL, TX 75032

STROTHER, CATHY
2410 S GOLIAD
ROCKWALL, TX 75032

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

GOLIAD EXPRESS LLC
700 PARKER SQUARE SUITE 145
FLOWER MOUND, TX 75028

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

EXCEL ROCKWALL LLC
EXCELL ROCKWALL LLC
991-1027EI-30
ROCKWALL, TX 75032

GINGERCREST INC
P.O. BOX 2437
SMYRNA, GA 30081

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:

Case No. Z2021-055: SUP for Restaurant w/Less than 2,000 SF

Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, generally located east of the intersection of S. Goliad Street [SH-205] and Ralph Hall Parkway, 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, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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 *Tuesday, January 18, 2022 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. Z2021-055: SUP for Restaurant w/Less than 2,000 SF

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

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960

11/17/2021

City of Rockwall
385 S Goliad Street

Dear to whom this may concern,

Please accept this as a Letter of Intent for the first formal SUP submittal for the project Victory at Rockwall. This lot is a total of 0.7992 acres. This development's proposed land use will be for restaurant and retail. The building is 5,130 square feet total. Retail will be 2,600 square feet and restaurant will be 2,200 square feet in floor space. There will be a total of 25 parking spaces provided for this development. Please feel free to reach out to me by phone or email if you have any questions.

Sincerely, Patrick Filson

Patrick Filson
O: (817) 488-4960

SURVEYOR'S NOTES:

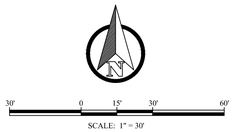
1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
2. This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence and the below sources

Maps/Plans: Utility Maps provided by the City of Rockwall



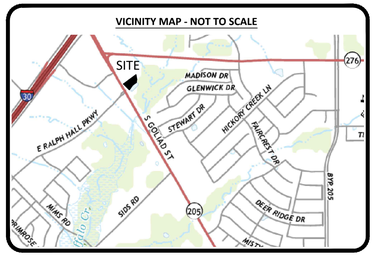
LEGEND OF ABBREVIATIONS

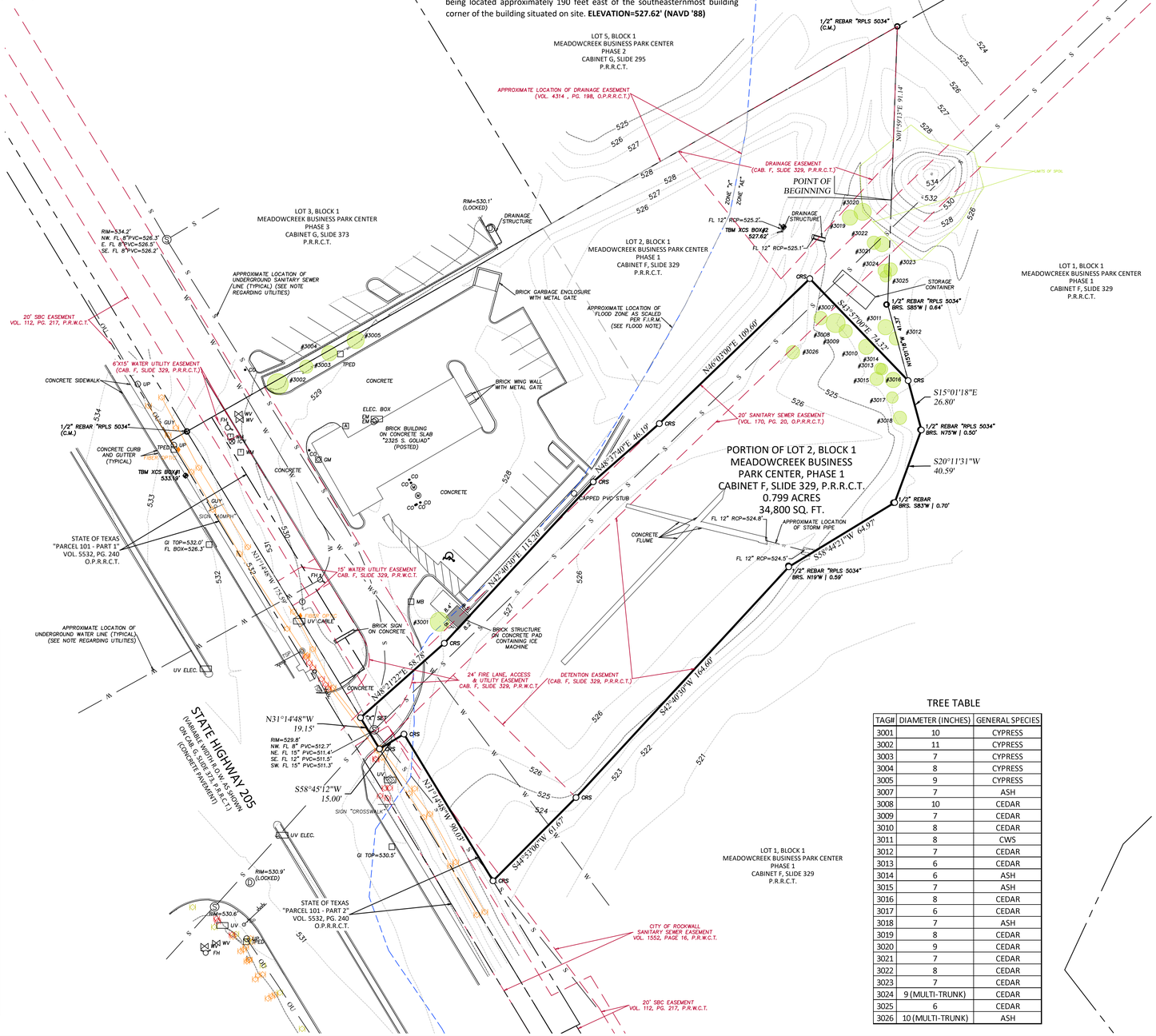
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

SITE BENCHMARKS:

1. The site benchmark is an "X" cut set in the northeast line of a concrete sidewalk adjacent to the north line of State Highway 205, being located approximately 22 feet north of a street sign posted "40 MPH SPEED LIMIT", and being approximately 17 feet south of a power pole in the north line of said State Highway 205. **ELEVATION=533.19' (NAVD '88)**
2. The site benchmark is an "X" cut set at the northeast corner of a concrete headwall within the site, being located approximately 150 feet northeast of the northeast corner of a dumpster pad enclosure near the west line of the site and being located approximately 190 feet east of the southeasternmost building corner of the building situated on site. **ELEVATION=527.62' (NAVD '88)**

VICINITY MAP - NOT TO SCALE





LEGEND OF SYMBOLS

- AC air conditioning unit
- ICV irrigation control valve
- CATV cable tv
- EM electric meter
- fence or guardrail
- FDC fire dept. connection
- FH fire hydrant
- BOL bollard
- AD area drain
- GI grate inlet
- GV gas valve
- GM gas meter
- GWELL gas well
- sign
- S sanitary sewer manhole
- D storm water manhole
- T telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- traffic signal pole
- CO utility clean out
- UCC comm. utility cabinet
- UCE electric utility cabinet
- UVC comm. utility vault
- UVE elect. utility vault
- UVW water utility vault
- UP/SP utility/service pole
- utility sign
- water shutoff
- WV water valve
- well
- WM water meter
- CATV cable tv riser
- ARV air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

TREE TABLE

TAG#	DIAMETER (INCHES)	GENERAL SPECIES
3001	10	CYPRESS
3002	11	CYPRESS
3003	7	CYPRESS
3004	8	CYPRESS
3005	9	CYPRESS
3007	7	ASH
3008	10	CEDAR
3009	7	CEDAR
3010	8	CEDAR
3011	8	CWS
3012	7	CEDAR
3013	6	CEDAR
3014	6	ASH
3015	7	ASH
3016	8	CEDAR
3017	6	CEDAR
3018	7	ASH
3019	8	CEDAR
3020	9	CEDAR
3021	7	CEDAR
3022	8	CEDAR
3023	7	CEDAR
3024	9 (MULTI-TRUNK)	CEDAR
3025	6	CEDAR
3026	10 (MULTI-TRUNK)	ASH

PROPERTY DESCRIPTION

BEING a portion of Lot 2 in Block 1 of Meadowcreek Business Park Center, Phase 1, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded under Cabinet F, Slide 329, Plat Records, Rockwall County, Texas, (P.R.R.C.T.), said portion being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northernmost northeast corner of the herein described tract, said point being in the northeast line of said Lot 2, from which a re-entrant corner thereof bears North 15 degrees 01 minutes 18 seconds West, from said point a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears South 85 degrees West, a distance of 0.64 feet;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. South 15 degrees 01 minutes 18 seconds East, a distance of 26.80 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears North 75 degrees West, a distance of 0.50 feet;
2. South 20 degrees 11 minutes 31 seconds West, a distance of 40.59 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears South 83 degrees West, a distance of 0.70 feet;
3. South 58 degrees 44 minutes 21 seconds West, a distance of 64.97 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears North 19 degrees West, a distance of 0.59 feet;
4. South 42 degrees 40 minutes 30 seconds West, a distance of 164.60 feet to a capped rebar set;
5. South 44 degrees 53 minutes 06 seconds West, a distance of 61.67 feet to a capped rebar set in the north line of "Parcel 101 - Part 2" described by deed to the State of Texas as recorded under Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.);

THENCE North 31 degrees 14 minutes 48 seconds West, with the east line of said "Pacel 101 - Part 2", a distance of 90.03 feet to a capped rebar set at the northeast corner thereof;

THENCE South 58 degrees 45 minutes 12 seconds West, with the west line of said "Parcel 101 - Part 2", a distance of 15.00 feet to a capped rebar set for the northwest corner thereof, same being in the west line of said Lot 2;

THENCE North 31 degrees 14 minutes 48 seconds West, with the west line of said Lot 2, a distance of 19.15 feet to a capped rebar set;

THENCE through the interior of said Lot 2, the following calls:

1. North 48 degrees 21 minutes 22 seconds East, a distance of 58.78 feet to a capped rebar set;
2. North 42 degrees 40 minutes 30 seconds East, a distance of 115.20 feet to a capped rebar set;
3. North 48 degrees 37 minutes 40 seconds East, a distance of 46.19 feet to a capped rebar set;
4. North 46 degrees 03 minutes 00 seconds East, a distance of 109.60 feet to a capped rebar set;
5. South 43 degrees 57 minutes 00 seconds East, a distance of 74.32 feet to the **POINT OF BEGINNING** and enclosing 0.7992 acres (34,800 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by North American Title Insurance Company, G.F. Number 782102653, Effective Date August 25, 2021 This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

Item 10(f): Easements and building lines as shown on plat recorded under Cabinet F, Slide 329, Plat Records, Rockwall County, Texas. (easements and building line as shown on plat crossing or abutting the subject property are shown hereon)

Item 10(g): Easement as recorded under Volume 112, Page 214, Deed Records, Rockwall County, Texas. (easement is blanket in nature, document contains a description which includes the subject property)

Item 10(h): Easement as recorded under Volume 170, Page 20, Deed Records, Rockwall County, Texas. (easement crosses the subject property, shown hereon)

Item 10(i): Easement as recorded under Volume 212, Page 438, Deed Records, Rockwall County, Texas. (easement is centered on utility lines unable to be specifically identified at time of survey)

Item 10(j): Easement as recorded under Volume 1552, Page 16, Deed Records, Rockwall County, Texas. (easement crosses the subject property, shown hereon)

Item 10(k): Agreement as recorded under Volume 4314, Page 183, Deed Records, Rockwall County, Texas. (document contains a description which includes the subject property)

Item 10(l): Easement as recorded under Volume 4314, Page 198, Deed Records, Rockwall County, Texas. (easement does not cross or abut the subject property, shown hereon)

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on October 14, 2021.

Date of Plat/Map: **October 29, 2021**

STATE OF TEXAS
REGISTERED
JOHN HOMER BARTON III
6737
PROFESSIONAL
LAND SURVEYOR

John H. Barton III, RPLS# 6737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

PORTION OF LOT 2, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 1
ROCKWALL
ROCKWALL COUNTY, TEXAS

BCS
BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

JOB NO.	2021.001.224
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

2325 S GOLIAD STREET

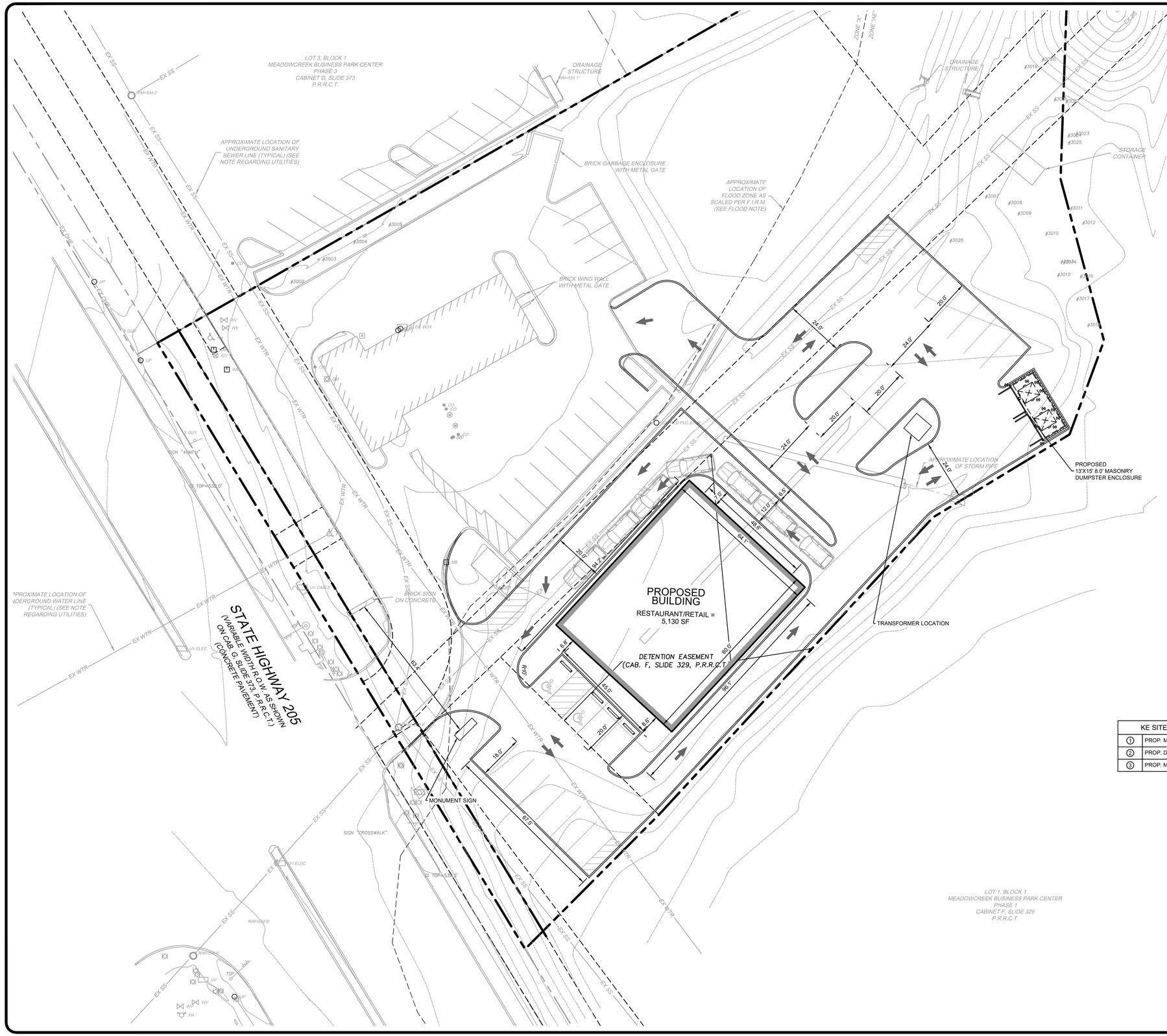
ROCKWALL, TEXAS

SHEET:

V01

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121 COLLEYVILLE, TEXAS 76034

Z:\Project Data\Survey\001 - Kirkman Engineering\2021\224 - Victory at Rockwall\Drawings


LOT 3, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 3
CABINET G, SLIDE 373
P.R.R.C.T.
APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE (TYPICAL) (SEE NOTE REGARDING UTILITIES)
DRAINAGE STRUCTURE
RIM=530.1'
BRICK GARBAGE ENCLOSURE WITH METAL GATE
APPROXIMATE LOCATION OF FLOOD ZONE AS SCALED PER F.I.R.M. (SEE FLOOD NOTE)
ZONE "X"
ZONE "AE"
BRICK WING WALL WITH METAL GATE
GAS METER BOX
STORAGE CONTAINER
PROPOSED 13'X15' 8.0' MASONRY DUMPSTER ENCLOSURE
APPROXIMATE LOCATION OF STORM PIPE
TRANSFORMER LOCATION
PROPOSED BUILDING
RESTAURANT/RETAIL = 5,130 SF
DETENTION EASEMENT
(CAB. F, SLIDE 329, P.R.R.C.T.)
MONUMENT SIGN
BRICK SIGN ON CONCRETE
SIGN "CROSSWALK"
STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W. AS SHOWN ON CAB. G, SLIDE 373, P.R.R.C.T.)
(CONCRETE PAVEMENT)
APPROXIMATE LOCATION OF UNDERGROUND WATER LINE (TYPICAL) (SEE NOTE REGARDING UTILITIES)
LOT 1, BLOCK 1
MEADOWCREEK BUSINESS PARK CENTER
PHASE 1
CABINET F, SLIDE 329
P.R.R.C.T.
EX SS
EX WTR
EX GAS
OHP
UP
GUY
UV ELEC.
UV CABLE
SIGN "45MPH"
TOP=535.0'
TOP=533.7'
RIM=533.9'
RIM=534.2'
#3001
#3002
#3003
#3004
#3005
#3006
#3007
#3008
#3009
#3010
#3011
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CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 2.02-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE 1 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 Patrick Filson for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a restaurant with drive-through on a 2.02-acre parcel of land described as Lot 2, Block 1, Meadowcreek Business Center Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located east of the intersection of S. Goliad Street [*SH-205*] and Ralph Hall Parkway, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC)

DRAFT 12.2.2021

[*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Mature landscaping shall be planted along the entire length of the proposed drive-through lane adjacent to the northern property line and along S. Goliad Street [*SH-205*] to provide headlight screening from adjacent public rights-of-way and properties.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and 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 7TH DAY OF FEBRUARY, 2022.

DRAFT ORDINANCE 02.07.2022

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

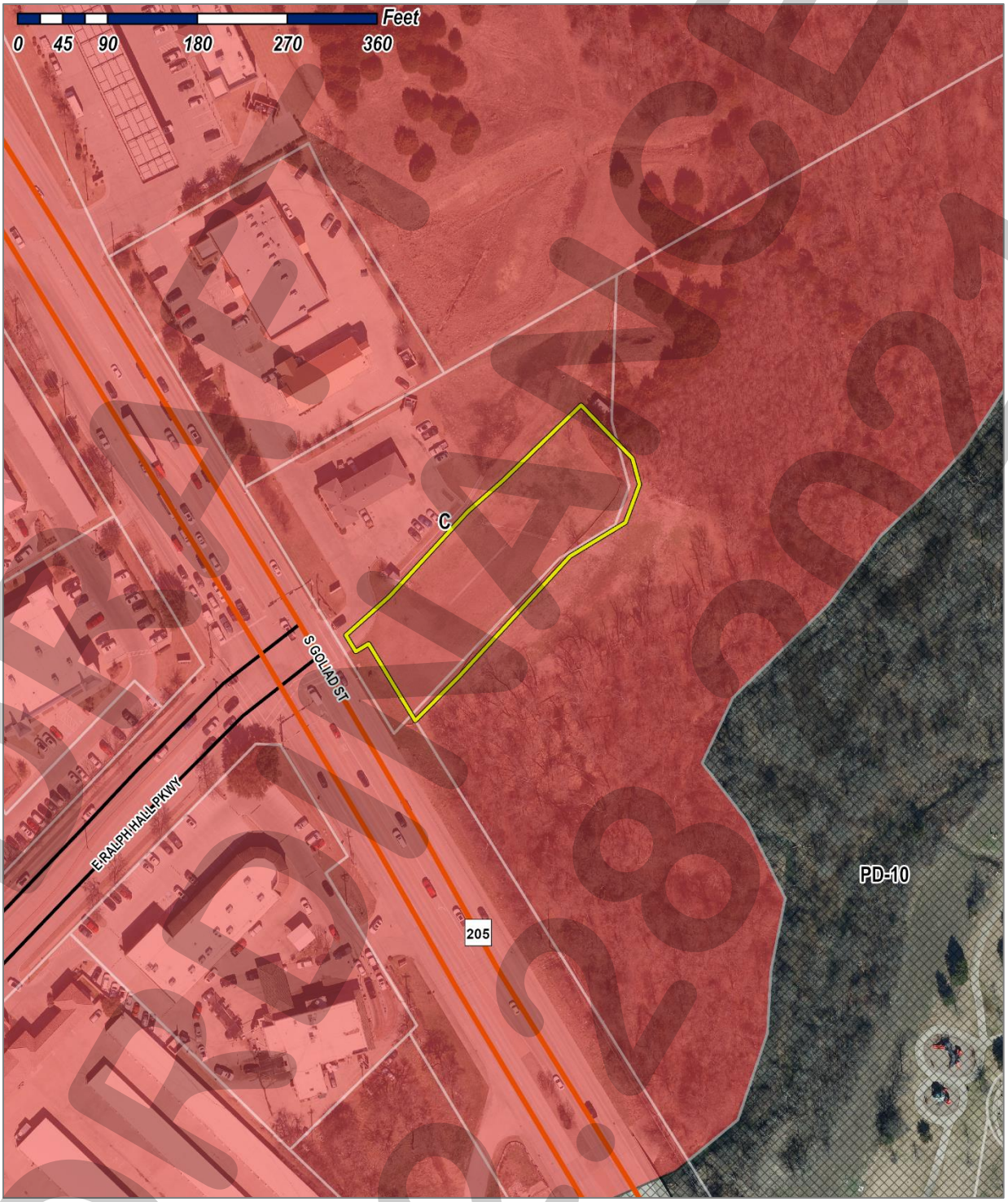
1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 12.28.2021

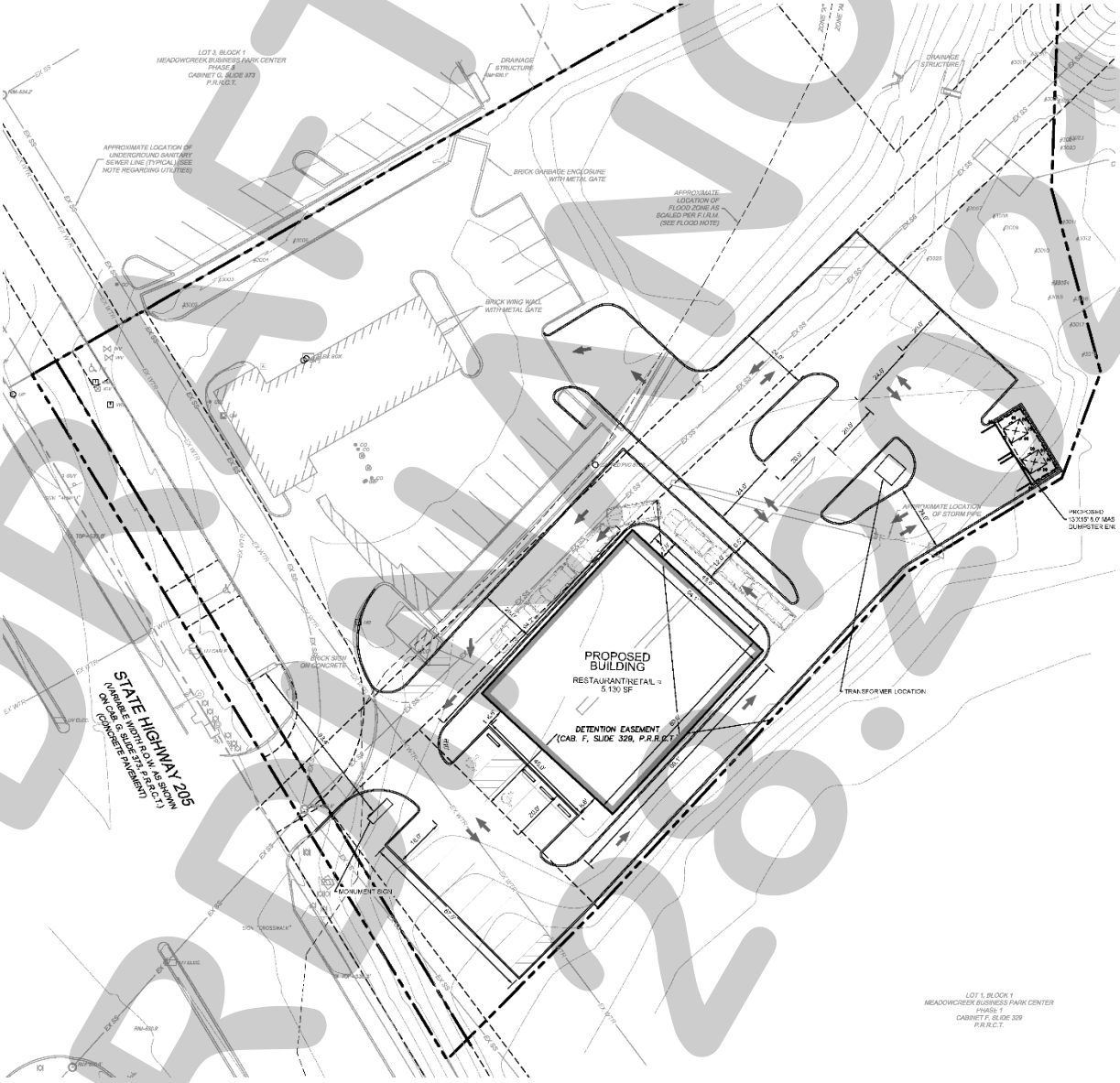
Exhibit 'A'
Location Map

Location: *East of the Intersection of S. Goliad Street [SH-205] and Ralph Hall Parkway*
Legal Description: *Lot 2, Block 1, Meadowcreek Business Center Phase 1 Addition*



DRAFT 12.28.2021

Exhibit 'B':
Concept Plan



DRAFT
ORIGINAL
12.20.21

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	Z2021-056	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Amendment to Planned Development District 85 (Ladera)	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an Zoning Amendment to Planned Development District 85 (PD-85) [Ordinance No. 18-32] for a 47.694-acre tract of land identified as Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	12/20/2021	Approved w/ Comments

12/20/2021: Z2021-056; Amendment to PD-85 for Ladera of Rockwall
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Zoning Amendment to Planned Development District 85 (PD-85) [Ordinance No. 18-32] for a 47.694-acre tract of land identified as Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, and located at the northeast corner of the intersection of SH-66 and John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-056) in the lower right-hand corner of all pages on future submittals.
M.4 Please review the attached Draft Ordinance prior to the December 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 4, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.5 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 January 4, 2022; 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 January 11, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.
I.6 The projected City Council meeting dates for this case will be January 18, 2022 (1st Reading) and February 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2021	Approved w/ Comments

12/21/2021: General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls, signs, overhangs, or canopies allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required.
- Manning's C-value is determined by Zoning.
- Detention outfall must be above the floodplain.
- No vertical walls in detention.

Water and Wastewater Items:
- Must loop an 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Water and sewer must be 10' apart.

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	12/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	12/21/2021	N/A

No Comments

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls, signs, overhangs, or canopies allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required.
- Manning's C-value is determined by Zoning.
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- Fire lane to be in a platted easement.

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

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: NE CORNER OF SH-66 AND N JOHN KING BLVD

SUBDIVISION: LADERA ROCKWALL — LOT: 1 — BLOCK: A

GENERAL LOCATION: NE CORNER OF SH-66 AND N JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD		CURRENT USE	SINGLE FAMILY RESIDENTIAL	
PROPOSED ZONING	PD		PROPOSED USE	SINGLE FAMILY RESIDENTIAL	
ACREAGE	37.8	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	RW LADERA, LLC	☐ APPLICANT	McADAMS CO.
CONTACT PERSON	JOHN DELIN	CONTACT PERSON	ALEC BIDWELL
ADDRESS	361 W. BYRON NELSON BLVD. STE 104	ADDRESS	201 COUNTRY VIEW DR.
CITY, STATE & ZIP	ROANOKE, TX 76262	CITY, STATE & ZIP	ROANOKE, TX 76262
PHONE	817-430-3318	PHONE	469-496-2043
E-MAIL	JOHN@INTEGRITYGROUPS.COM	E-MAIL	ABIDWELL@McADAMSCO.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [*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* sixteenth *DAY OF* December, 20 21 *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."*

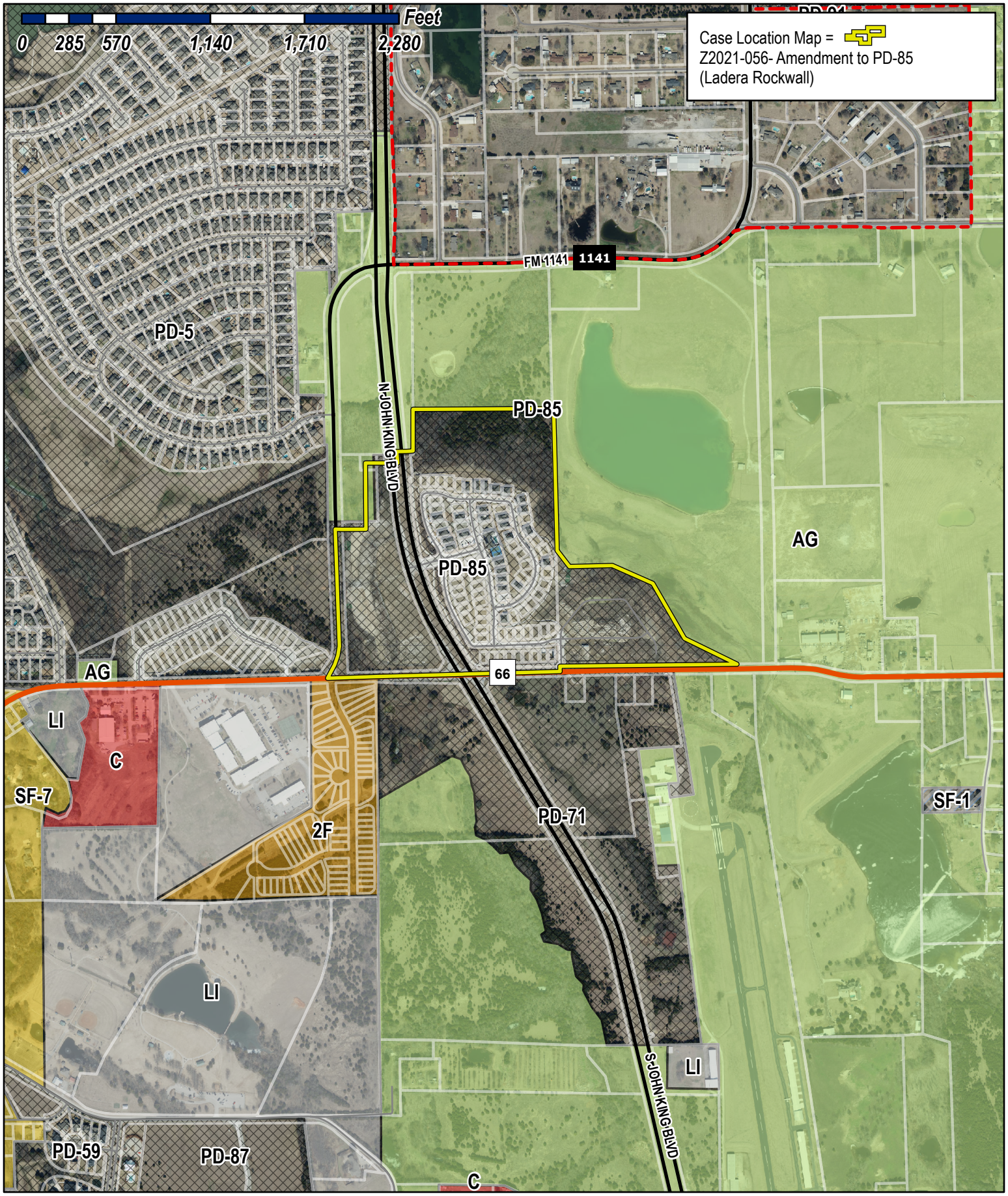
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* December, 20 21.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARYN PARKER
Notary Public, State of Texas
Comm. Expires 04-08-2025
Notary ID 133025242

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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

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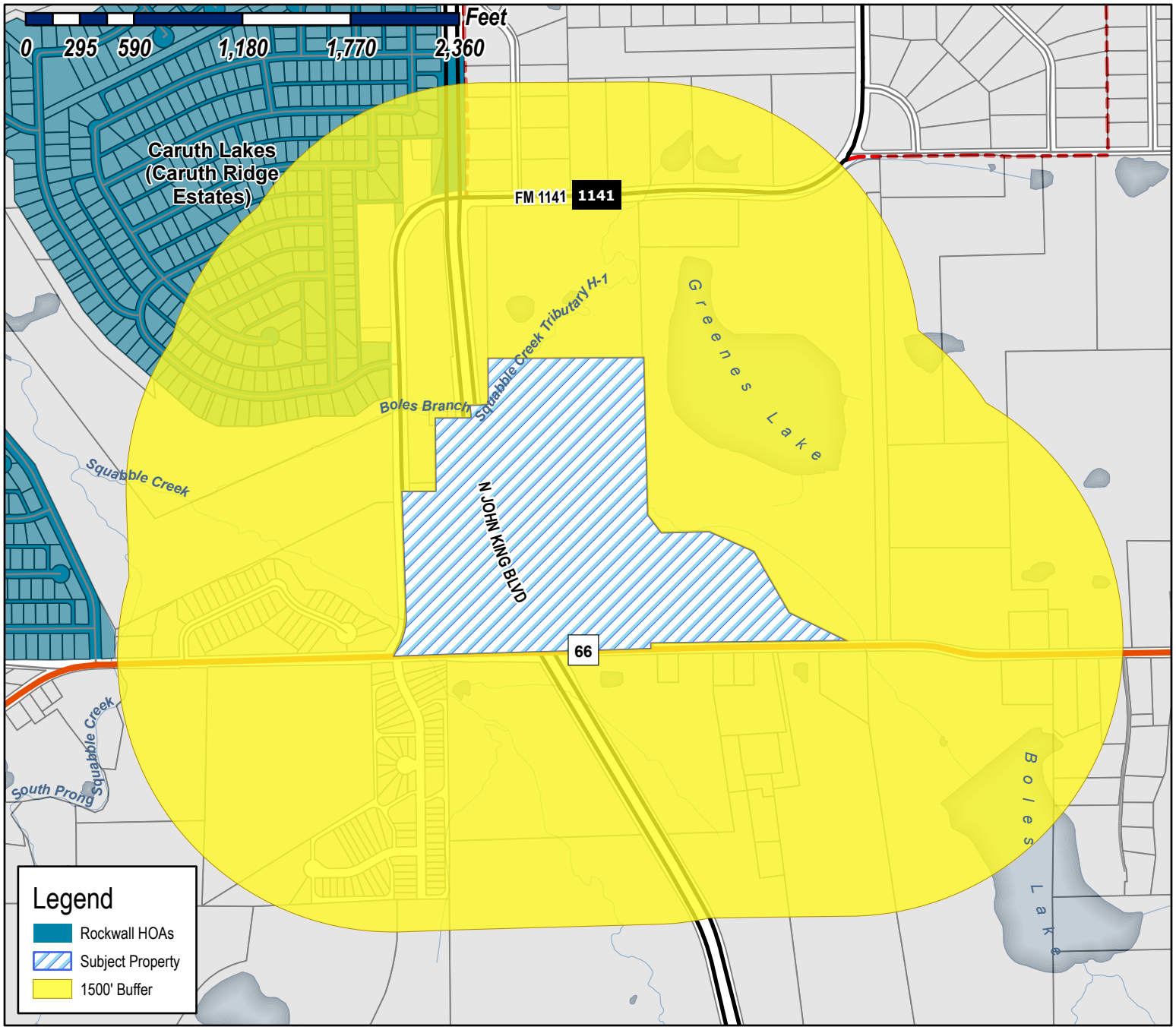
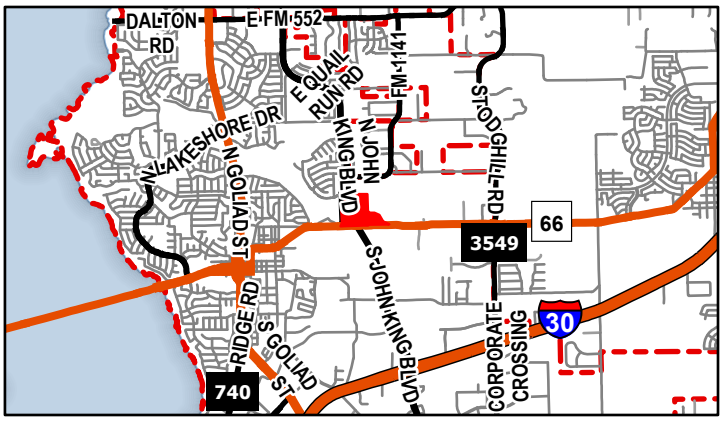


Case Number: Z2021-056
Case Name: Amendment to PD-85 (Ladera Rockwall)
Case Type: Zoning
Zoning: Planned Development District 85 (PD-85)
Case Address: Corner of N. John King & SH66

Date Saved: 12/16/2021
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-056]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.16.2021).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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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.

Z2021-056: Zoning Amendment to PD-85
Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an *Zoning Amendment* to Planned Development District 85 (PD-85) [*Ordinance No. 18-32*] for a 47.694-acre tract of land identified as Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

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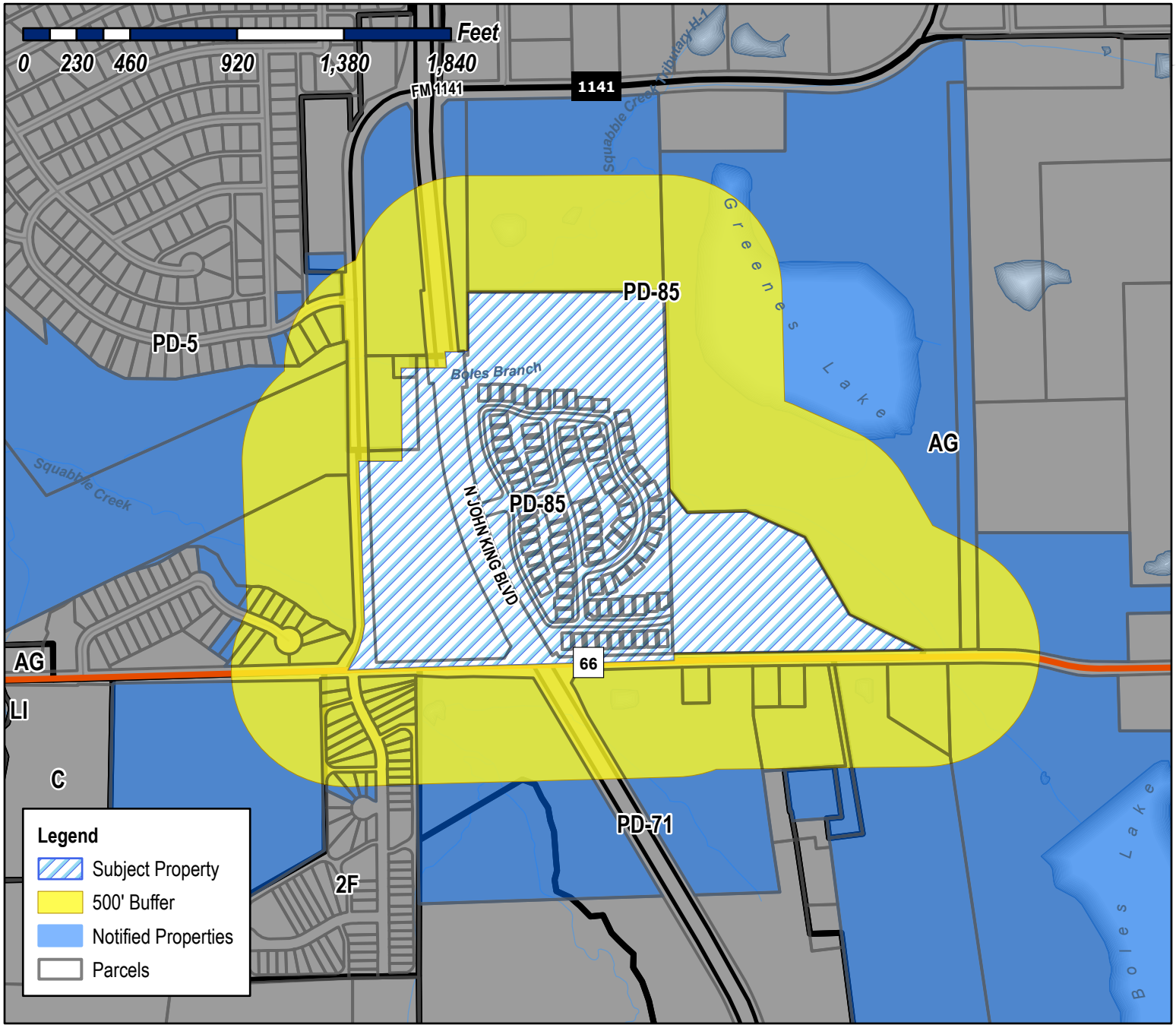

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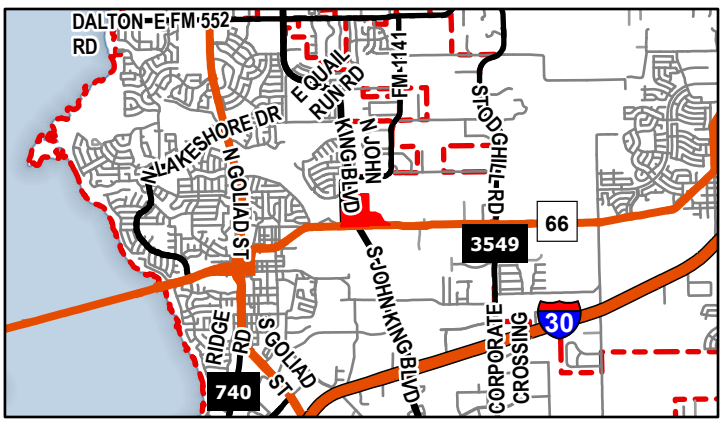

KEHM NATALIE & DONAVON
1050 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROCKWALL I S D
1050 WILLIAMS
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

WOODUL GREG C AND NETA J
1389 WATERS EDGE DR
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

GROGAN DANIEL R
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
150 TURTLE CREEK SUITE 104-E
DALLAS, TX 75207

RW LADERA LLC
1605 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1609 MADRID WAY
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
1612 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1613 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1616 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1617 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1620 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1621 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1624 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1625 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1628 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1629 MADRID WAY
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
1630 WILLIAMS
ROCKWALL, TX 75087

RW LADERA LLC
1632 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1633 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1636 MADRID WAY
ROCKWALL, TX 75087

RW LADERA LLC
1637 MADRID WAY
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
1673 HWY 66
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

PEOPLES MIKE L
1936 HWY 66
ROCKWALL, TX 75087

PEOPLES MICHAEL L
2026 HWY 66
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CTDIGLAND LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

RWLADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS ASSOCIATION INC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

STONEFIELD HOMES LLC
802 MARATHON CT
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
804 MARATHON CT
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
806 MARATHON CT
ROCKWALL, TX 75087

RW LADERA LLC
806 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
809 BELLA CT
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
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ROCKWALL, TX 75087

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811 BELLA CT
ROCKWALL, TX 75087

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814 MARATHON CT
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815 BELLA CT
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
815 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
816 SENDERA LN
ROCKWALL, TX 75087

RW LADERA LLC
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RW LADERA LLC
818 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
819 RIO VISTA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
820 BELLA DR
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
820 SENDERA LN
ROCKWALL, TX 75087

RW LADERA LLC
821 BELLA CT
ROCKWALL, TX 75087

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STONEFIELD HOMES LLC
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822 RIO VISTA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
824 SENDERA LN
ROCKWALL, TX 75087

RW LADERA LLC
825 BELLA CT
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
825 MARATHON CT
ROCKWALL, TX 75087

STONEFIELD HOMES LLC
826 MARATHON CT
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
826 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
828 SENDERA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
829 BELLA CT
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
830 BELLA DR
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
831 RIO VISTA LN
ROCKWALL, TX 75087

RW LADERA LLC
832 SENDERA LN
ROCKWALL, TX 75087

RW LADERA LLC
833 BELLA CT
ROCKWALL, TX 75087

RW LADERA LLC
836 SENDERA LN
ROCKWALL, TX 75087

INTEGRITY RETIREMENT GROUP LLC
837 BELLA CT
ROCKWALL, TX 75087

RW LADERA LLC
840 SENDERA LN
ROCKWALL, TX 75087

SEE BETTY
880 FM 1141
ROCKWALL, TX 75087

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

WHITTLE HIGHLANDS, LLC
PO BOX 369
ROCKWALL, TX 75087

PEOPLES MIKE L
PO BOX 41
ROCKWALL, TX 75087

RW LADERA LLC
361 W BYRON NELSON BLVD
SUITE 104
ROANOKE, TX 76262

INTEGRITY RETIREMENT GROUP LLC
361 W BYRON NELSON BLVD
SUITE 104
ROANOKE, TX 76262

RILEY RODNEY H & JANET E
802 RIO VISTA LN
ROCKWALL, TX 75087

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

HOPKINS TEENA
834 BELLA DR
ROCKWALL, TX 76262

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:

Case No. Z2021-056: Zoning Amendment to PD-85

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC for the approval of an Zoning Amendment to Planned Development District 85 (PD-85) [Ordinance No. 18-32] for a 47.694-acre tract of land identified as Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King 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, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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:

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.

Your comments must be received by *Tuesday, January 18, 2022 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. Z2021-056: Zoning Amendment to PD-85

Please place a check mark on the appropriate line below:

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

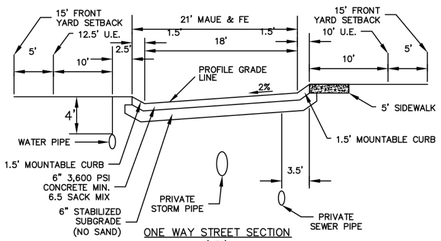
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

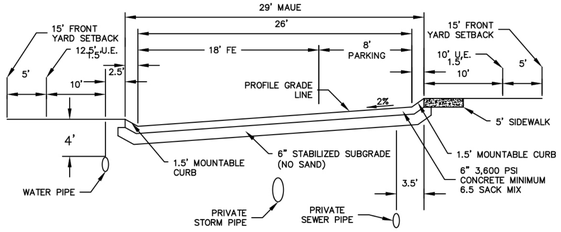
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



ONE WAY STREET SECTION
(NTS)

*NO PARKING EITHER SIDE.



PROPOSED STREET SECTION (NTS)

*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

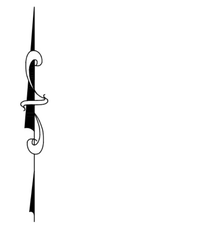
Site Data Summary

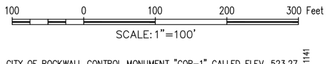
Item	Total	% of Total
Acreage of Proposed Site	37.800 Acres	100%
Flood Plain Acreage	8.86	23.44%
Open Space Acreage	15.2	40.20%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	11	
Unit 2: 42'x77'	27	
Unit 3: 42'x72'	10	
Unit 4: 42'x70'	26	
Unit 5: 54'x60'	21	
Unit 6: 64'x50'	6	
Unit 7: 36'x59'	16	
Total Units***:	117	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.1 DU/acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area

** Unit breakdown subject to change based on homeowner preference

*** Total units may increase but not more than maximum density allows



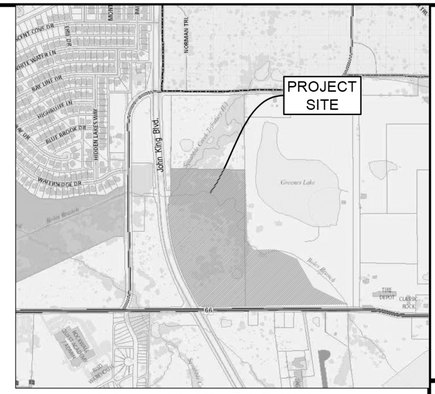


BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27. MEASURED ELEV. = 523.56

BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10. MEASURED ELEV. = 529.37

GENERAL NOTES

1. LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
2. THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
3. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALEL PARKING IS 9' WIDE AND 22' DEEP.
5. TXDOT PERMIT REQUIRED FOR WORK IN TXDOT R.O.W.
6. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.



Vicinity Map Not To Scale

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Deiln

The John R. McAdams Company, Inc.
1111 Metropolitan Ave.
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 242. 9712

TBPE: 1972 TBPLS: 10194440
www.jrgcon.com
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McADAMS

LADERA ROCKWALL PHASE II

LADERA ROCKWALL PHASE II
Lot 2, Block A & Lot 1, Block B
LADERA ROCKWALL
37.800 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE & DIMENSIONAL CONTROL PLAN (PHI-PHII)

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A I MCADAMS,
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 12/17/2021

Drawn By: MD
Date: 12/17/2021
Scale: 1"=100'
Revisions:

17191

CP

File: Z:\2017\17191\Drawings\FP & Const Plans\Sheets\17191 SITE
Plotted: 12/17/2021 1:18 PM, by Alex Brown; Saved: 12/17/2021 12:52 PM, by aldowell

CITY OF ROCKWALL

ORDINANCE NO. 18-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 85 (PD-850 [*ORDINANCE NO. 17-55*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 9.762-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT INTO PLANNED DEVELOPMENT DISTRICT 85 (PD-85) CREATING A 47.694-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS TRACTS 4-01 & 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, 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 Delin of Integrity Group, LLC for the approval of a zoning change amending Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] for the purpose of incorporating a 9.762-acre tract of land zoned Agricultural (AG) District into Planned Development District (PD-85), allowing limited General Retail (GR) District and Single Family 7 (SF-7) District land uses on a 47.694-acre tract of land identified as Tract 4-01 & 5 of the M. B. Jones Survey, Abstract No. 122, City of 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 85 (PD-85) [*Ordinance No. 17-55*] 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 superseded all requirements stipulated in *Ordinance No. 17-55*; and,

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 be in accordance with the *Planned Development Concept Plans*, contained 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 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 development of *Tract 1* of the *Subject Property -- as described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- 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 *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(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) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 AUGUST, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Exhibit 'A':
Legal Description

Legal Description for Tract 1:

Tract 1 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a

distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and , and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and , and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 28°49'11" W, a distance of 32.25 feet to the *POINT OF BEGINNING* and containing approximately 9.894 acres of land.

Exhibit 'A':
Legal Description

Legal Description for Tract 2:

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the *POINT OF BEGINNING* and containing approximately 37.800 acres of land.

Exhibit 'B':
Concept Plan: Tract 1

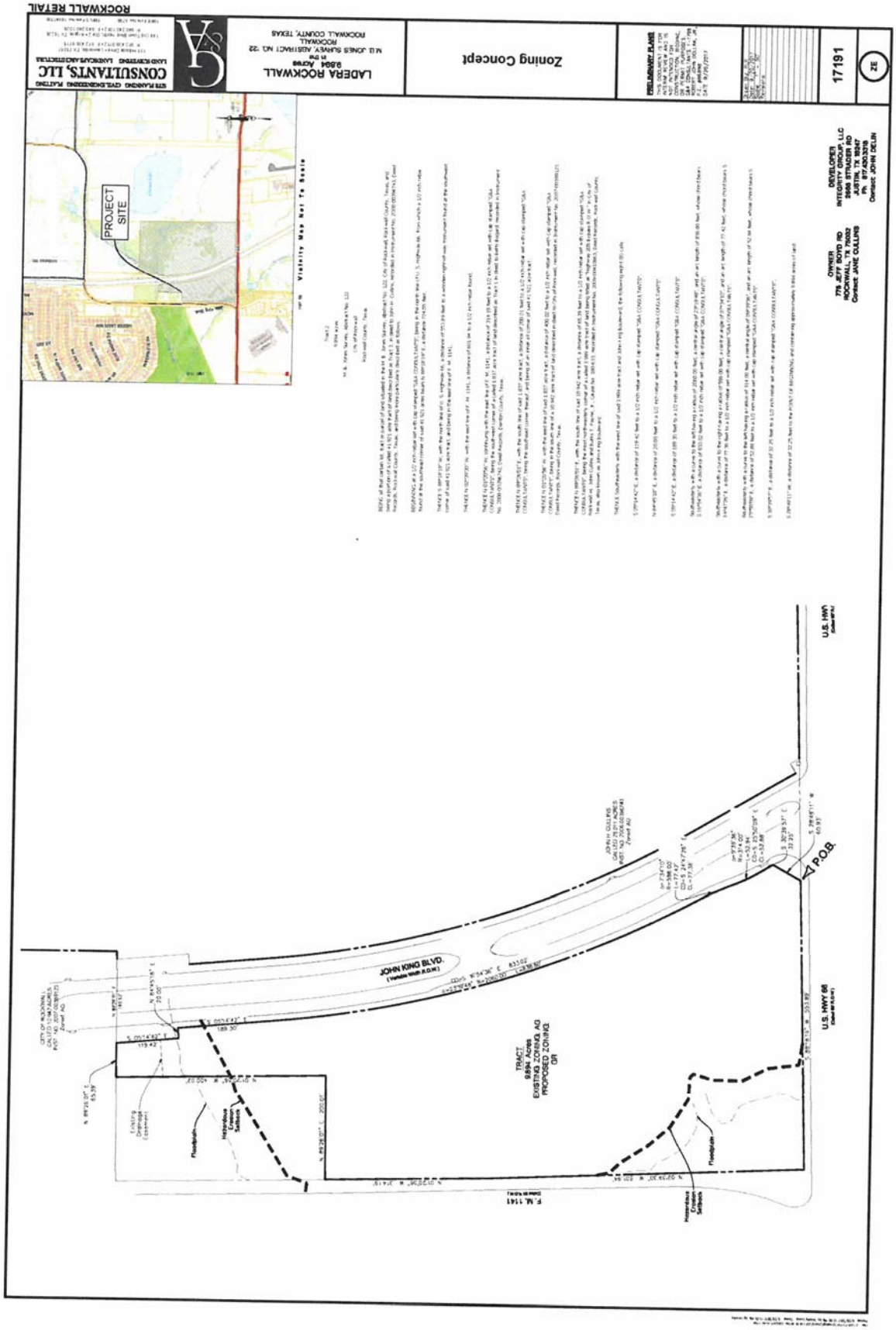


Exhibit 'B':
Concept Plan: Tract 2

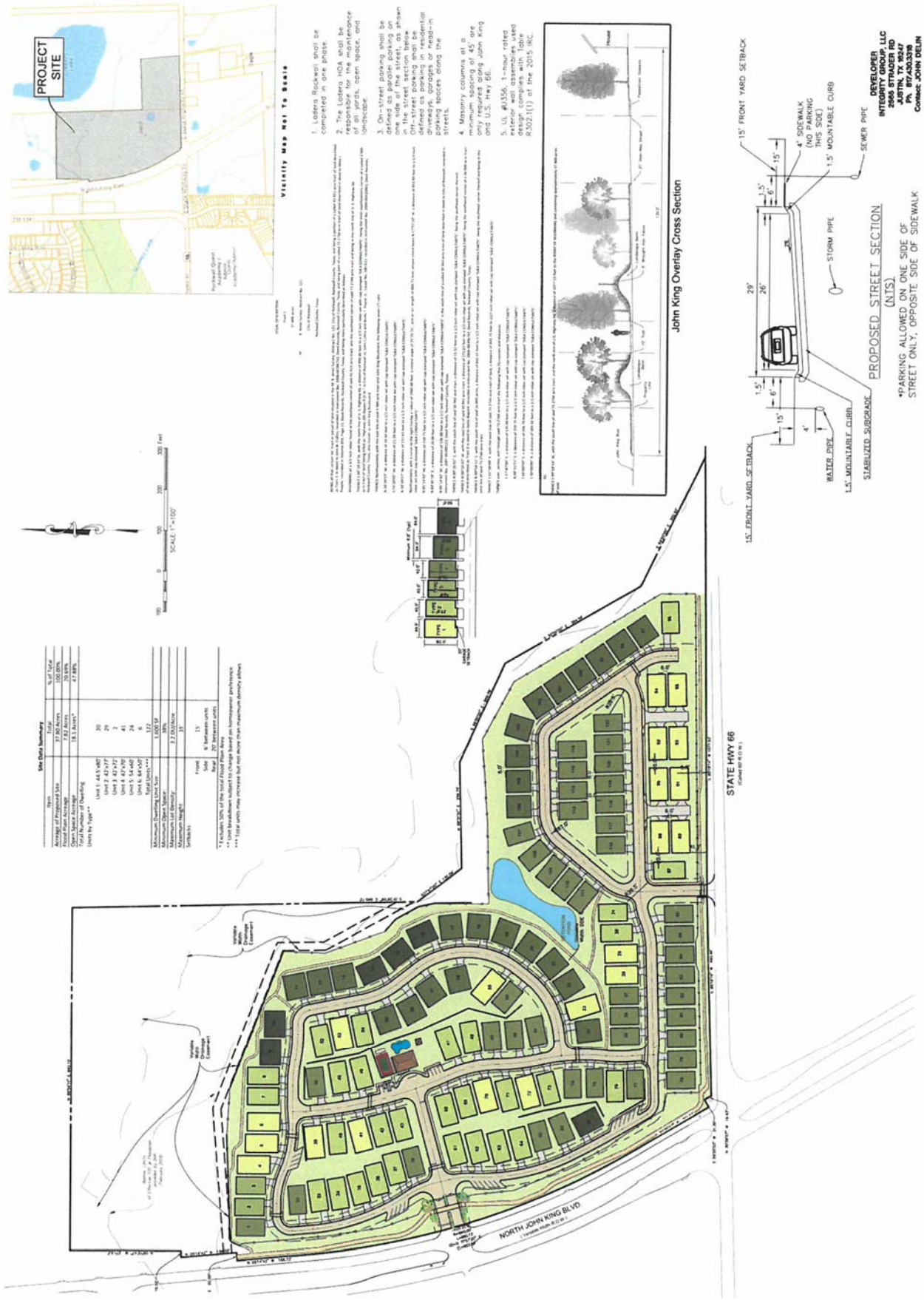


Exhibit 'C':
PD Development Standards

PD Development Standards.

Tract 1: 9.894-Acres of Non-Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 1* of the *Subject Property*; however, the following additions and conditions shall apply:

The following land uses shall be expressly prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or 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
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following additional use shall be permitted through a Specific Use Permit (SUP) on the *Subject Property*:

- ☑ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on *Tract 1* of the *Subject Property* shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall adhere to the following:

(a) Landscape Buffer (SH-66). A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall 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. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to SH-66.

(b) *Landscape Buffer and Sidewalks (John King Boulevard).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall 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. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 15-foot landscape buffer adjacent to John King Boulevard.

(c) *Landscape Buffer (FM-1141).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall 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. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to FM-1141.

(4) *Intersection Enhancements.* In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide an intersection enhancement at the corner of the intersection of Williams Street (SH-66) and John King Boulevard that generally conforms to the following design:

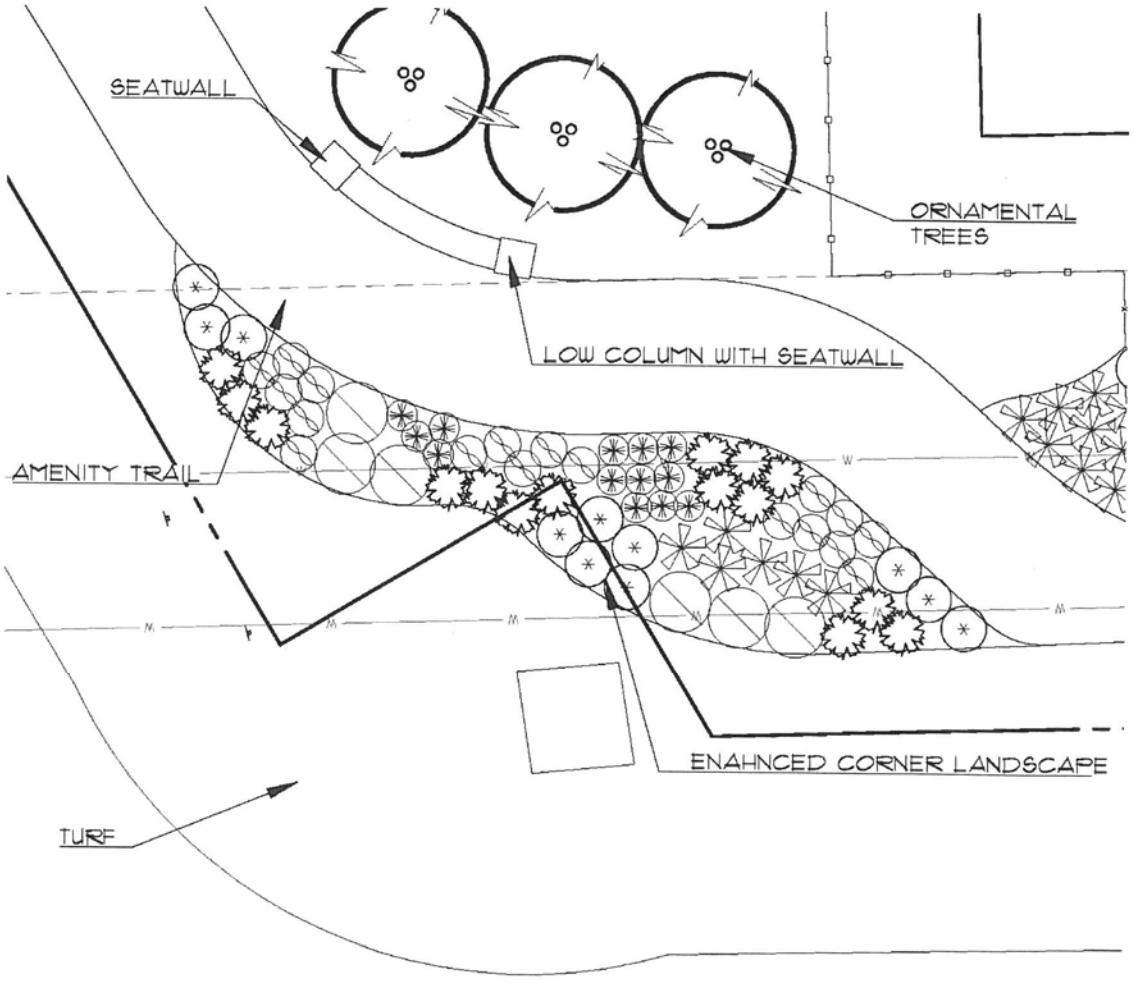


Exhibit 'C':
PD Development Standards

Tract 2: 28.011-Acres of Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 2* of the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- ☑ Activity Center
- ☑ Community Pool
- ☑ Gazebos/Pavilions
- ☑ Sports Courts

(2) *Unit Composition and Layout.* The unit composition and layout shall generally conform to the *Concept Plan* for *Tract 2* depicted in *Exhibit 'B'* and stated as follows:

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*20*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*31*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*41*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*6*	*08.33%*
		Total Units:	*122*	

(3) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.2-units/acre; however, in no case should the proposed development exceed 122 single-family, residential units. The *Subject Property* shall maintain conformance with the following requirements:

(a) Condominium Requirement. The property shall be established as a condominium development pursuant to the requirements of *Chapter 82* of the *Texas Property Code*, and platted as a single lot.

(b) Lot Dimensional Requirements. The proposed condominium lot shall adhere to the following setbacks:

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*95'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Continued on next page ...

(c) *Internal Artificial Lot Requirements.* The units constructed on the proposed condominium lot shall adhere to the following dimensional requirements for artificial lots:

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

1: *This setback shall be measured from the back of curb.*

2: *Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*

3: *The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

(4) *Building Standards.* All development shall adhere to the following building standards:

(A) *Masonry Requirement.* The minimum masonry requirement for the exterior façades -- *excluding doors and windows* -- of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 40% of the masonry requirement.

(B) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on the front elevation of all structures. Porches and rear elevations shall have a minimum of a *4:12* roof pitch.

(C) *Garage Orientation.* Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized it shall face the street and shall be located even with the front building façade of the primary structure. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

(D) *Anti-Monotony Restrictions.* The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) All roof shingles shall be an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

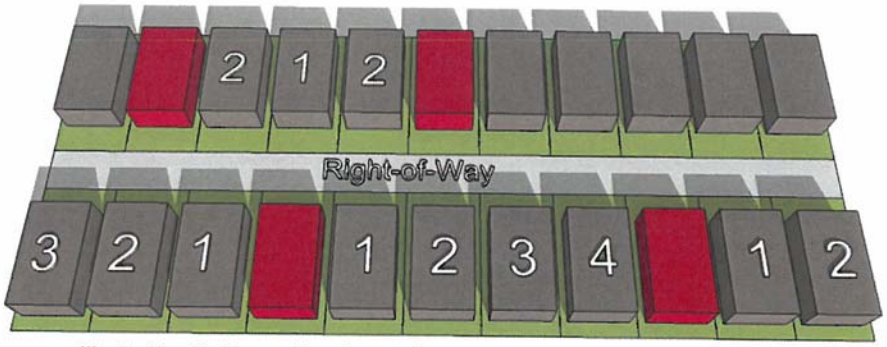
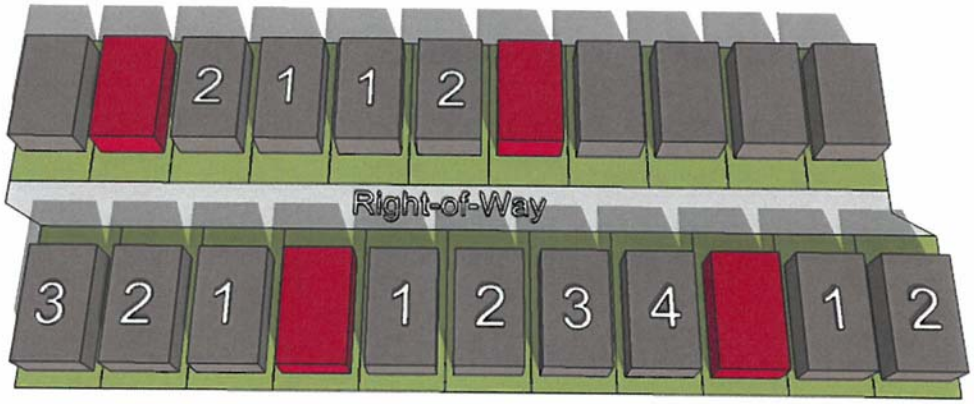


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(E) Fencing Standards. All residential privacy fencing shall be six (6) foot wrought iron/tubular steel fencing for transparent fencing and six (6) foot Simtek (*or a similar product*) fencing for non-transparent fencing. Fencing located along the exterior of the condominium lot shall be a minimum of six (6) foot wrought iron/tubular steel fencing with masonry columns a maximum of 45-feet on center. The masonry columns shall only be required adjacent to John King Boulevard and SH-66.

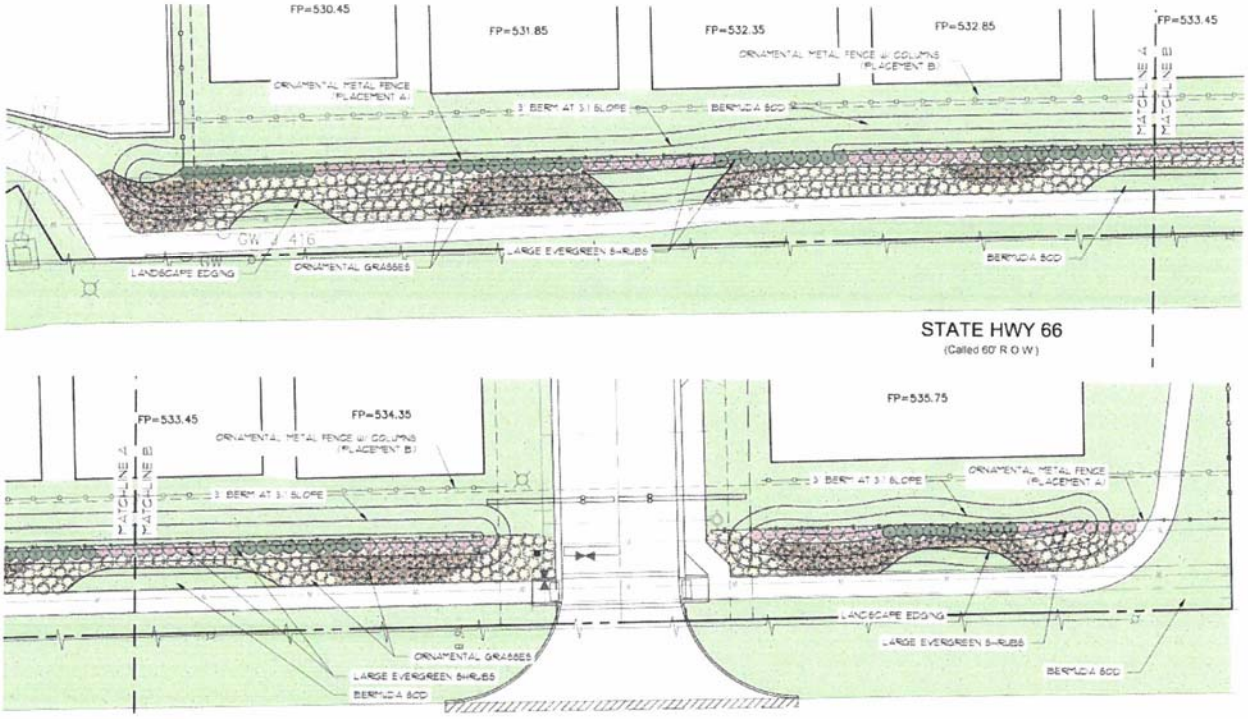
(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* All canopy trees planted within the condominium lot and not situated within a required landscape buffer shall be a minimum of three (3) inches in caliper and accent trees shall be a minimum of four (4) feet in height. All tree plantings shall conform to the City's tree planting guidelines and requirements stipulated in Appendix F, *Landscaping Guidelines and Requirements*, of the Unified Development Code.

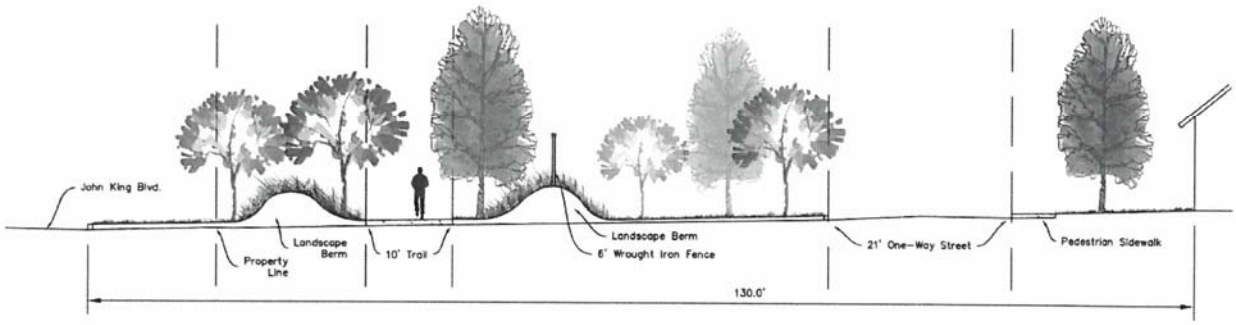
(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA) and shall conform to the following:

(a) Landscape Buffer (SH-66). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. The landscaping shall be generally as depicted below. The developer shall also be

responsible for the construction of a five (5) foot sidewalk situated within the 20-foot landscape buffer adjacent to SH-66.



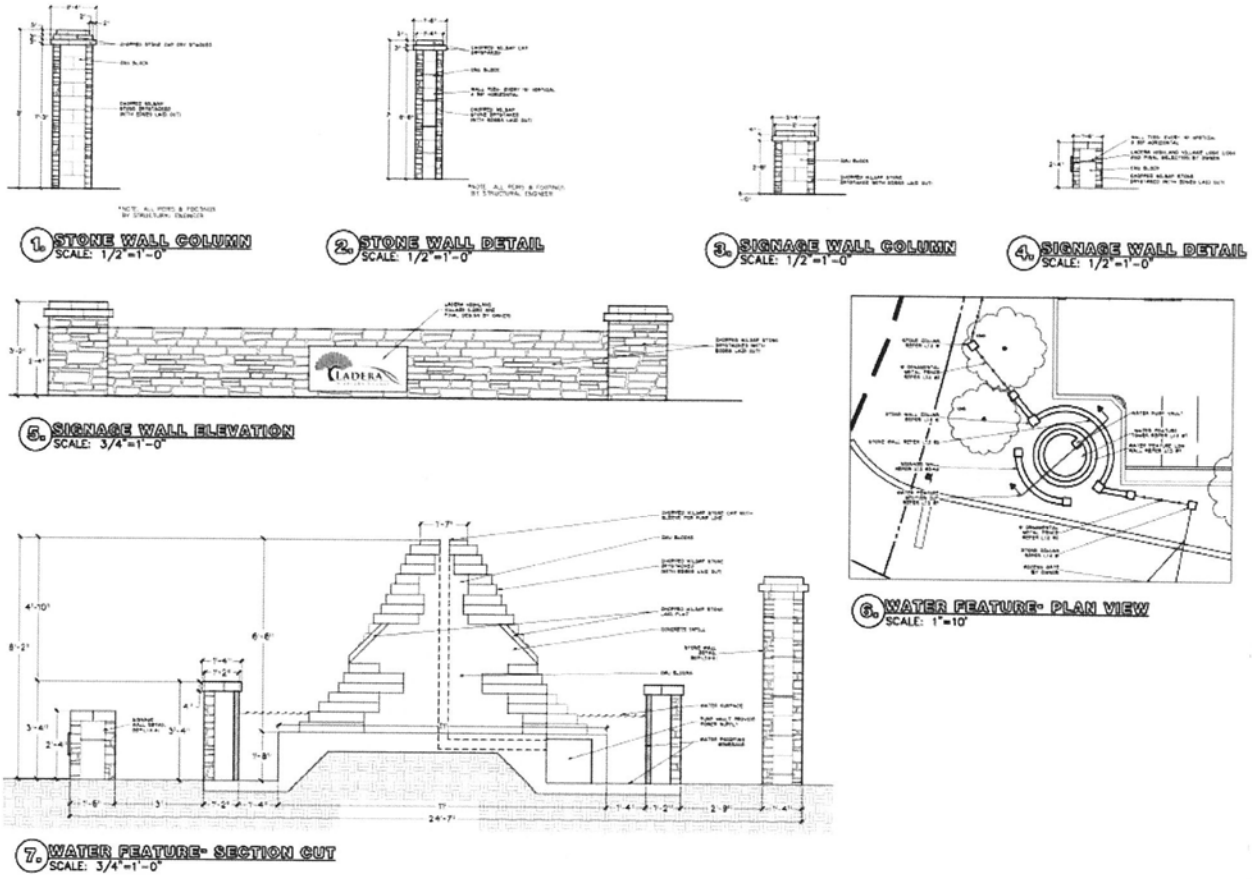
(b) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard. The required wrought iron fence along John King Boulevard may be situated within 40-feet of the right-of-way line. In addition, the design of the buffer shall generally conform to the following cross section:



(3) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

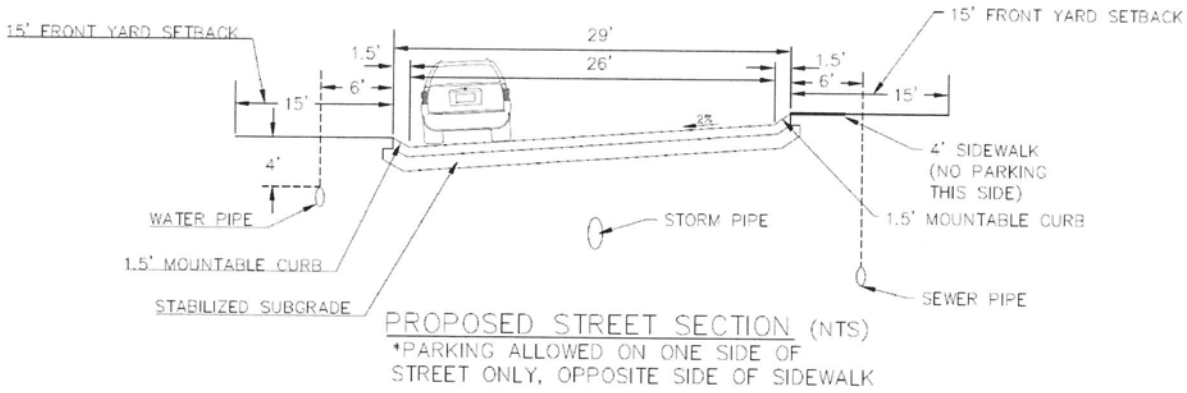
(G) Trail Enhancements. In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide a trail enhancement element that generally conforms to the following design:



(H) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to concentrate light within the development area.

Continued on next page ...

(I) Private Streets. With the exception of the 21-foot, one-way street situated adjacent to John King Boulevard the street cross sections for this development should conform to the following cross section:



(J) Open Space. The development shall consist of a minimum of 47.88% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all common open space areas. For the purposes of this Planned Development District open space shall include all front yards, rear yards, common areas, buffers and floodplain installed by the developer, but does not include any landscaping, trees, patios and other improvements installed by the homeowner. Floodplain shall be calculated at a rate of 50% (*e.g. ½-acre for every acre provided*).

(K) Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(L) Condominium Owner's Association (COA). A Condominium Owner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Chapter 82, Uniform Condominium Act,* of the *Texas Property Code*. The COA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development, but it is not required to maintain additional landscaping or improvements added by the homeowner.

(M) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject 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 *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject 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. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(N) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 85 (PD-85) [*ORDINANCE NO. 18-32*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 9.762-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT INTO PLANNED DEVELOPMENT DISTRICT 85 (PD-85) CREATING A 47.694-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS TRACTS 4-01 & 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, 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 Delin of Integrity Group, LLC for the approval of a zoning change amending Planned Development District 85 (PD-85) [*Ordinance No. 18-32*] for the purpose of changing the *Concept Plan* for the *Subject Property* being a 47.694-acre tract of land identified as Tract 4-01 & 5 of the M. B. Jones Survey, Abstract No. 122, City of 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 85 (PD-85) [*Ordinance No. 18-32*] 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 superseded all requirements stipulated in *Ordinance No. 18-32*; and,

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 be in accordance with the *Planned Development Concept Plans*, contained 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

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Z2021-056

approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall 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 development of *Tract 1* of the *Subject Property -- as described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- 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 *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(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) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

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SECTION 6. 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 7. 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 8. 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 9. 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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 12.28.21

Exhibit 'A':
Legal Description

Legal Description for Tract 1:

Tract 1 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a

distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and , and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and , and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 28°49'11" W, a distance of 32.25 feet to the *POINT OF BEGINNING* and containing approximately 9.894 acres of land.

DRAFT ORDINANCE 12.28.2021

Exhibit 'A':
Legal Description

Legal Description for Tract 2:

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

DRAFT 12.28.2021

Exhibit 'A':
Legal Description

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the *POINT OF BEGINNING* and containing approximately 37.800 acres of land.

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Exhibit 'B':
Concept Plan: Tract 1

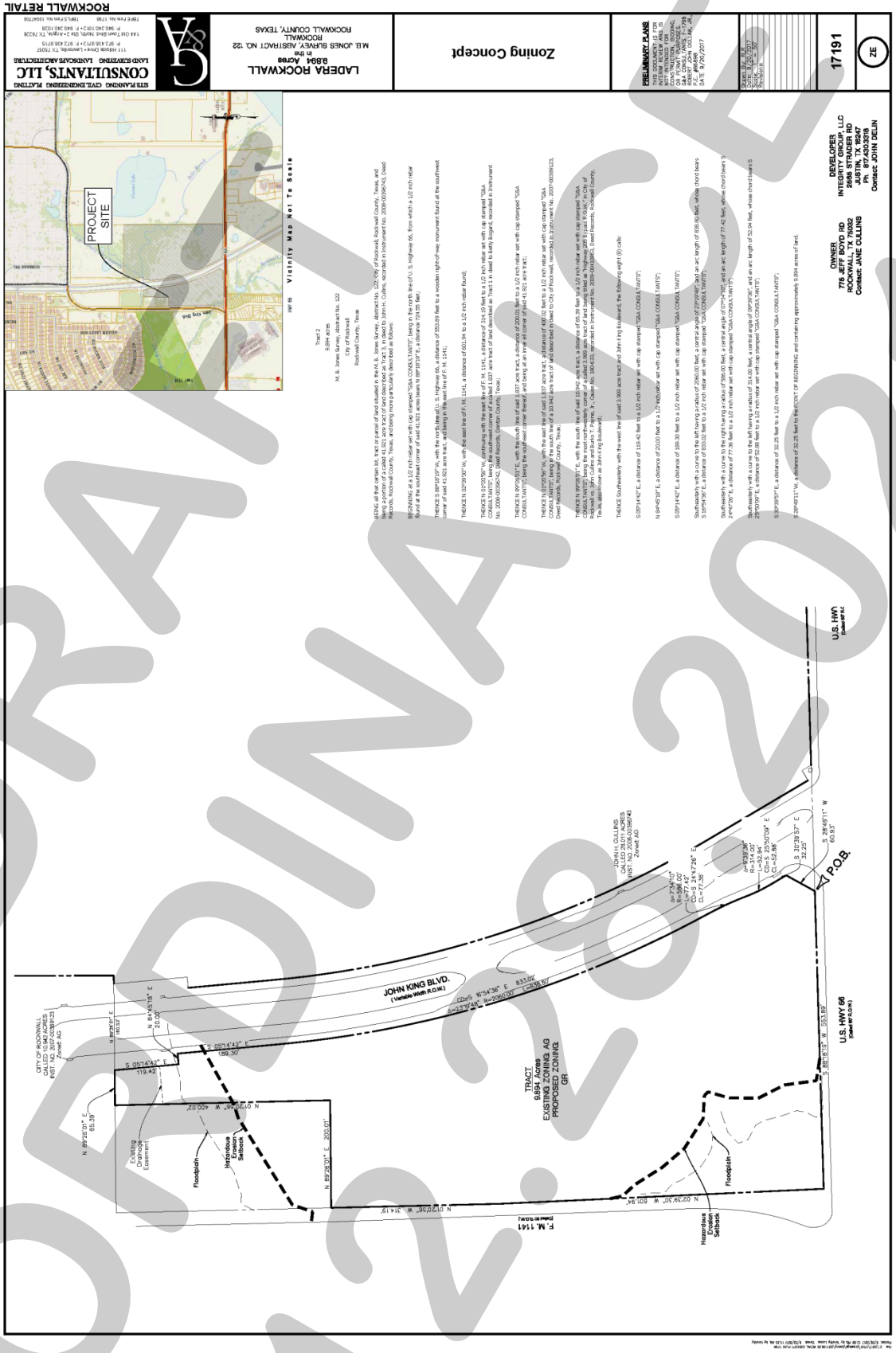

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Exhibit 'B':
Concept Plan: Tract 2

DRAFT 12.2.2021

Exhibit 'C':
PD Development Standards

PD Development Standards.

Tract 1: 9.894-Acres of Non-Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 1* of the *Subject Property*; however, the following additions and conditions shall apply:

The following land uses shall be expressly prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or 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
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following additional use shall be permitted through a Specific Use Permit (SUP) on the *Subject Property*:

- ☑ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on *Tract 1* of the *Subject Property* shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall adhere to the following:

(a) Landscape Buffer (SH-66). A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall 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. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to SH-66.

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(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 15-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall 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. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 15-foot landscape buffer adjacent to John King Boulevard.

(c) Landscape Buffer (FM-1141). A minimum of a 15-foot landscape buffer shall be provided along the frontage of FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall 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. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to FM-1141.

(4) *Intersection Enhancements.* In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide an intersection enhancement at the corner of the intersection of Williams Street (SH-66) and John King Boulevard that generally conforms to the following design:

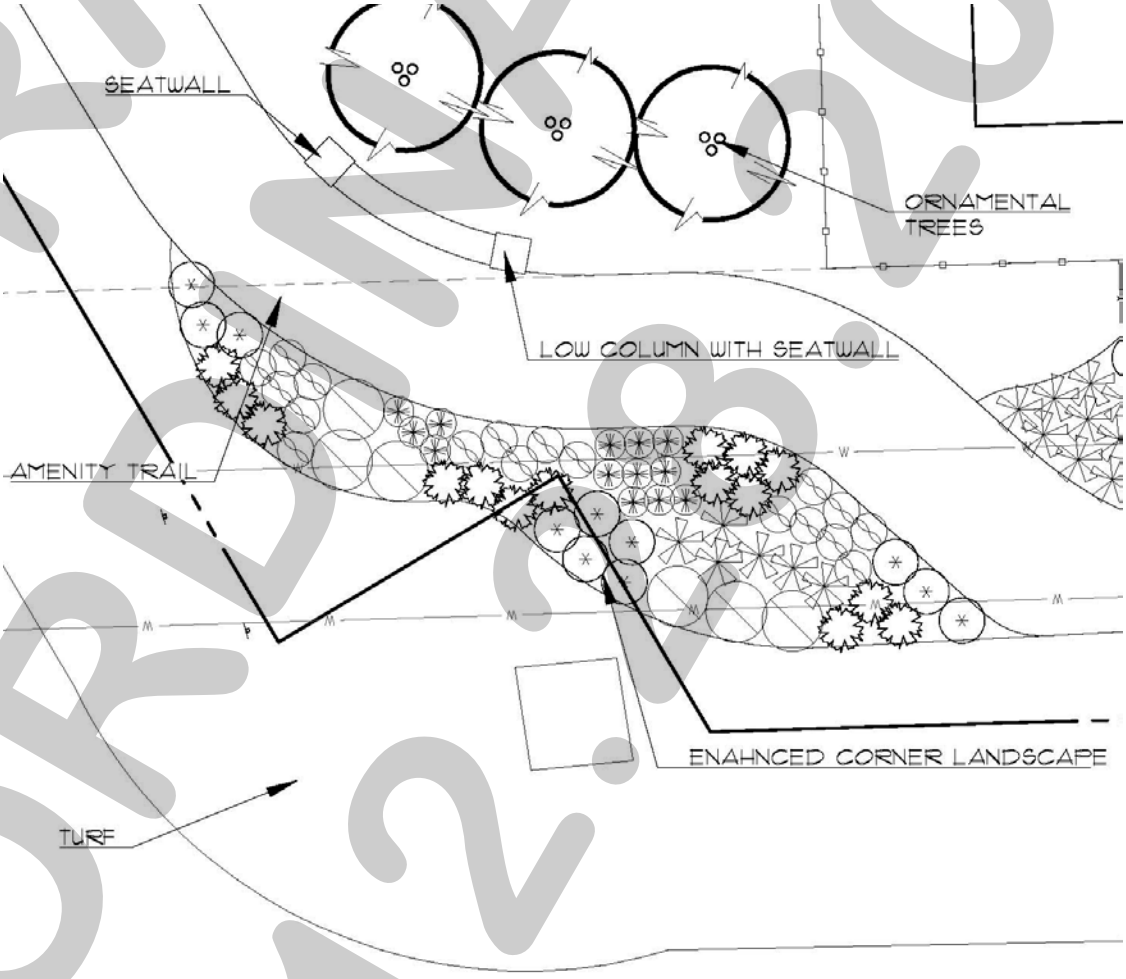

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Exhibit 'C':
PD Development Standards

Tract 2: 28.011-Acres of Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 2* of the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- ☑ Activity Center
- ☑ Community Pool
- ☑ Gazebos/Pavilions
- ☑ Sports Courts

(2) *Unit Composition and Layout.* The unit composition and layout shall generally conform to the *Concept Plan* for *Tract 2* depicted in *Exhibit 'B'* and stated as follows:

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*11*	*09.40%*
2	*42' x 77'*	*1,600 SF*	*27*	*23.07%*
3	*42' x 72'*	*1,600 SF*	*10*	*08.55%*
4	*42' x 70'*	*1,600 SF*	*26*	*22.22%*
5	*54' x 60'*	*1,600 SF*	*21*	*17.95%*
6	*64' x 50'*	*2,100 SF*	*6*	*05.13%*
7	*36' x 59'*	*1,600 SF*	*16*	*13.68%*
		Total Units:	*117*	

(3) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.1-units/acre; however, in no case should the proposed development exceed 117 single-family, residential units. The *Subject Property* shall maintain conformance with the following requirements:

(a) Condominium Requirement. The property shall be established as a condominium development pursuant to the requirements of *Chapter 82* of the *Texas Property Code*, and platted as a single lot.

(b) Lot Dimensional Requirements. The proposed condominium lot shall adhere to the following setbacks:

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*95'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Continued on next page …

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(c) *Internal Artificial Lot Requirements.* The units constructed on the proposed condominium lot shall adhere to the following dimensional requirements for artificial lots:

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

[1]: *This setback shall be measured from the back of curb.*

[2]: *Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*

[3]: *The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

(4) *Building Standards.* All development shall adhere to the following building standards:

(A) *Masonry Requirement.* The minimum masonry requirement for the exterior façades -- *excluding doors and windows* -- of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 40% of the masonry requirement.

(B) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on the front elevation of all structures. Porches and rear elevations shall have a minimum of a *4:12* roof pitch.

(C) *Garage Orientation.* Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized it shall face the street and shall be located even with the front building façade of the primary structure. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

(D) *Anti-Monotony Restrictions*. The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) All roof shingles shall be an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

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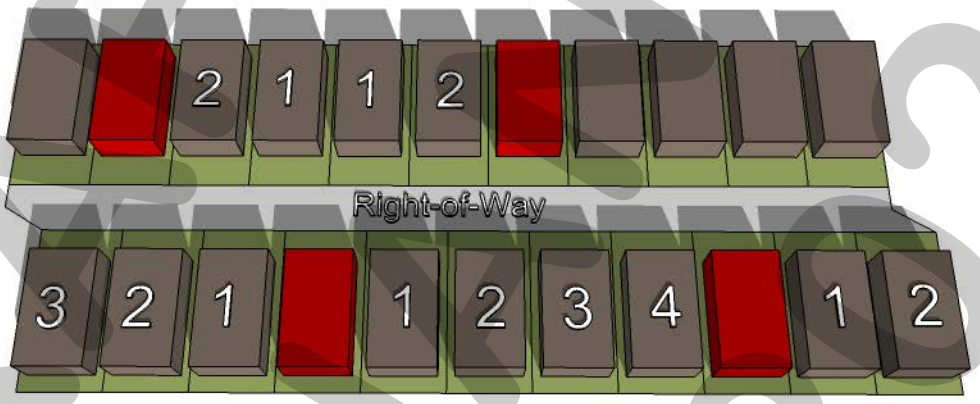
Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(E) Fencing Standards. All residential privacy fencing shall be six (6) foot wrought iron/tubular steel fencing for transparent fencing and six (6) foot Simtek (*or a similar product*) fencing for non-transparent fencing. Fencing located along the exterior of the condominium lot shall be a minimum of six (6) foot wrought iron/tubular steel fencing with masonry columns a maximum of 45-feet on center. The masonry columns shall only be required adjacent to John King Boulevard and SH-66.

(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* All canopy trees planted within the condominium lot and not situated within a required landscape buffer shall be a minimum of three (3) inches in caliper and accent trees shall be a minimum of four (4) feet in height. All tree plantings shall conform to the City's tree planting guidelines and requirements stipulated in Appendix F, *Landscaping Guidelines and Requirements*, of the Unified Development Code.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA) and shall conform to the following:

(a) Landscape Buffer (SH-66). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. The landscaping shall be generally as depicted below. The developer shall also be

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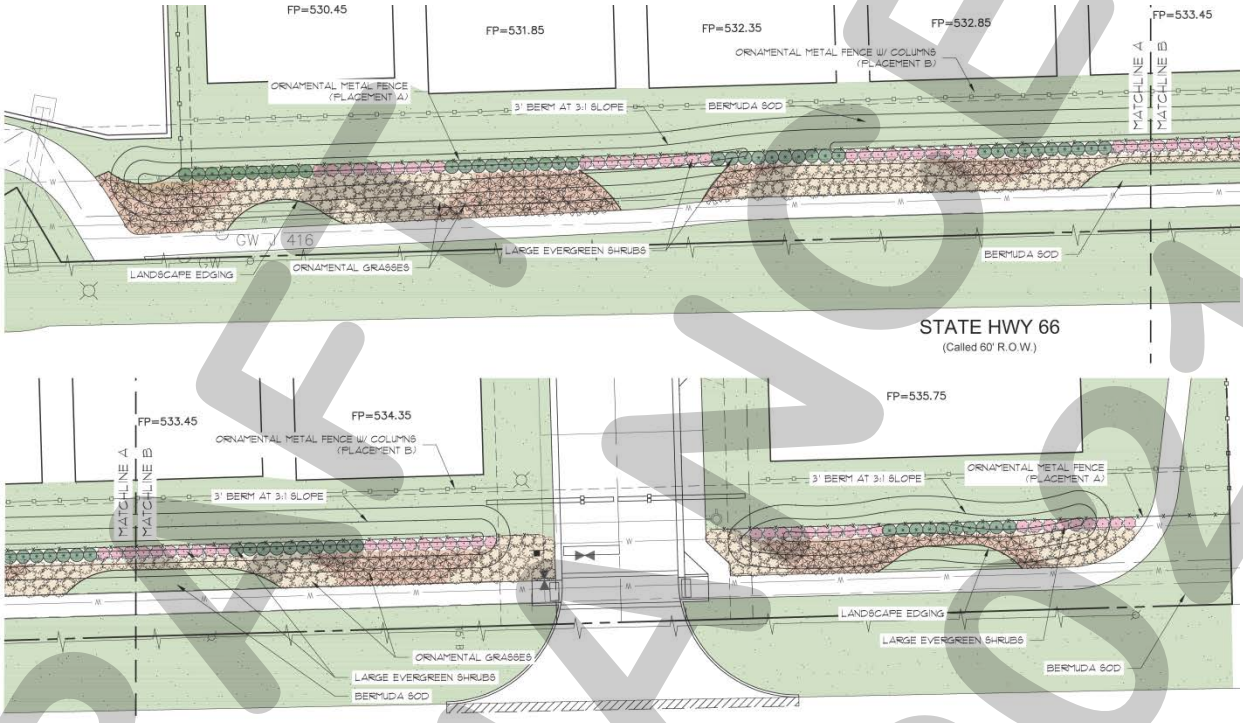
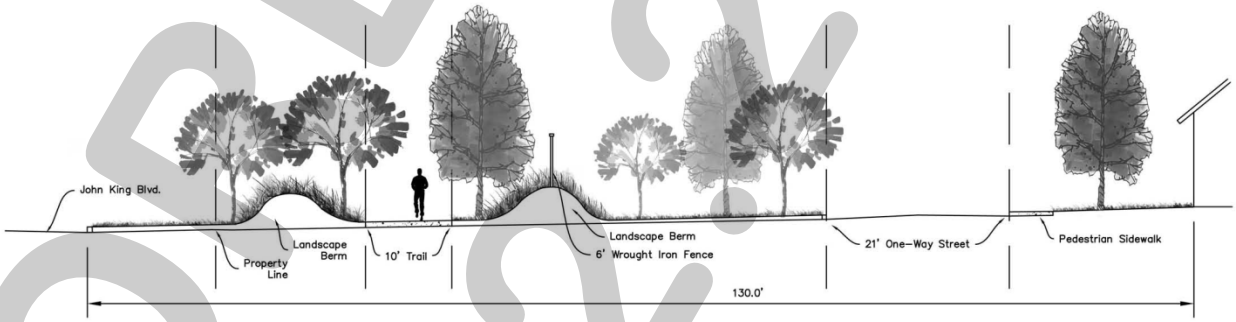
responsible for the construction of a five (5) foot sidewalk situated within the 20-foot landscape buffer adjacent to SH-66.



(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard. The required wrought iron fence along John King Boulevard may be situated within 40-feet of the right-of-way line. In addition, the design of the buffer shall generally conform to the following cross section:



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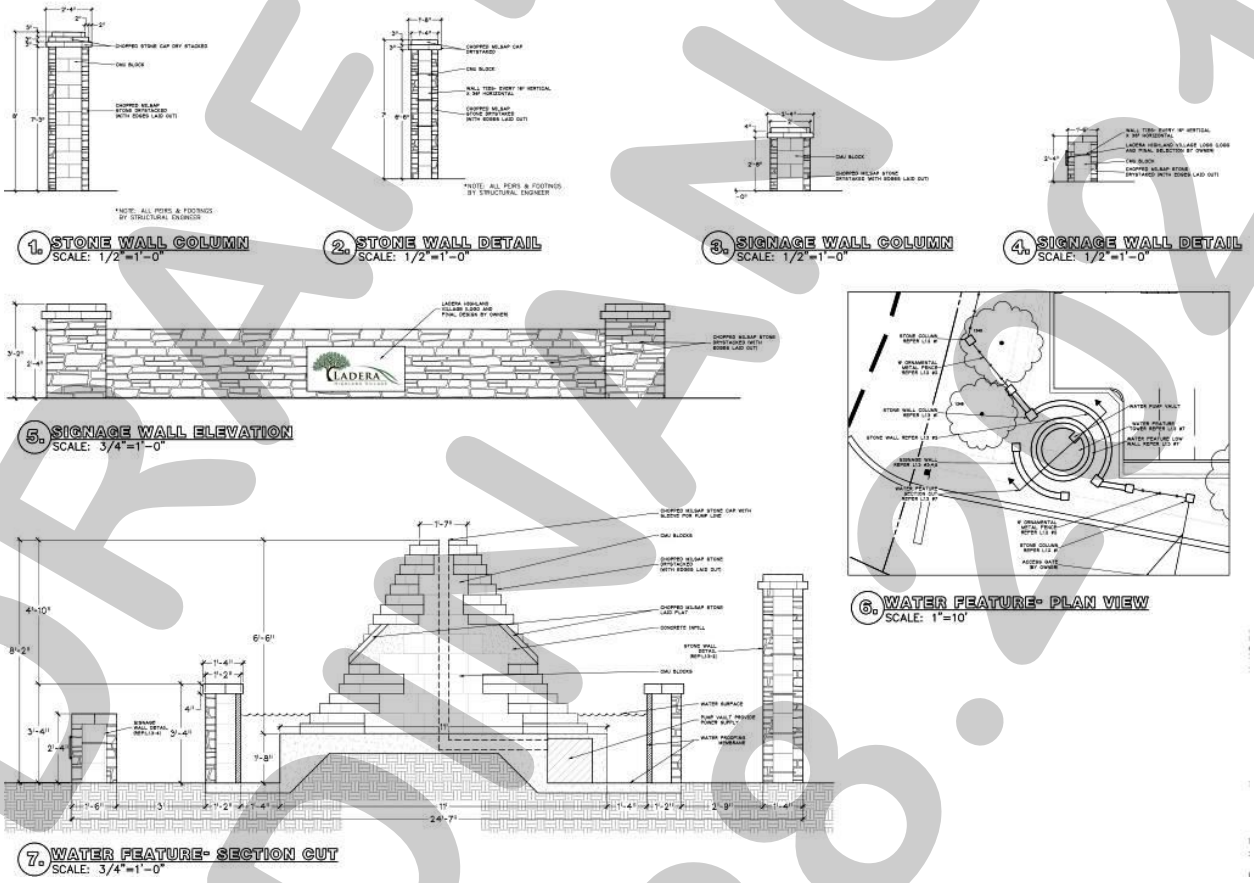
(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(G) Trail Enhancements. In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide a trail enhancement element that generally conforms to the following design:



(H) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to concentrate light within the development area.

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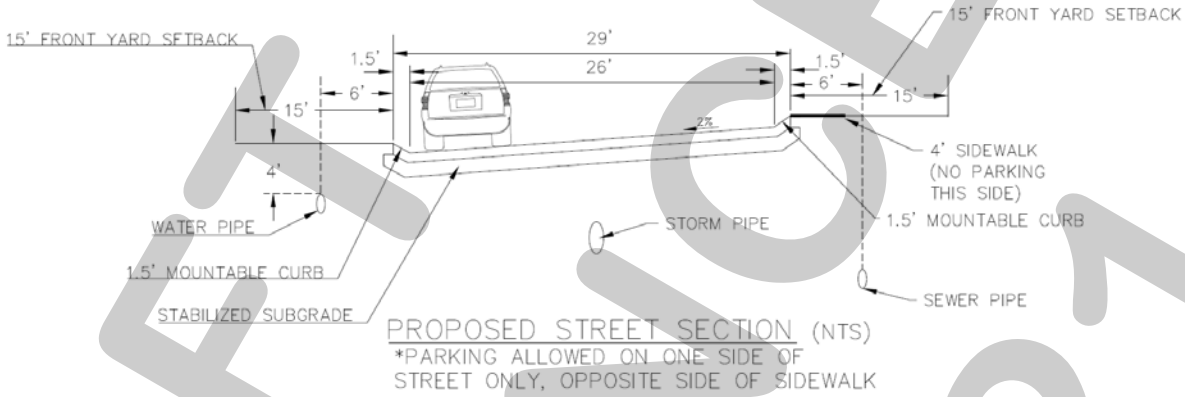
(I) Private Streets. With the exception of the 21-foot, one-way street situated adjacent to John King Boulevard the street cross sections for this development should conform to the following cross section:



(J) Open Space. The development shall consist of a minimum of 40.20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all common open space areas. For the purposes of this Planned Development District open space shall include all front yards, rear yards, common areas, buffers and floodplain installed by the developer, but does not include any landscaping, trees, patios and other improvements installed by the homeowner. Floodplain shall be calculated at a rate of 50% (*e.g. ½-acre for every acre provided*).

(K) Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(L) Condominium Owner's Association (COA). A Condominium Owner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Chapter 82, Uniform Condominium Act,* of the *Texas Property Code*. The COA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development, but it is not required to maintain additional landscaping or improvements added by the homeowner.

(M) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject 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 *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject 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. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

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(N) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 20-02*] shall apply to any application for variances to this ordinance.

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PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	Z2021-057	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change (AG to PD) for High Gate	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	12/20/2021	Approved w/ Comments

12/20/2021: Z2021-057; Zoning Change (AG to PD) for High Gate
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 Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-057) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the Southwest Residential District; however, the proposed Commercial (C) District will require the City Council to consider a change in the Future Land Use Map from Low Density Residential land use designation to a Commercial/Retail land use designation.
I.5 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.
(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.
(3) CH. 8; Section 2.02; Goal #4 | Policy #2 (Page 8-3). Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.
(4) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model (i.e. a method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision).
(5) CH. 8; Section 2.03; Goal #3 | Policy #3 (Page 8-4). In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a

development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Based on these goals, staff would make the following recommendations to the applicant:

(1) Consider changing the lots that directly back up to FM-549 with the Type 'B' lots. This provides a better transition from the Oaks of Buffalo Way Subdivision (which is directly across the street and consists of larger lots). This will also better help the proposed housing development conform to the Housing Tree Model identified by the Comprehensive Plan.
(2) Staff has added a section in the Planned Development District ordinance incorporating this language to address how the areas where residential and commercial land uses have adjacency should be designed. It is recommended that this language stay in the Planned Development District ordinance as it has been incorporated into other Planned Development District ordinances in the City.
(3) Provide an 80% J-Swing (or Traditional Swing) and Recessed Front Entry (i.e. the garage being setback a minimum of 20-feet behind the front façade of the home) and 20% Flat Front Entry garage configuration mix.
(4) Entry signage for the City of Rockwall could be incorporated adjacent to the Commercial property at the southeast corner of the subject property.

M.6 Based on the submitted Concept Plan, please make the following corrections and resubmit the updated plan by January 4, 2022:

(1) Open Space. The minimum open space required for this development is 52.902-acres (i.e. 264.51 x 20%); however, only 51.50-acres have been provided. Please revise the concept plan to add an additional 1.402-acres.
(2) Open Space Proximity Requirements. The Unified Development Code (UDC) requires that all residential lots less than 12,000 SF be within 800-feet of a park or open space. Please provide a separate exhibit that demonstrate that all Type 'C', 'D' & 'E' lots are within 800-feet of an open space.

M.7 Please review the attached draft ordinance prior to the December 28, 2021 Planning & Zoning Commission meeting, and provide staff with your markups by January 4, 2022. In reviewing the draft ordinance, please pay close attention to staff's suggestions, which differ from the applicant's submitted development standards. Specifically, staff has made changes to the following sections in the draft ordinance:

(1) Roof Pitch. The proposed 6:12 roof pitch does not conform to the Minimum Standards for Residential Planned Development Districts. Based on this staff has changed the roof pitch to the conforming 8:12.
(2) Masonry Materials. Staff updated the masonry material requirements to be consist with the Planned Development Districts that the City Council has recently approved.
(3) Garage Orientation. Based on the proposed Garage Orientation Standards all garages could be oriented in a Flat Front Entry garage configuration utilizing a five (5) foot off-set. This garage configuration is not permitted by the Unified Development Code (UDC). The Comprehensive Plan does have an allowance for up to 20% Flat Front Entry; however, the current proposal does not meet the standards and has not been approved by the City Council in past cases. Based on this staff would recommend an 80% J-Swing (or Traditional Swing) and Recessed Front Entry (i.e. the garage being setback a minimum of 20-feet behind the front façade of the home) and 20% Flat Front Entry garage configuration mix. Staff has left what the applicant has proposed in the ordinance, but recommends changing it.
(4) Fences. Staff stipulated cedar materials and updated the corner lot fence standards to conform to the minimum requirements of the Unified Development Code (UDC).
(5) Anti-Monotony Standards. The anti-monotony standards provided by the applicant do not meet the minimum General Residential District Standards for anti-monotony. Staff has changed this in the PD Ordinance to conform to the minimum standards and to be consistent with other Planned Development Districts that the City Council has recently approved.
(6) Landscaping. Staff added a requirement that an additional row of shrubs be provided adjacent to any residential property that backs to a major roadway adjacent to the wrought iron fence. In addition, the tree planting requirements along FM-549 do not reflect the required tree planting requirements as stipulated by the Minimum Standards for Residential Planned Development Districts. Staff has changed this to conform to the Unified Development Code (UDC). Staff has also added buffer requirements for residential adjacency.

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 January 4, 2022; 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 January 11, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.

I.9 The projected City Council meeting dates for this case will be January 18, 2022 (1st Reading) and February 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2021	Approved w/ Comments

12/21/2021: General Items:
- See markups
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is required for the commercial site. Stormwater cannot increase off the property. May need detention for residential area if the flood study doesn't suffice.
- Areas of 20 acres or more draining to a single point and or detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required to define all fully developed 100-yr flood plains. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Must match the existing flow conditions for the detention outfall or an offsite easement is required.
- Must show the erosion hazard setback from flood plain/creek. No construction is allowed in erosion hazard setback. This area will be in a easement outside of any residential lots and right-of-way. This will be maintained and repaired by the HOA.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Must install water lines per master plans (see attached).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- May pursue opting out of the RCH water district. If not, must have flow reports that verify fire flow and TCEQ min. standards.
- Water not served by City. This is RCH Water Supply's area to serve.
- $432.74/acre sewer pro-rata.
- Need to install Long Branch lift station and force main per Master Sewer
- 2-lift station upgrades will be required. FM 3097 #1 4.25 MGD and #2 5.6 MGD capacity for pumps and electrical.
- Water installation per Master Water plan if City supplies water but easements will be required either way
- Need to show RCH easement along SH 205.
- Must complete an Infrastructure study to determine the offsite Master Plan water and wastewater improvements needed.
- Need permission for crossings and trail on NTMWD waterline easement.

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving minimum. Streets must be curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Right-of-way dedication for SH 205 and FM 549 (60' from centerline)
- Right-of-way dedication for Cullens/Travis drive is 30' from the Centerline.
- Traffic Impact Analysis required
- Must construct a minimum of 29' of paving for Wylie Road with a cul-de-sac that has a minimum radius of 47.5'
- The paving/grading for Wylie Rd can't be in the flood plain with a flood study to remove the roadway from the flood plain.

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	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	Approved

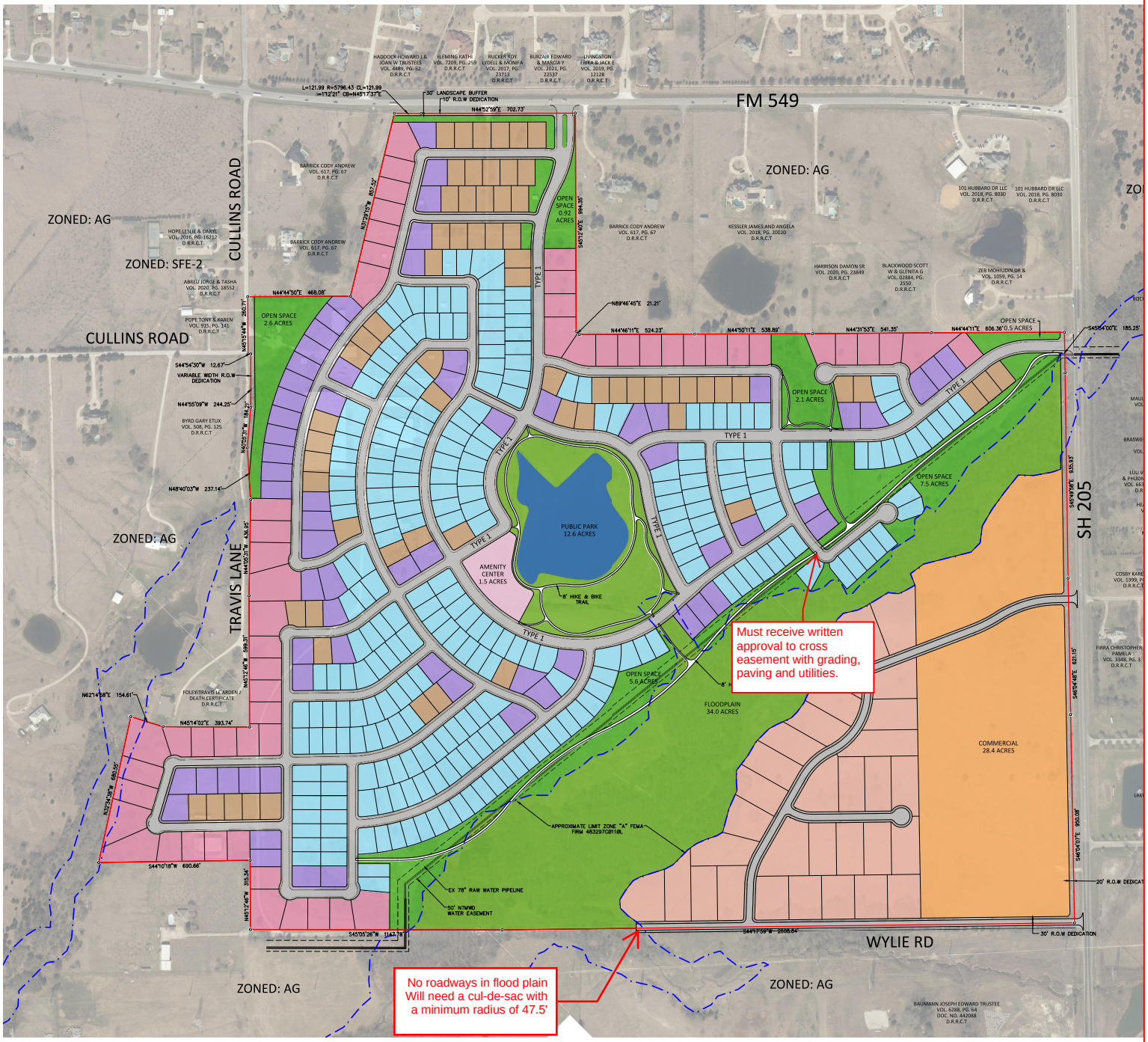
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	12/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	12/21/2021	N/A

No Comments



General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

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- Areas of 20 acres or more draining to a single point and or detention pond must use the unit hydrograph method. Review fees apply.
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 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]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5565 Hwy 549, Rockwall, TX		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	West of SH 205 & South of FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Ag	CURRENT USE	Ag
PROPOSED ZONING	PD	PROPOSED USE	Single Family & Commercial
ACREAGE	264.5	LOTS [CURRENT]	—
LOTS [PROPOSED]	476		

☐ ***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	Rockwall HIghgate Ltd.	☒ APPLICANT	Corson Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd. #900	ADDRESS	4925 Greenville Ave., #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	SAsbury@3LRealtyGroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 $ 4167.50 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* _____ *DAY OF* December *2021. 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."*

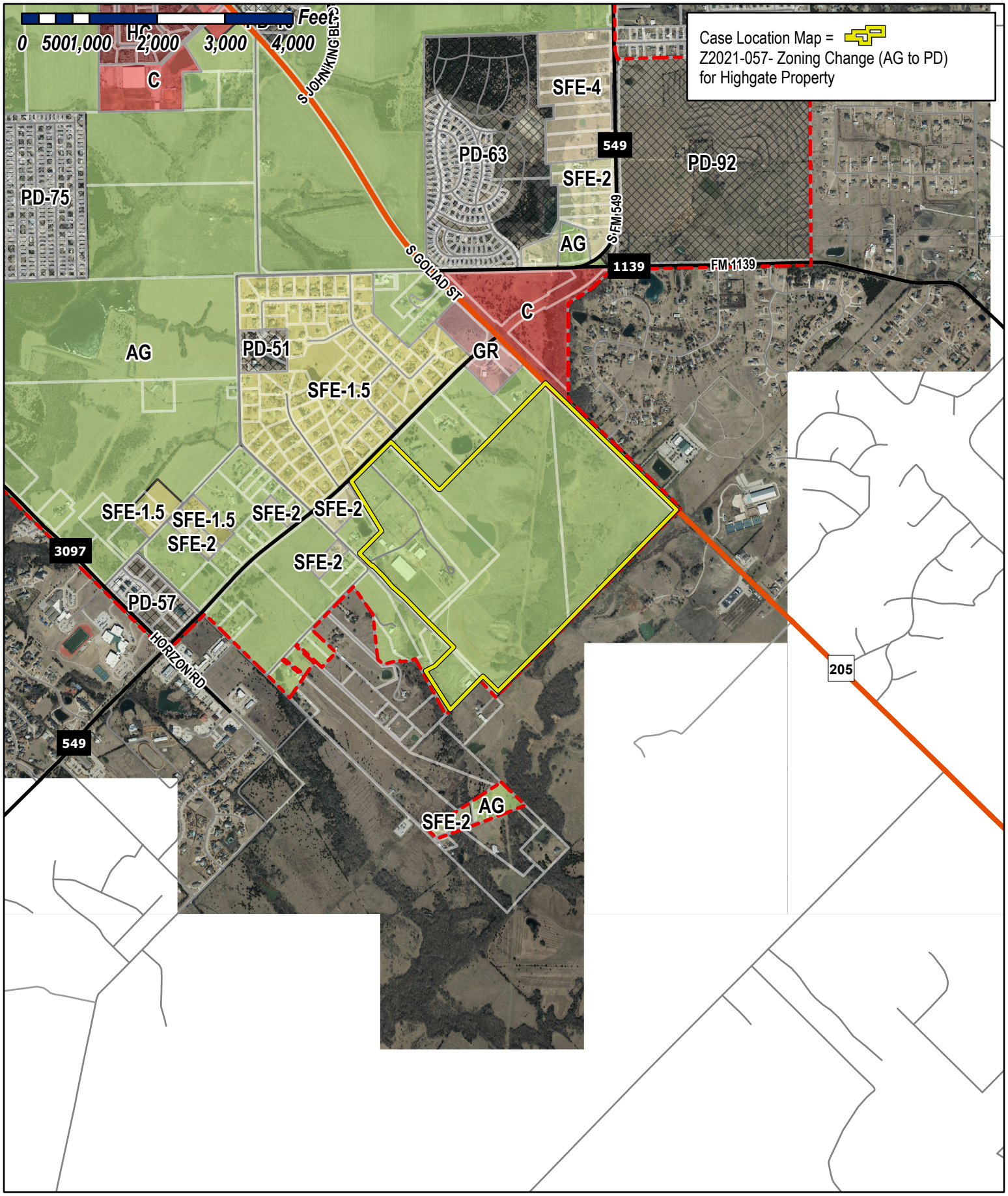
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th *DAY OF* December, *20* 21.

OWNER'S SIGNATURE Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS / TN Lisa L. Randolph

Lisa L. Randolph Tennessee Notary Public County of Davidson

MY COMMISSION EXPIRES May 3, 2022



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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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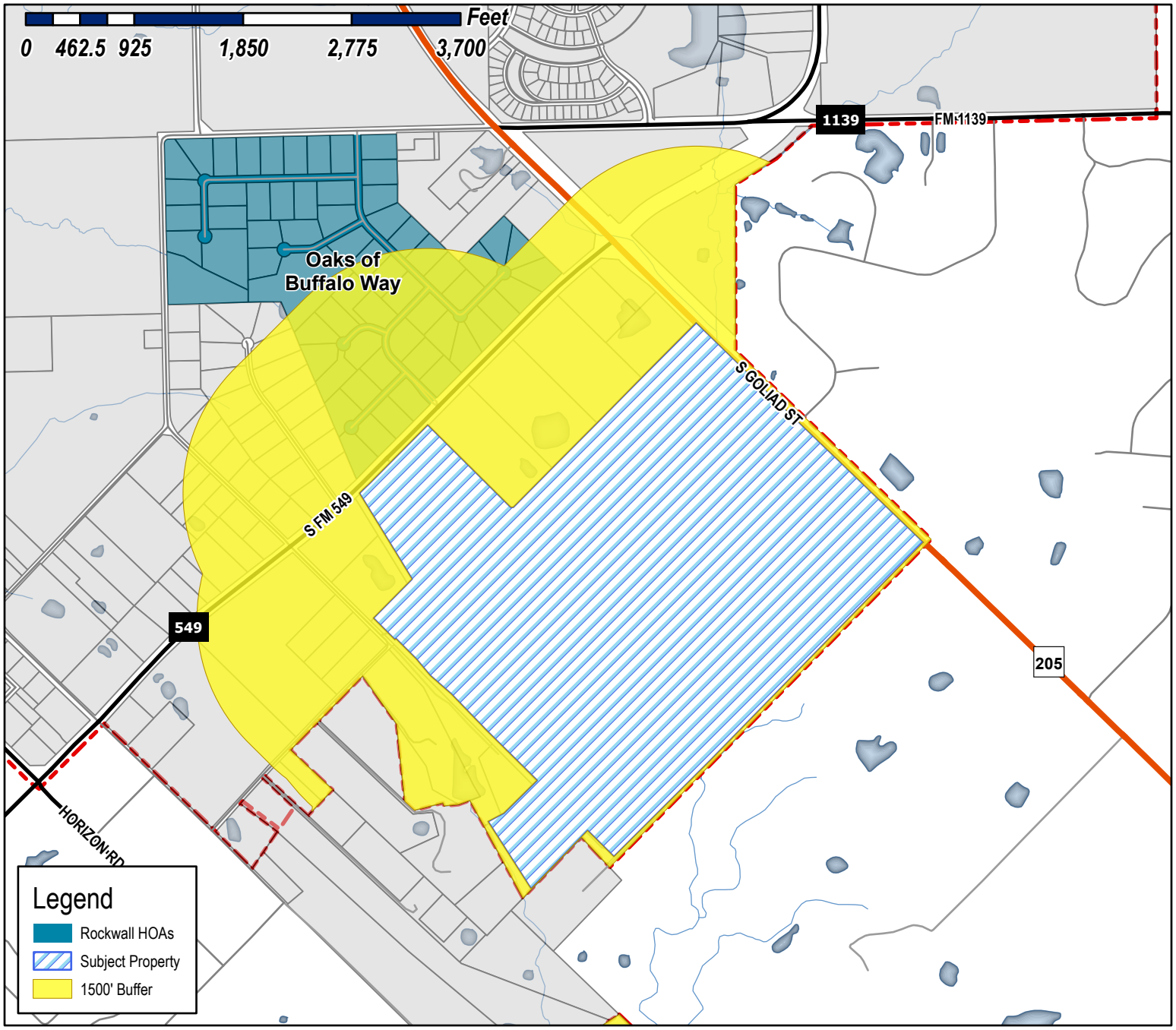
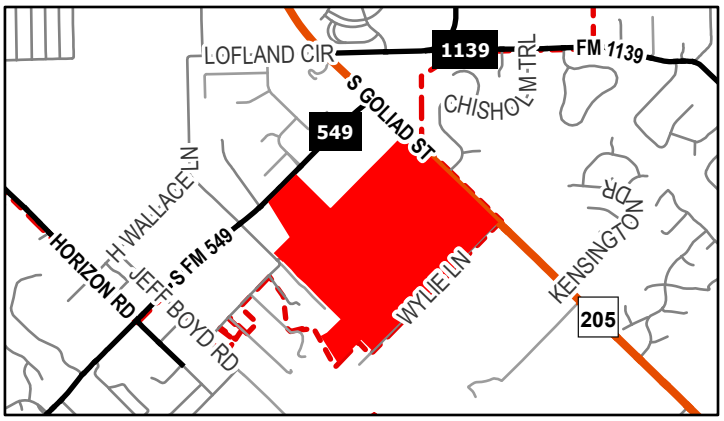


Case Number: Z2021-057
Case Name: Zoning Change (AG to PD) for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/17/2021
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-057]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.17.2021).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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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.

Z2021-057: Zoning Change from AG to PD
Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

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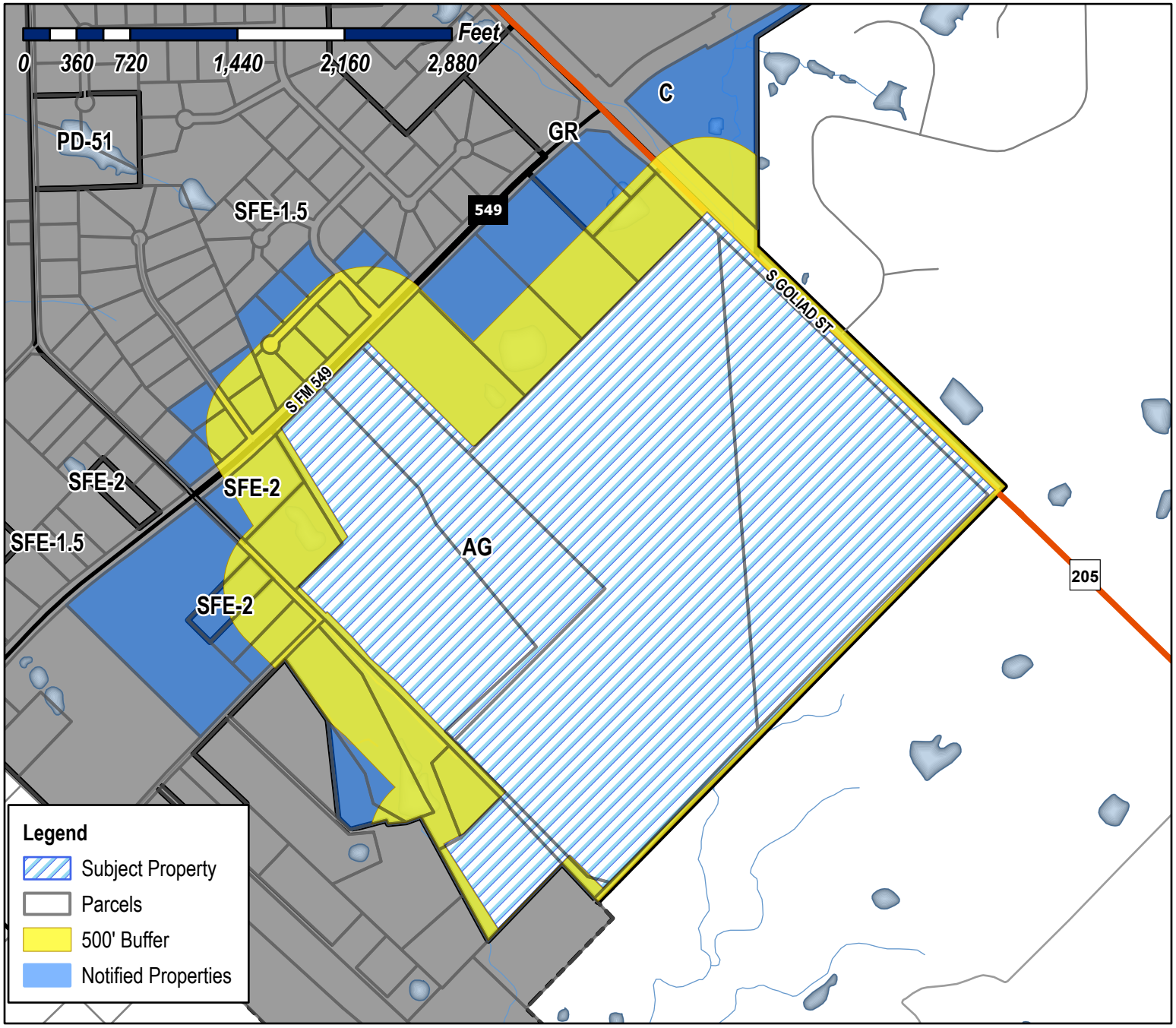

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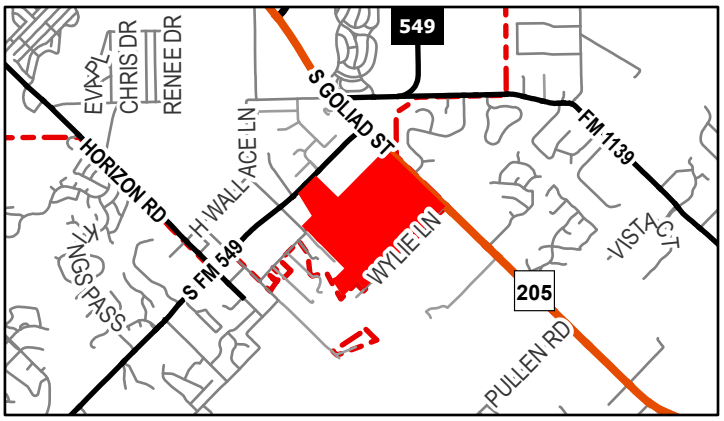


ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

CONFIDENTIAL
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

BURZAIR EDWARD C & MARCIA Y
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
326 CULLINS RD
ROCKWALL, TX 75087

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

101 HUBBARD DR LLC
5133 S FM 549
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75087

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

RENTA LARRY J & VICKI
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW
5459 S. FM 549
ROCKWALL, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
5565 S FM 549
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY W & KARREN L
626 E CULLINS ROAD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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:

Case No. Z2021-057: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, 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, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 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:

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.

Your comments must be received by *Tuesday, January 18, 2022 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. Z2021-057: Zoning Change from AG to PD

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

J. VOLK consulting
Engineering | Planning | Surveying

December 15, 2021

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Highgate Property – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

J. VOLK CONSULTING, INC.

Tom Dayton, PE

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangentcurve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's FileNumber 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

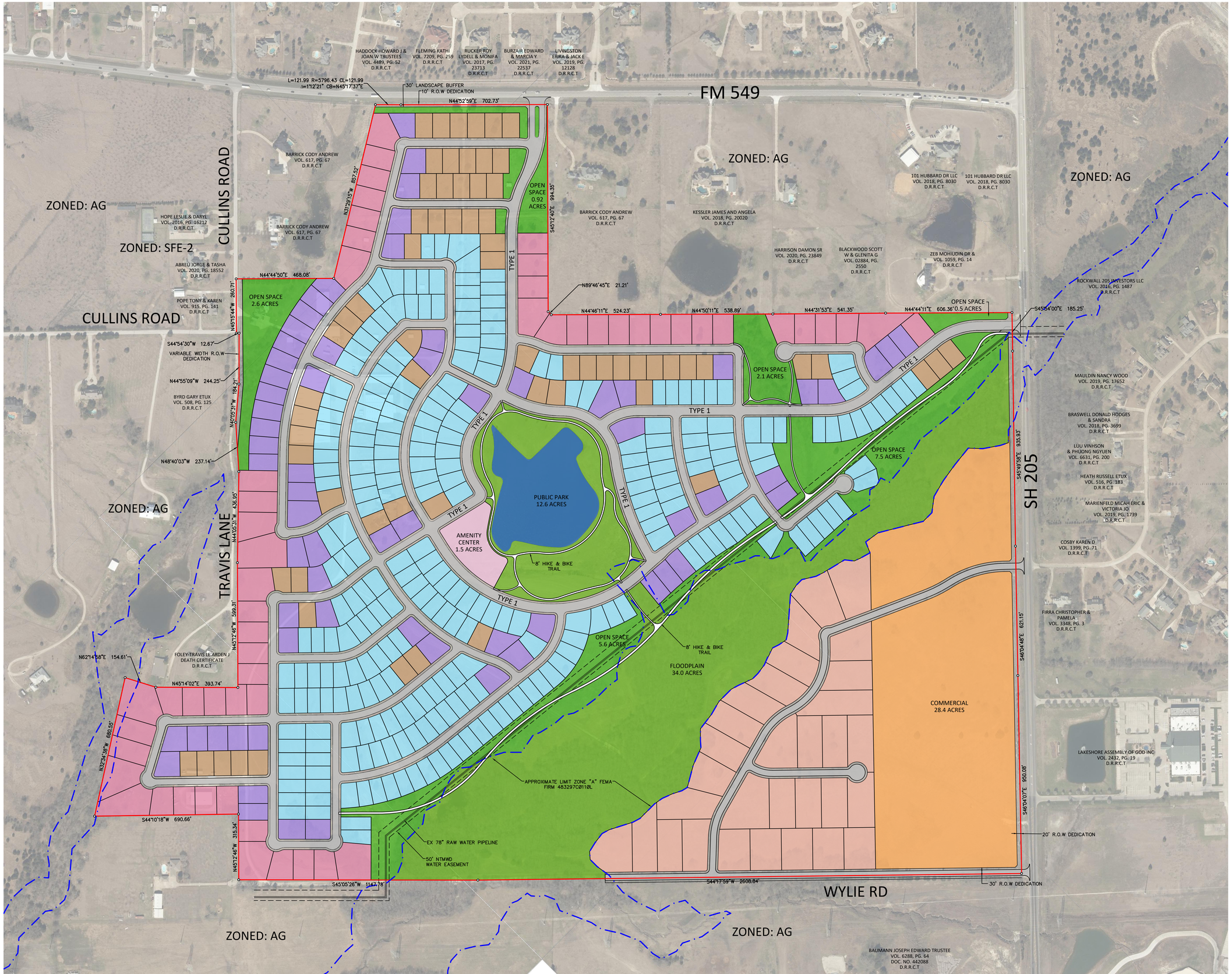
THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County,Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	164.4	62.2%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.6	4.7%
Private Open Space	20.4	7.7%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	68.5	25.9%
TOTAL	**264.5**	**100.0%**

Open Space Required: 20% (excluding commercial)

= 20% x (264.5 - 28.4) = 47.2 acres

Open Space Provided (including park and 1/2 of floodplain) = 51.5 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	**31**	**55**	**66**	**67**	**266**
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65		65	65

*Measured at front building setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
HIGH GATE
264.5 Acres
Rockwall, Texas

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Rockwall – Highgate
Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District and Commercial (C) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit B and stated in Table 1 below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below;

Table 1: Lot Composition

LOT TYPE	MINIMUM LOT AREA (SF)	DWELLING UNITS		
		MINIMUM	MAXIMUM	%
A	30,000	30	-	6.1%
B	14,000	53	-	10.7%
C	11,000	65	-	13.1%
D	9,600	65	-	13.1%
E	7,200	-	282	57.0%
		MAX. TOTAL	**495**	**100%**

Residential land area: 236.1 acres (2.1 DU/AC)

- A maximum of 495 total lots are allowed.
- A maximum of 57% of the total lot count can be Lot Type E.
- A minimum of 43% of the total lot count can be comprised of Lot Types A, B, C and D per their respective minimum percentages in the table above.

3. *Density and Dimensional Requirements.* The maximum permissible density for the Subject Property shall not exceed 2.1 dwelling units per gross acre of land. All lots shall conform to the standards depicted in Table 2 below and generally conform to Exhibit F of this ordinance.

Table 2: Lot Dimension Requirements

LOT TYPE	A	B	C	D	E
LOT COUNT	**31**	**55**	**66**	**67**	**266**
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT) (1)	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT) (2)	30	20	20	20	20
REAR BUILDING SETBACK (FT) (4)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6

SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT (3)	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65	65	65	65

General Notes:
(1) The minimum lot width shall be measured at the Front Yard Building Setback
(2) The location of the Front Yard Building Setback as measured from the front property line
(3) The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
(4) As measured from the rear yard property line
(5) Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks

4. *Building Standard.* All development shall adhere to the following building standards:

(a) Masonry Requirement. The minimum masonry requirement for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, stucco, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g., HardiBoard or Hardy Plank).

(b) Roof Pitch. A minimum of an 6:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.

(c) Garage Orientation. Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure or porch structure. In addition, the following architectural elements must be included on all front entry homes:

1) Divided bay garage doors for 2 stall and 16 foot and 8 foot for dividers for 3 stall
2) Carriage style hardware and lighting
3) Cedar clad trim garage doors
4) Driveways must be constructed with ornamental stamped concrete brick pavers, broom finish or salt finish

5. *Anti-Monotony Restrictions.* The development shall adhere to the following anti-monotony restrictions:

(A) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

1) Number of stories
2) Permitted encroachment type and layout
3) Roof type and layout
4) Articulation of the front façade

(B) Permitted encroachment (Porches) elevations shall not repeat or be the same along any block face without at least four (4) intervening homes of sufficient

dissimilarity on the same side of the street beginning with the home adjacent to the subject property and four (4) intervening homes beginning with the home on theopposite side of the street.

(C) Each phase of the subdivision will allow for a maximum four (4) compatible roof Colors. All roof shingles shall be an architectural or dimensional shingle.

6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials, and colors of the primary structure on the same lot and meet the following standards:

(A) No front yard fences allowed
(B) *Corner Lots.* Corner lots shall utilize a wood fence that extends no further than the back (rear) corner of the house. The fence shall be a minimum of six (6) feet tall. The fence shall be located a minimum of five (5) feet from the sidewalk's edge.
(C) *Rear Yard Fences.* Rear yard fences shall not extend forward, towards the front of the house, beyond the back (rear) corner of the house.
(D) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (minimum of ½" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be stained and sealed with all pickets being placed on the "Public side" facing the street. All wood fences shall a maximum of six (6) feet in height.
(E) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open space, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
(F) *Solid Fences (including wood fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

(A) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All canopy/shade trees planted within this development shall be a minimum of four (4) caliper inches in size and all accent/ornamental/under story trees shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within the subdivision:

(1) Canopy/shade trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
(2) Accent/ornamental/under story trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(B) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM 549).* A minimum of a 30-foot landscape buffer shall be provided along the frontage of FM 549 (outside of the required right-of-way dedication) and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least one canopy tree shall be planted per 50 feet of linear frontage. A minimum of a five (5) foot sidewalk shall be required along FM 549.

(2) *Landscape Buffer (SH 205).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH 205 (outside of the required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100 feet of linear frontage.

(C) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation Installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(D) *Street Trees and Hardscape.* Street tree and hardscape plans indicating the location of all sidewalk and trails shall be reviewed and approved with the PD Site Plan.

(E) *Lighting.* Light poles shall not exceed 20 feet in total height. All fixtures shall be directed downward and be positioned to contain all light within the development area.

(F) *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

(G) *Open Space.* The development shall consist of a minimum of 20% open space (excluding commercial area) and generally conform with the concept plan.

(H) *Neighborhood signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

(I) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood open space and common areas, irrigation, landscaping, screening fences
associated with this development.

(J) *Variances.* The variance procedures and standards for approval that are set forth inThe Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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 [*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 *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 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT Ordinance 10.26.2021

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property* -- *prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on 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(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject 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 a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks,

DRAFT NOT FOR ORDINANCE 10.28.2021

trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 12.28.21

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 12.28.2021

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

> North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
> North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
> North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
> North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
> South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;
>
> North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a

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distance of 467.61-feet, to the southeast corner of said Wilson tract;

> North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

> North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

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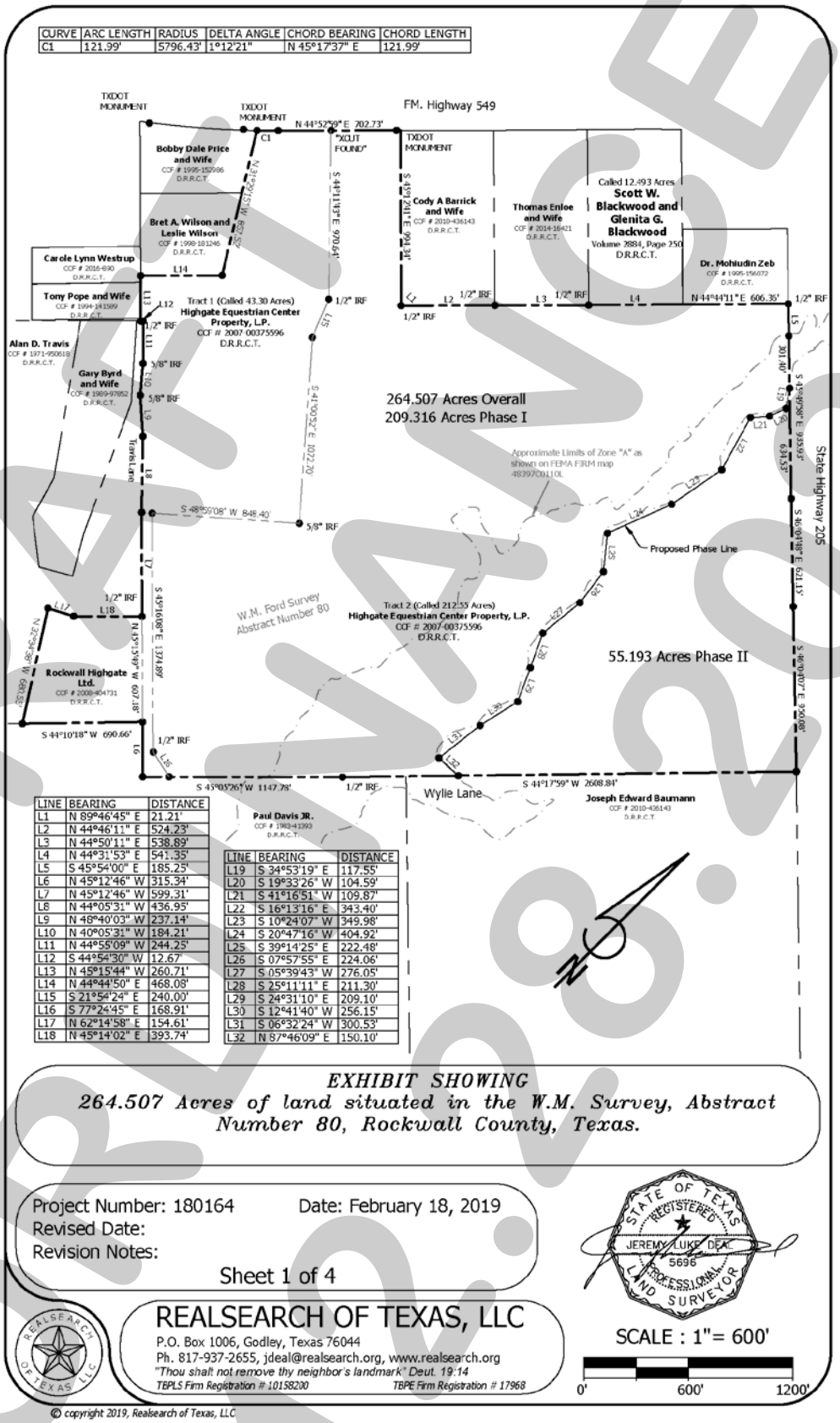
Exhibit 'B':
Survey



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

SCALE : 1"= 600'
0' 600' 1200'

© copyright 2019, Realsearch of Texas, LLC

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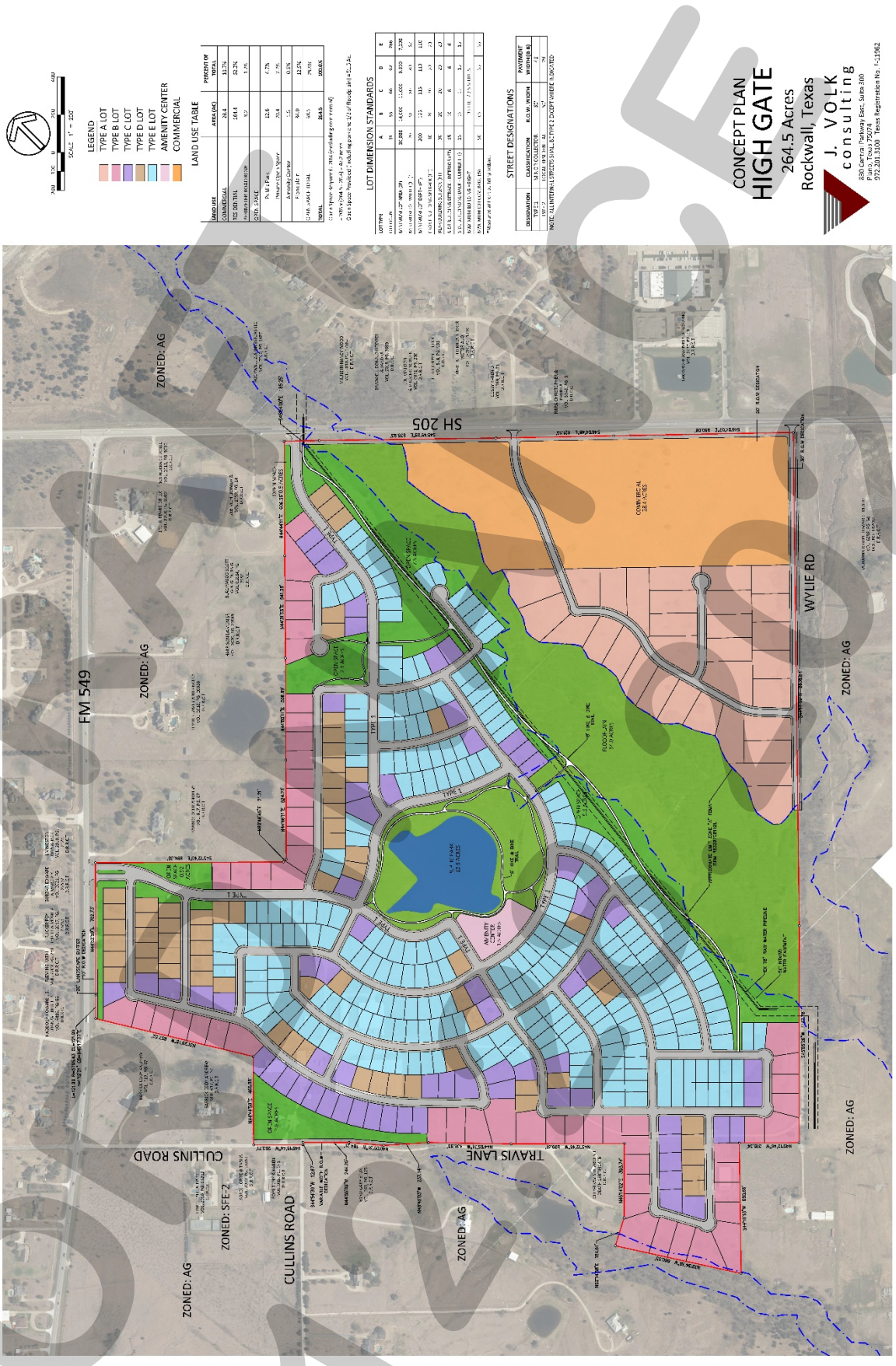
Exhibit 'C':
Concept Plan



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Do Not Sign

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

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- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	120' x 200'	30,000 SF	30	06.06%
B	90' x 125'	14,000 SF	53	10.71%
C	80' x 115'	11, 000 SF	65	13.13%
D	80' x 110'	9,600 SF	65	13.13%
E	62' x 110'	7,200 SF	282	56.97%
		Maximum Permitted Units:	*495*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *495* units provided [*1*] a minimum of 43.00% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 30 *Lot Type 'A'* lots and 53 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 57.00% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.87* dwelling units per gross acre of land; however, in no case should the proposed development exceed *495* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

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Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	120'	90'	80'	80'	62'
Minimum Lot Depth	200'	125'	115'	110'	110'
Minimum Lot Area (SF)	30,000	14,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	30'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400	2,200	2,200
Maximum Lot Coverage	50'	65'	65'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy*

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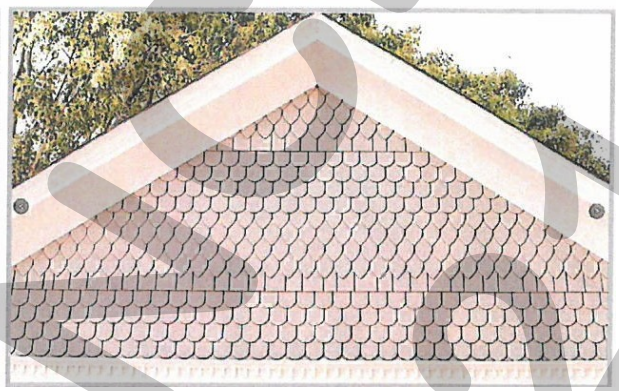
Plank) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard



(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. Garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. In addition, the following architectural elements must be incorporated into all *Front Entry* garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

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(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	120' x 200'	(1), (2), (3), (4)
B	90' x 125'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Continued on Next Page …

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Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

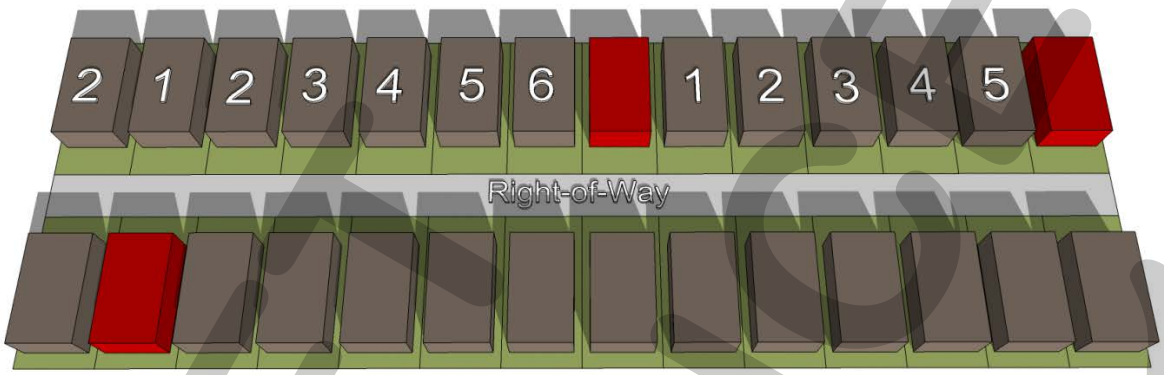

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.

(7) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear 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 (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(8) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage.

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Berms shall have a minimum height of 30-inches and a maximum of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 20-foot landscape buffer.

(4) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(12) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground,

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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. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(14) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(15) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 12.28.21

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	P2021-063	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for The Landon	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Robert John Crowell for the approval of a Final Plat for the Landon Subdivision being a 126.903-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: 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 the Landon Subdivision being a 126.903-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman 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 (P2021-063) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§04.01, Art. 11, UDC).

M.5 For Lots 1A and 19A utilize the same callout as the preliminary plat "10' Detention, Drainage, and Open Space Area."

M.6 Verify the Legal Description there is a distance that is inconsistent with the plat.

M.7 Remove #7 from sheet 2.

M.8 Remove the notary for the surveyor; their seal fulfills the notary.

M.9 Include the Public Improvement Statement as a note.

I.10 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 approval. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.

1.11 Although this agenda item may be on the consent agenda on January 11, 2022, staff recommends that a representative be present for all meetings.

1.12 The projected City Council Meeting date for this case will be January 18, 2022.

1.13 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	Amy Williams	12/21/2021	Approved w/ Comments

12/21/2021: Add "Detention" to the four "Drainage" easements

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	12/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2021	Approved w/ Comments

12/16/2021: Please contact Jim Knickerbocker, Rockwall County GIS for addressing. (972) 204-6253, jknickerbocker@rockwallcountytexas.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	12/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	12/21/2021	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. P2021-063

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	west intersection of Streetman Road and S. Munson Road		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	126.903	LOTS [CURRENT]	0	LOTS [PROPOSED]	20

☐ ***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	Robert John Crowell	☑ APPLICANT	Carroll Consulting Group, Inc.
CONTACT PERSON		CONTACT PERSON	James Bart Carroll
ADDRESS	P.O. Box 466	ADDRESS	P.O. Box 11
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Lavon, TX 75166
PHONE	214-460-4444	PHONE	972-742-4411
E-MAIL	robertjcrowell@yahoo.com	E-MAIL	bart.carroll@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert John Crowell [*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 7th DAY OF December, 2021. 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."

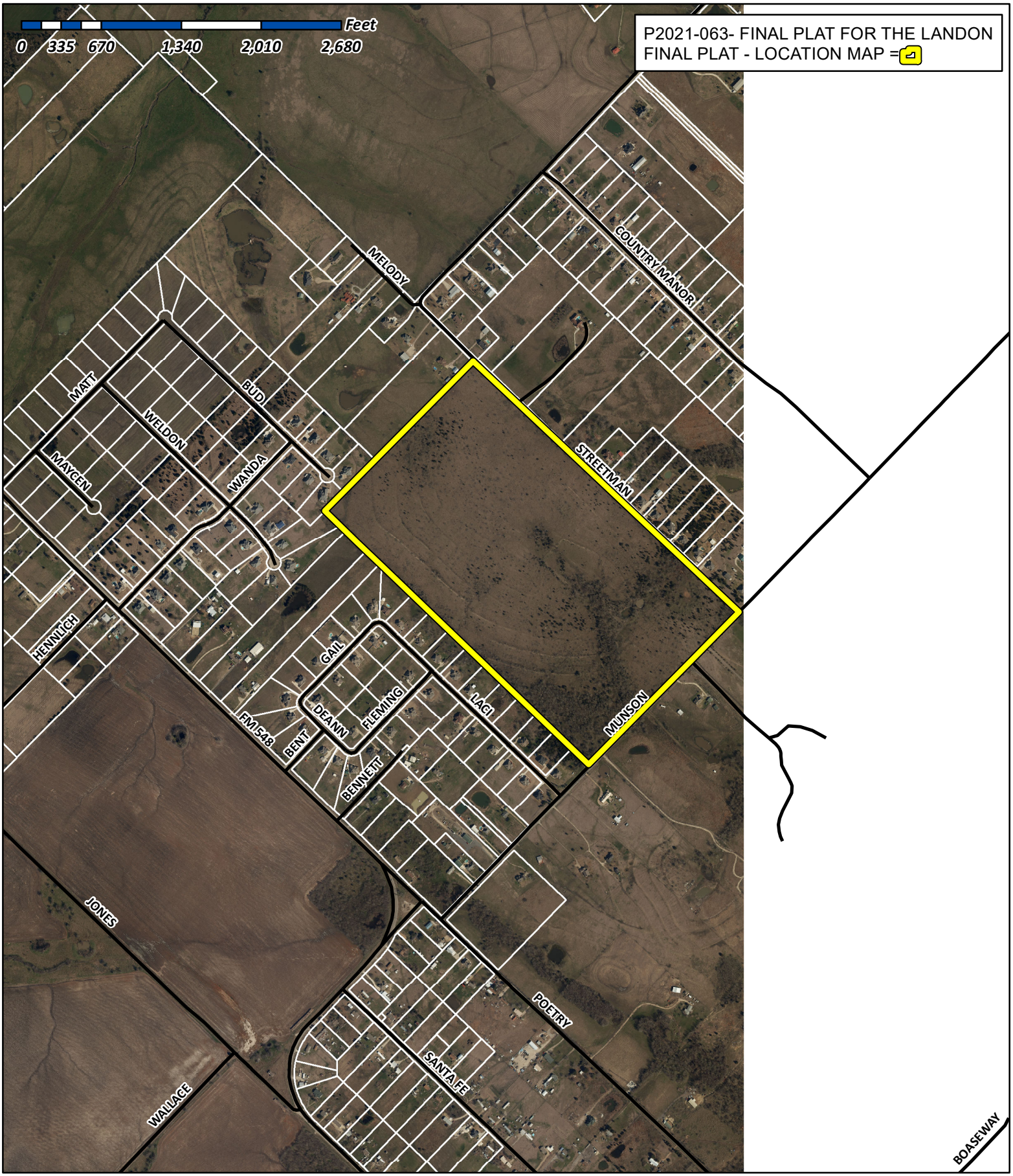
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF December, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTI PHILLIPS
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 1201277-0

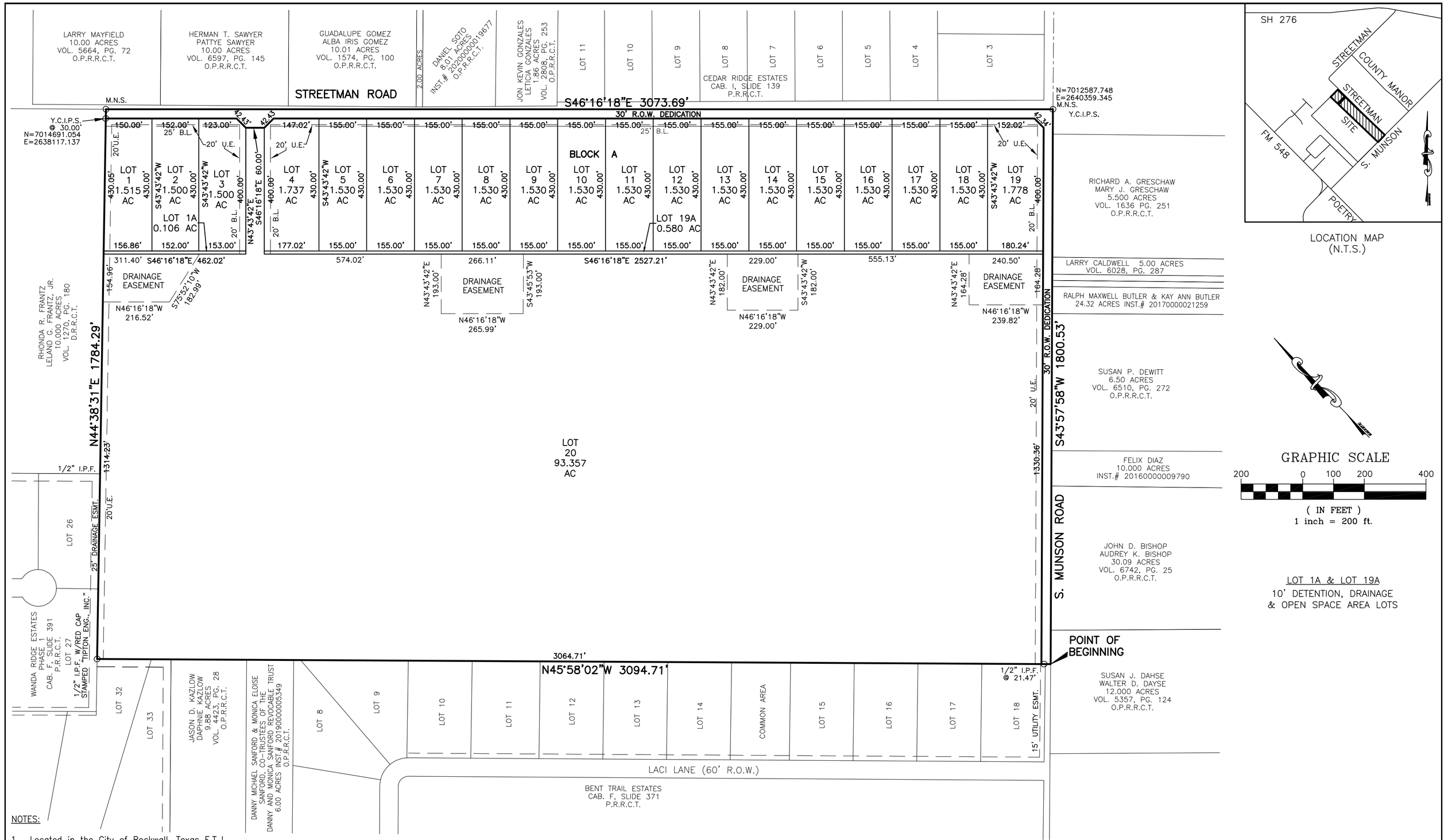
MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



LOCATION MAP
(N.T.S.)

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LOT 1A & LOT 19A
10' DETENTION, DRAINAGE
& OPEN SPACE AREA LOTS

NOTES:

1. Located in the City of Rockwall, Texas E.T.J.
2. Water supplied by Cash SUD.
3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
5. All lots to use on-site sewage facilities. Rockwall County to review and approve the sewage disposal method. OSSF permits are required prior to construction.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S.	–	YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JULY 28, 2021	CP

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

FINAL PLAT

THE LANDON

LOTS 1-19, LOT 1A, LOT 19A & LOT 20, BLOCK A
19 Residential Lots
Being 126.903 – Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-013

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas Robert J. Crowell and Bobby J. Crowell are the owners of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same 126.903 acre tract land as conveyed to Robert J. Crowell and Bobby J. Crowell by deed recorded in Instrument Number 20210000019392, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for the south corner of said 126.903 acre tract and being in the center of S. Munson Road;

Thence, North 45°58'02" West, along the southwest line of said 126.903 acre tract, the northeast line of Bent Trail Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 371, Plat Records, Rockwall County, Texas, the northeast line of a 6.00 acre tract of land conveyed to Danny Michael Sanford and Monica Eloise Sanford, Co-Trustees of the Danny and Monica Sanford Revocable Trust by deed recorded in Instrument No. 20190000005349, Official Public Records, Rockwall County, Texas, the northeast line of a 9.88 acre tract of land conveyed to Jason D. Kazlow and Daphnie Kazlow by deed recorded in Volume 4423, Page 28, Official Public Records, Rockwall County, Texas and an east line of Wanda Ridge Estates Phase 1, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 391, Plat Records, Rockwall County, Texas, passing at a distance of 21.47 feet a 1/2" iron pin found and for a total distance of 3094.71 feet to a 1/2" iron pin found with red cap stamped "TIPTON ENG. INC." for the west corner of said 126.903 acre tract and a re-entrant corner of said Wanda Ridge Estates Phase 1;

Thence, North 44°38'31" East, along the northwest line of said 126.903 acre tract, a southeast line of said Wanda Ridge Estates Phase 1 and the southeast line of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas, passing at a distance of 601.81 feet a 1/2" iron pin found and passing at a distance of 1766.27 and for a total distance of 1784.29 feet to a point in the center of Streetman Road for the north corner of said 126.903 acre tract and the east corner of said Frantz tract;

Thence, South 46°16'18" East, along Streetman Road and the northeast line of said 126.903 acre tract, a distance of 3073.69 feet to a point for the east corner of said 126.903 acre tract and being the centerline intersection of Streetman Road and S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 126.903 acre tract and the center of S. Munson Road, a distance of 1800.53 feet to the Point of Beginning and containing 5,527,877 square feet or 126.903 acres of land.

_____
Planning & Zoning Commission, Chairman

_____
Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20___ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 ___ day of _____, 20___.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____ _____
Rockwall County Judge Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

(1) No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

(2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
(3) The City and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

WITNESS, my hand, this the ___ day of _____, 2021.

_____ _____
Robert J. Crowell, Owner Bobby J. Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert J. Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

_____
Notary Public for the State of Texas
My Commission expires _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Bobby J. Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

_____
Notary Public for the State of Texas
My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 2021.

_____
Notary Public in and for the State of Texas.
My commission expires: _____

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	JULY 28, 2021	CP

FINAL PLAT

THE LANDON

LOTS 1-19, LOT 1A, LOT 19A & LOT 20, BLOCK A
19 Residential Lots
Being 126.903 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.: P2021-013

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

BOUNDARY CLOSURE REPORT
THE LANDON

North: 7011291.8159' East: 2639109.3613'

Segment #1 : Line

Course: N45° 58' 01.51"W Length: 3094.714'
North: 7013442.8633' East: 2636884.4456'

Segment #2 : Line

Course: N44° 38' 31.33"E Length: 1784.286'
North: 7014712.4019' East: 2638138.2193'

Segment #3 : Line

Course: S46° 16' 18.09"E Length: 3073.687'
North: 7012587.7480' East: 2640359.3445'

Segment #4 : Line

Course: S43° 57' 57.75"W Length: 1800.528'
North: 7011291.8154' East: 2639109.3605'

Perimeter: 9753.214' Area: 5527876.61 Sq. Ft.
Error Closure: 0.0009 Course: S60° 35' 19.43"W
Error North: -0.00042 East: -0.00075

Precision 1: 10836905.556

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	P2021-064	CASE MANAGER:	Henry Lee
PROJECT NAME:	Lot 1, Block A, PS Rockwall County Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates PS LPT Properties Investors for the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4000 N. Goliad Street [SH-205].

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 (P2021-064) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§04.01, Art. 11, UDC)

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.6 Label the building setback where adjacent to a street according to Rockwall County standards. (Exhibit 'A', ILA)

M.7 Label the fire lane as "Fire lane, public access, and utility easement."

I.8 With the Final Plat a notary for the surveyor will not be necessary. Also, at Final Plat the Rockwall County Judge Signature will be required.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by January 4, 2022, and provide any additional information that is requested. Once all revisions have been completed, please provide two (2) large copies and one PDF version for a subsequent/final review by staff.

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

1) Planning & Zoning Work Session meeting will be held on December 28, 2021
2) Planning & Zoning Regular meeting will be held on January 11, 2022
3) City Council meeting will be held on January 18, 2022

I.11 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Planning and Zoning Commission or the City Council may have regarding your request. All meetings will be held in person in the City's Council Chambers, and will begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along all street frontage.
- Need off-site easements

Drainage Items:
- Detention is required. Manning's C-value is by zoning.
- No vertical walls are allowed in detention easements.

Detention outflow to sheet flow at the property line.

Water and Wastewater Items:
- Must loop the 8" min water line on site. Only one use allowed off a dead end line.
- Pursue opting out of the Mt. Zion water district.
- Will need a letter from Mt. Zion stating that they can serve domestic and fire protection to meet City requirements if not opting out of Mt. Zion WD.
- Sewer is not closely available. A septic system will need to be permitted through Rockwall County. If you choose to use the existing system, I need a letter stating that it will have proper capacity.

Roadway Paving Items:
- 10-ft ROW dedication along SH 205
- TXDOT permit required for driveway on SH 205.
- Parking to be 20'x9' .
- All paving to be reinforced concrete
- No dead-end parking allowed without City approved turnaround
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved w/ Comments

12/20/2021: Fire protection to be reviewed by Rockwall County.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	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	**4000 N. Goliad Street, Rockwall, TX 75087**				
SUBDIVISION	**PS Rockwall County**	LOT	1	BLOCK	A
GENERAL LOCATION	**East of N. Goliad Street and North of Shennedoah Lane**				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	**N/A**	CURRENT USE	**Residential**
PROPOSED ZONING	**N/A**	PROPOSED USE	**Self-Storage**
ACREAGE	**2.1**	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	**PS LPT Properties Investors**	■ APPLICANT	**Kimley-Horn**
CONTACT PERSON	**Jarrod Yates**	CONTACT PERSON	**Trey Braswell**
ADDRESS	**701 Western Ave**	ADDRESS	**100 W. Oak Street, Suite 203**
CITY, STATE & ZIP	**Glendale, CA 91201**	CITY, STATE & ZIP	**Denton, TX 76201**
PHONE		PHONE	**940.536.0175**
E-MAIL	**jyates@publicstorage.com**	E-MAIL	**trey.braswell@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

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

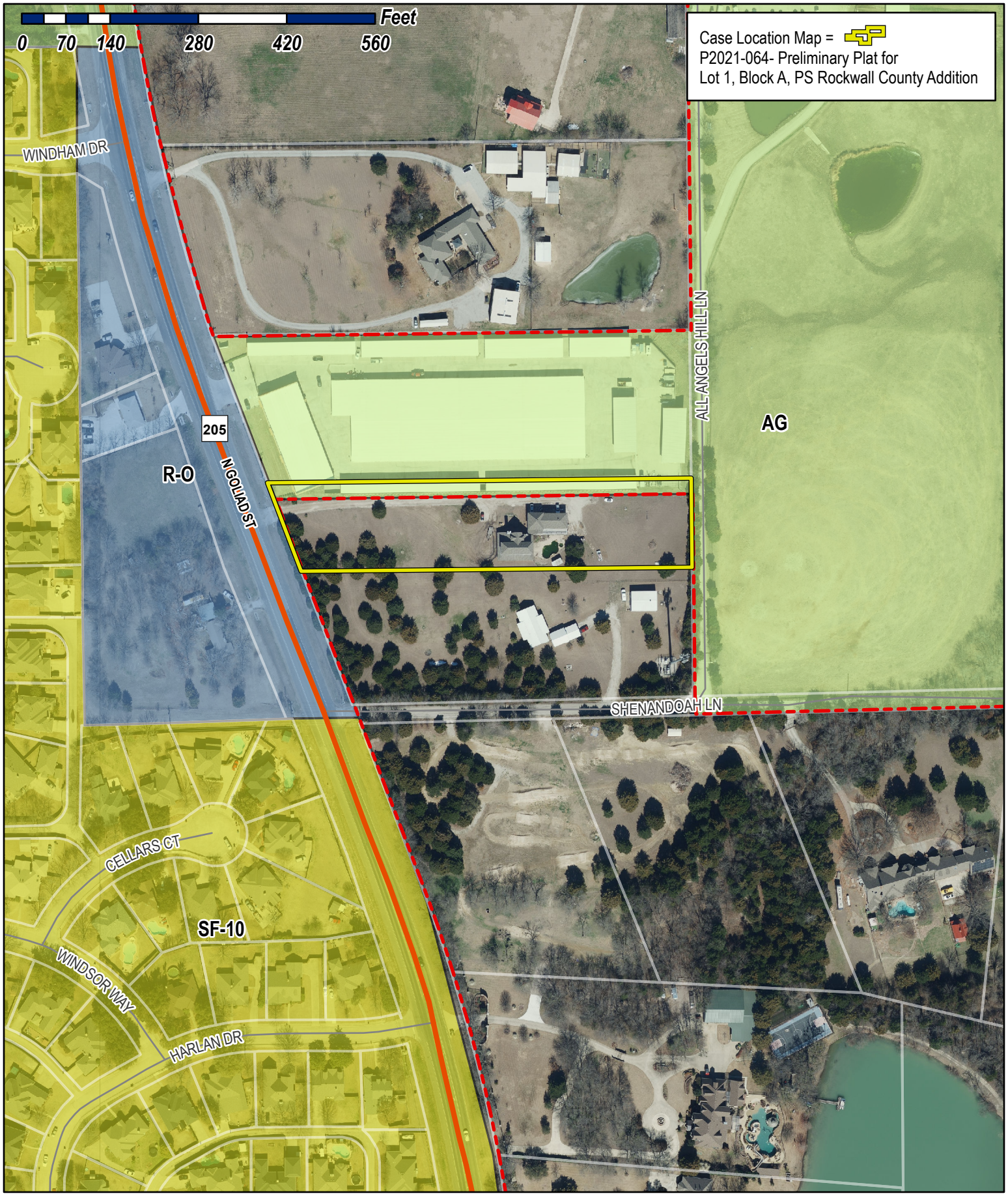
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 231.23 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* December *, 20* 21 *BY SIGNING 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 15th *DAY OF* Dec *, 20* 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Hylehnea Miles *MY COMMISSION EXPIRES* 8/24/2023

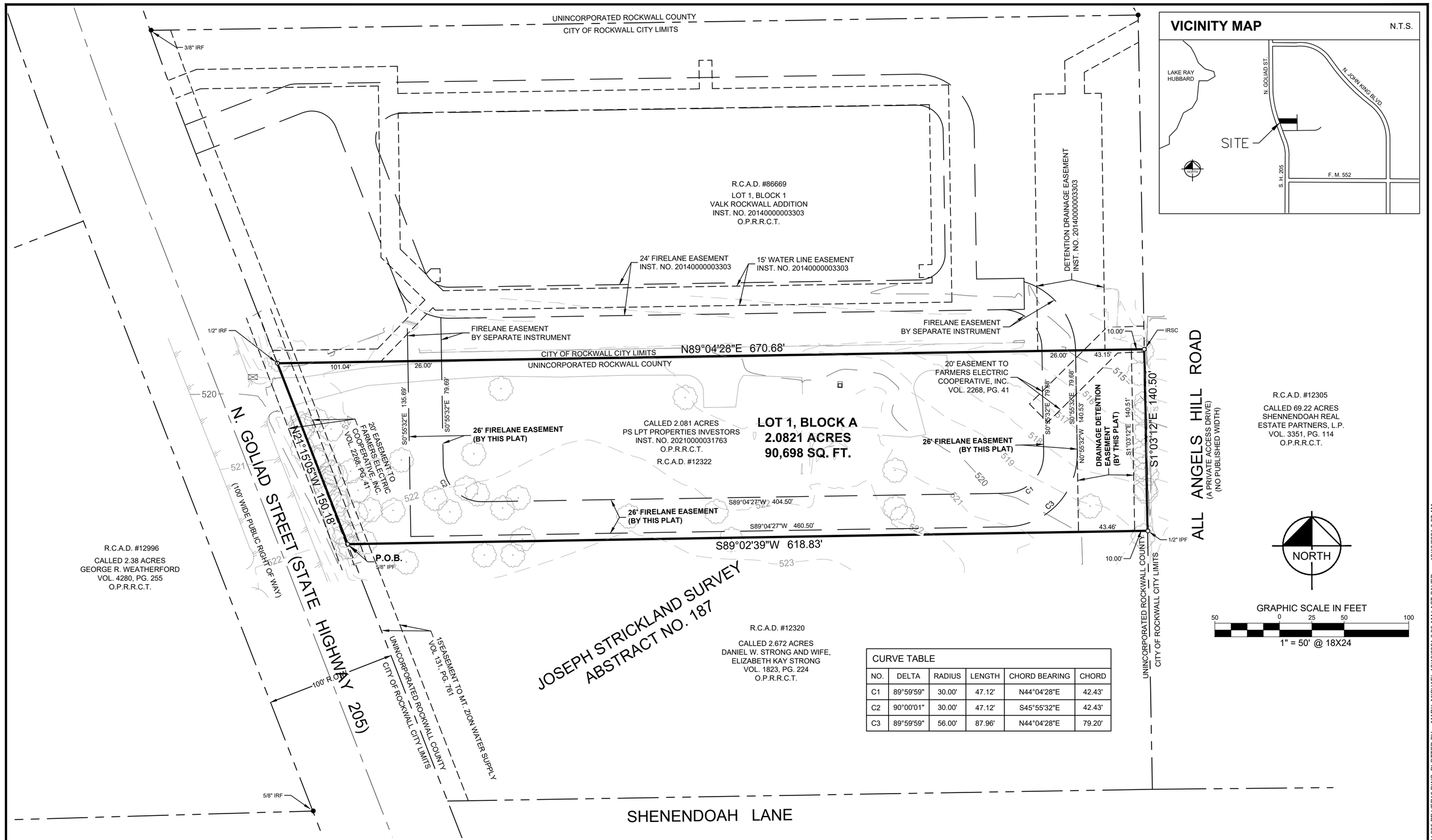
HYLEHNEA MILES
Notary Public, State of Texas
Comm. Expires 08-24-2023
Notary ID 130343895



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'59"	30.00'	47.12'	N44°04'28"E	42.43'
C2	90°00'01"	30.00'	47.12'	S45°55'32"E	42.43'
C3	89°59'59"	56.00'	87.96'	N44°04'28"E	79.20'

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND:

R.C.A.D.	= ROCKWALL COUNTY APPRAISAL DISTRICT
P.O.B.	= POINT OF BEGINNING
IRSC	= 5/8" IRON ROD W/ "KHA" CAP SET
IRFC	= IRON ROD W/CAP FOUND
IRF	= IRON ROD FOUND
IPF	= IRON PIPE FOUND
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

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Kimley-Horn and Associates, Inc.
All rights reserved

NOTES:

1. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
2. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
3. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

   REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4
4. Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

PRELIMINARY PLAT

PS ROCKWALL COUNTY ADDITION

LOT 1, BLOCK A

2.082 ACRES

SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-____

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	12/16/2021	069319643	1 OF 2

DWG NAME: K:\FRI_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 PP VER18.DWG PLOTTED BY MARX, MICHAEL 12/16/2021 6:08 AM LAST SAVED 12/16/2021 6:07 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the **POINT OF BEGINNING** and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We, **PS LPT PROPERTIES INVESTORS**, the undersigned owner of the land shown on this plat, and designated herein as the **PS ROCKWALL COUNTY ADDITION** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the **PS ROCKWALL COUNTY ADDITION** have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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. The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
7. The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
8. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

By: **PS LPT PROPERTIES INVESTORS**, a Maryland real estate investment trust

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

_____
Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the ___day of _____, 2021.

_____
MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____ 20__.

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning & Zoning Commission, Chairman 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 _____ day of _____, 2022.

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 _____ day of _____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY PLAT

PS ROCKWALL COUNTY ADDITION

LOT 1, BLOCK A
2.082 ACRES
SITUATED IN THE
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS
CASE NO. P2021-____

OWNER:
PS LPT Properties Investors
701 Western Ave.
Glendale, California 91201
Phone: 972-546-0375
Contact: Jarrod Yates

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, Texas 76201
Phone: 940-387-3620
Contact: Trey Braswell, P.E.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	12/16/2021	069319643	2 OF 2

DWG NAME: K:\FRI_SURVEY\069319643-4000 N SH 205 - ROCKWALL\DWG\069319643-SH 205 PP VER18.DWG PLOTTED BY MARX, MICHAEL 12/16/2021 6:08 AM LAST SAVED 12/16/2021 6:07 AM

Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Kimley-Horn and Associates, Inc.	Your Company Name
Address 1	123 Main Street

Date: 12/16/2021 12:00:50 PM

Parcel Name: LOT 1, BLOCK A
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:7,043,377.6687'	East:2,592,709.9814'
Segment# 1: Line	
Course: N21°15'05"W	Length: 150.18'
North: 7,043,517.6363'	East: 2,592,655.5470'
Segment# 2: Line	
Course: N89°04'28"E	Length: 670.68'
North: 7,043,528.4700'	East: 2,593,326.1395'
Segment# 3: Line	
Course: S1°03'12"E	Length: 140.50'
North: 7,043,387.9937'	East: 2,593,328.7223'
Segment# 4: Line	
Course: S89°02'39"W	Length: 618.83'
North: 7,043,377.6706'	East: 2,592,709.9785'
Perimeter: 1,936.88'	Area: 90,698.31Sq.Ft.
Error Closure: 0.0035	Course: N56°19'26"W
Error North : 0.00194	East: -0.00291

Precision 1: 451,482.86

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	P2021-067	CASE MANAGER:	Henry Lee
PROJECT NAME:	Saddle Star Estates North	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan King, PE of Engineering Concepts and Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Preliminary Plat for the Saddle Star Estates North Subdivision consisting of 92 single-family residential lots on a 42.667-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of FM-552 and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Saddle Star Estates North Subdivision consisting of 92 single-family residential lots on a 42.667-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of FM-552 and John King 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.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 80 (PD-80), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 Provide the case number, P2021-067, on each sheet of the plans.

M.5 Lots 6 and 26, Block A and Lot 10, Block C do not meet the minimum depth requirements; please make the necessary adjustments. [Subsection 04.01, of Article 11, UDC]

M.6 Darken the flood elevation boundaries so they are easier to identify throughout the plat.

M.7 Delineate and identify the land area, in acres, of open space in the floodplain.

I.8 As a condition of approval for this case, the applicant will be required to pay the tree mitigation balance of $37,000.00.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.10 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.11 Please note the scheduled meetings for this case:

Planning & Zoning meetings will be held on December 28, 2021 and January 11, 2022.
City Council regular meeting will be held on January 18, 2022.

I.12 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - 10' Utility Easement required along all street ROW.
I - Minimum 20' x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.
I - Minimum 30' x30' ROW clip at intersections of Andrea Dr/FM 552 and Ridge Cross Dr./John King Blvd.

Drainage Items:
I - No walls allowed in detention.
I - Can't increase flow leaving site. Detention may be required to prevent increase in flow leaving site. No detention allowed in floodplain.
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Flood Study is required to delineate the floodplain as well as elevations. Review fees apply. See the City Standards of Design for flood study requirements.
I - Must get a WOTUS and wetlands study for the ponds on site.
I - The finish floor of all the houses must be 2' above the adjacent floodplain elevation. Any parking areas must be 1' minimum above the floodplain elevation.
I - Must submit a LOMR to FEMA. No house permits will be released near the floodplain until this is complete.
I - "Drainage/detention and floodplain on site to be maintained by the HOA" add note to preliminary plat.
I - The property boundaries against the flood plain and HOA lot are subject to change in the engineering phase based on the delineation of the floodplain, erosion hazard setback, and drainage easements per City Standards. No Lot to Lot Drainage Allowed. Erosion hazard setback shall not be in a residential lot.
I - Will need to collect runoff from existing estate lot development to the west and collect before it enters proposed lots on easterly edge on proposed development.

Water and Wastewater Items:
I - Must show existing and proposed utilities for the project.
I - Must loop 8" water line on site. Water line to be steel encase under creek crossings.
I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)
I - Minimum public sewer is 8". Aerial crossing of sewer will not be allowed. Steel encase creek crossings.
I - Must include a 20' wide easement along the floodplain for a future 15" sewer line per the Master Sewer Plan.
I - Water is available in John King and FM 552, but you will need to bore under the roadway to reach both lines.
I - Must get permission to sewer into Breezy Hill Lift Station and perform Infrastructure study to see what upgrades are needed. (Review fees apply)
I - Sewer pro-ratas will be assessed at final plat
I- 15" sewer line must be deep enough to receive sewer from Stoney Hollow LS.
I- Need off-site easements for sewer

Roadway Paving Items:
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Alleys to be 20' ROW, 12' wide paving.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - Must verify the ROW required for FM 552.
I - Must include a 20'x20' ROW clip at every intersection for visibility.
I - Cul-de-sacs or eyebrow paving must have 57.5' radius for the ROW and 47.5' radius for paving minimum.
I - Must build a left turn lane for Northbound traffic on John King.
I - Must conduct a traffic study for the intersections on John King and FM 552. deceleration lanes may be required. (review fees apply)

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	Approved w/ Comments

12/17/2021: Please change Harlan's Way to a different name. To similar to street that we already have in the vicinity.

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: Intersection of SH552 and John King Blvd

SUBDIVISION: Saddle Star Notrth — LOT: — BLOCK:

GENERAL LOCATION: Intersection of SH552 and John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-80 — CURRENT USE: Agriculture

PROPOSED ZONING: PD-80 — PROPOSED USE: Single Family

ACREAGE: 42.667 — LOTS [CURRENT]: 1 — LOTS [PROPOSED]: 92

☐ ***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	Saddle Star South Holdings, LLC	☐ APPLICANT	Engineering Concepts and Design
CONTACT PERSON	Jose Campos	CONTACT PERSON	Ryan King, P.E.
ADDRESS	609 Main Street, Suite 2400	ADDRESS	1600 N. Collins Blvd, Ste 3300
CITY, STATE & ZIP	Houston, TX 77051	CITY, STATE & ZIP	Richardson, TX 75080
PHONE	214-716-2900	PHONE	972-941-8400
E-MAIL	jose.campos@hines.com	E-MAIL	Ryan@ECDLP.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Campos [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 $ 840.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* December *, 2021 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."*

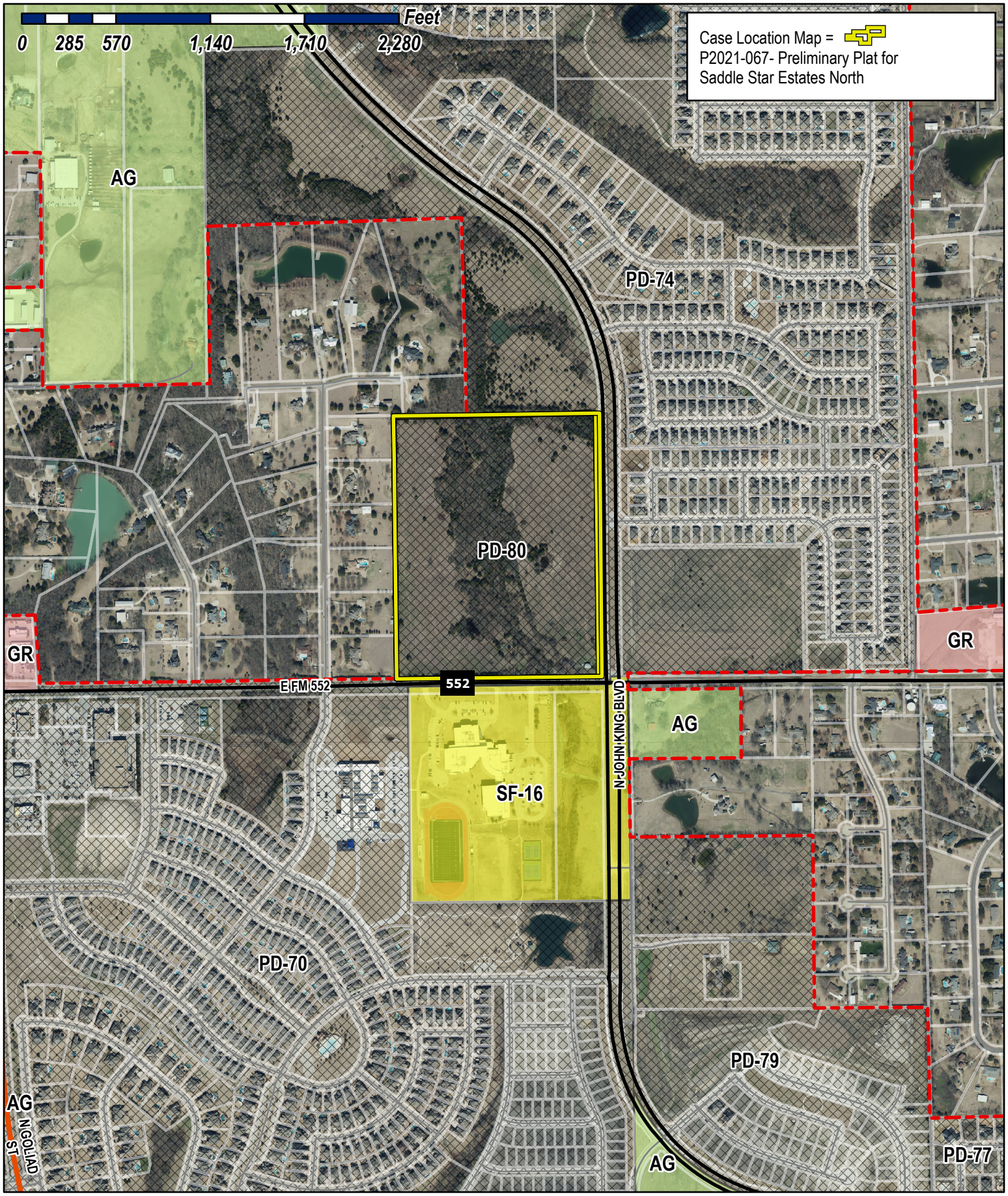
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* December *, 2021.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUSAN G. MURRA
Notary Public, State of Texas
Comm. Expires 02-14-2023
Notary ID 3902646

MY COMMISSION EXPIRES



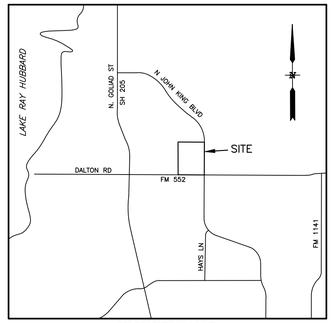
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

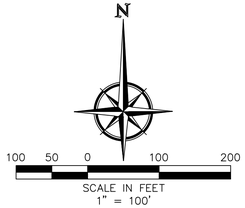
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°36'41"	250.00'	49.98'	98.66'	S 12°02'23" E	98.02'
C2	10°54'58"	250.00'	23.89'	47.63'	N 17°53'14" W	47.56'
C3	20°11'40"	250.00'	44.52'	88.12'	N 02°19'55" W	87.66'
C4	30°20'34"	250.00'	67.79'	132.40'	S 07°24'22" E	130.85'
C5	18°43'34"	250.00'	41.22'	81.71'	N 13°12'52" W	81.34'
C6	26°31'31"	225.00'	53.03'	104.16'	S 13°46'41" E	103.24'
C7	26°31'31"	250.00'	58.93'	115.74'	N 13°46'41" E	114.71'
C8	18°43'34"	275.00'	45.34'	89.88'	S 13°12'52" E	89.48'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 39°28'06" W	31.48'
L2	N 89°29'05" E	22.34'
L3	N 44°22'31" E	31.88'
L4	S 45°40'04" E	31.78'
L5	S 42°46'24" W	32.76'
L6	N 49°58'36" E	35.53'
L7	N 00°44'02" W	35.47'
L8	N 07°45'55" E	47.61'
L9	N 45°37'29" W	31.76'
L10	S 44°29'05" W	31.82'
L11	N 44°18'11" E	28.29'
L12	S 54°34'41" E	20.00'
L13	N 61°16'41" E	36.06'
L14	S 27°04'49" E	22.36'
L15	S 40°08'33" E	19.04'
L16	S 48°50'50" E	42.42'
L17	S 44°29'31" W	42.42'
L18	S 45°30'29" E	42.44'
L19	N 41°09'10" E	42.43'
L20	N 39°28'06" E	20.11'



VICINITY MAP
N.T.S.

LEGEND	
5/8" CIRS W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
W.D.E.	WALL MAINTENANCE & DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
	INDICATES CHANGE IN STREET NAME



Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. 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.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).
7. Drainage/Detention and floodplain on site to be maintained by the HOA.

ZONING DISTRICT: PD-80
OPEN SPACE = 9.68 AC.
92 DWELLING UNITS
2.16 UNITS PER ACRE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF DECEMBER, 2021.

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. This preliminary plat is released on December 2021 for review by the City and other parties for comments and progression to an approved preliminary plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL LAND SURVEYOR

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TX 770051

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 510

PRELIMINARY PLAT

SADDLE STAR ESTATES NORTH

ZONING DISTRICT: PD-80
92 SINGLE FAMILY LOTS
2 COMMON AREA TRACTS

42.667 ACRES

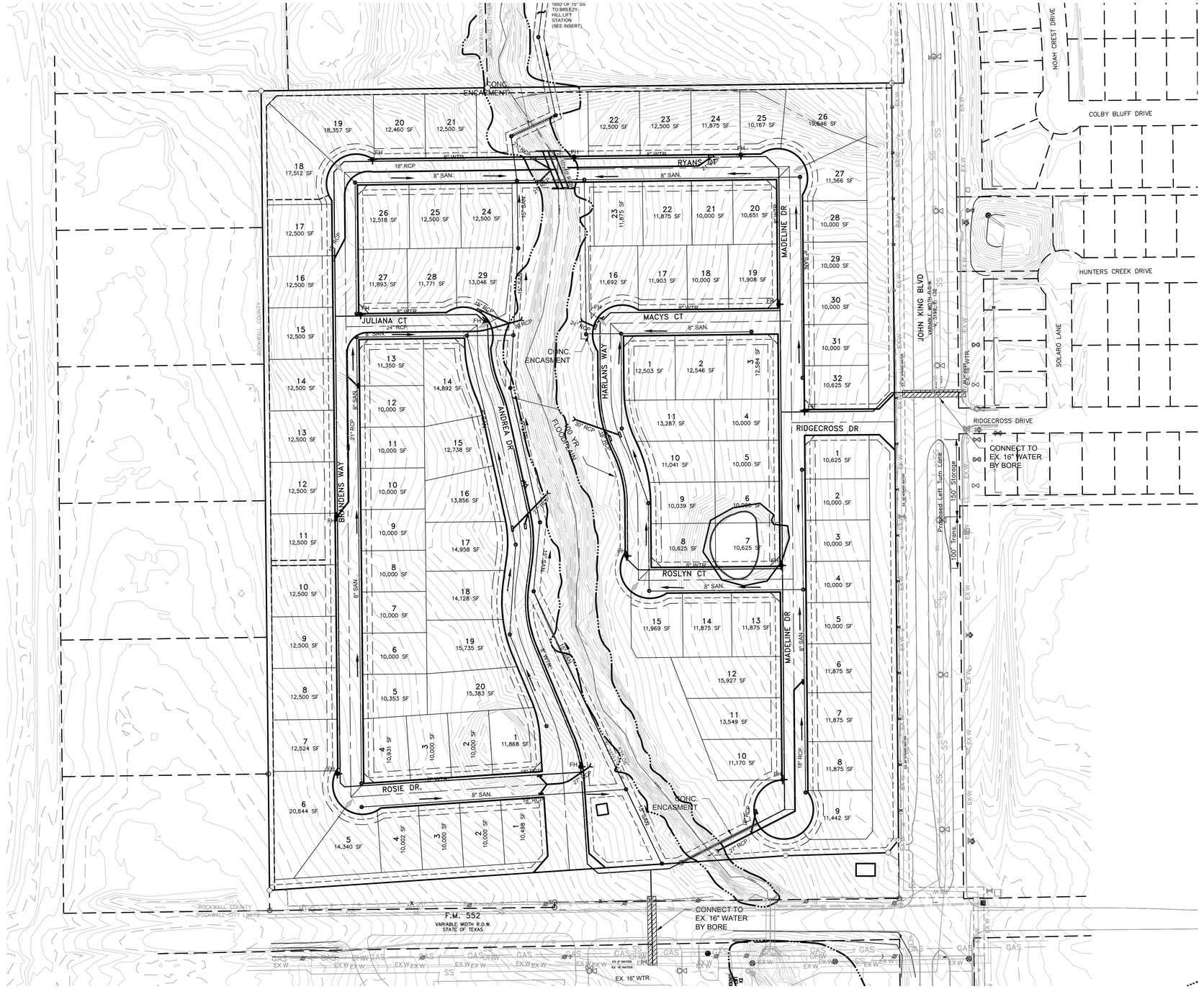
SITUATED IN THE

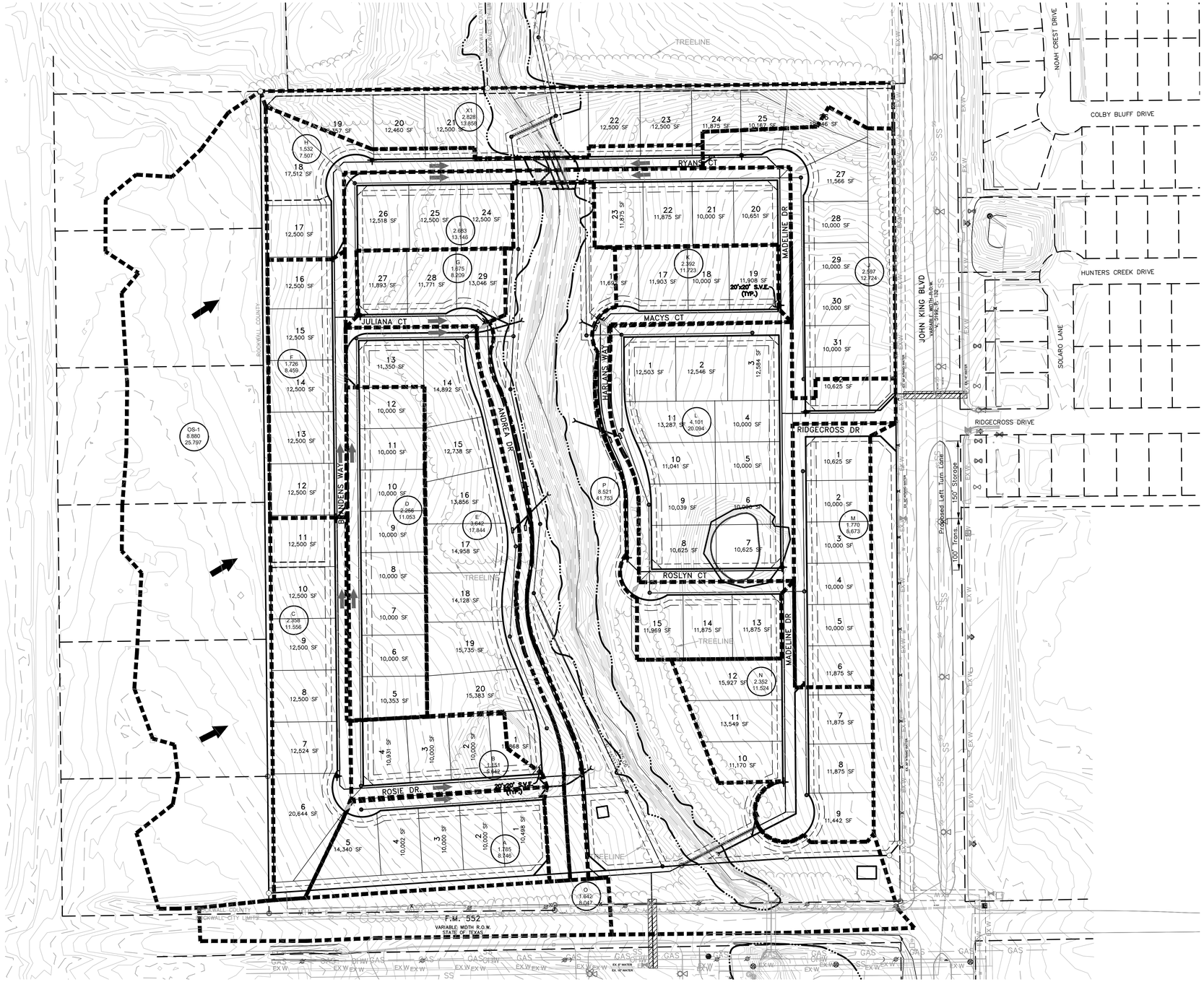
T.R. BAILEY SURVEY, A-30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 12/16/2021 *CASE NO. P__-____* *SHEET 1 OF 1*

06827\DWG\6827 Final Plat North.dwg


1850' OF 15" SS TO BREEZY HILL LIFT STATION (SEE INSERT)
CONC. ENCASEMENT
ROCKWALL COUNTY
ROCKWALL CITY LIMITS
RYANS CT
MADELINE DR
JULIANA CT
MACYS CT
HARLANS WAY
BRANDENS WAY
ANDREA DR
ROSLYN CT
ROSIE DR.
RIDGECROSS DR
JOHN KING BLVD
NOAH CREST DRIVE
COLBY BLUFF DRIVE
HUNTERS CREEK DRIVE
SOLARO LANE
CONNECT TO EX. 16" WATER BY BORE
Proposed Left Turn Lane
150' Storage
100' Trans.
100 YR FLOODPLAIN
F.M. 552
VARIABLE WIDTH R.O.W.
STATE OF TEXAS
EX. 16" WTR.
EX. 8" WATER
EX. 12" WATER
EX. 24" WATER
EX. 30" WATER
EX. 36" WATER
EX. 8" SANITARY SEWER
EX. 15" SANITARY SEWER
EX. 18" SANITARY SEWER
EX. 24" SANITARY SEWER
EX. 30" SANITARY SEWER
EX. 36" SANITARY SEWER
EX. 8" GAS
EX. 12" GAS
EX. 8" OHW
EX. 12" OHW
EX. 8" W
EX. 12" W
EX. 24" W
EX. 30" W
EX. 36" W
EX. 8" SS
EX. 15" SS
EX. 18" SS
EX. 24" SS
EX. 30" SS
EX. 36" SS
EX. 8" STORM SEWER
EX. 15" STORM SEWER
EX. 18" STORM SEWER
EX. 24" STORM SEWER
EX. 30" STORM SEWER
EX. 36" STORM


TREELINE
ROCKWALL COUNTY
RYANS CT
MADELINE DR
JOHN KING BLVD
VARIABLE WIDTH R.O.W.
NOAH CREST DRIVE
COLBY BLUFF DRIVE
HUNTERS CREEK DRIVE
SOLARO LANE
RIDGECROSS DRIVE
RIDGECROSS DR
MACYS CT
JULIANA CT
HARLANS WAY
ANDREA DR
BRANDENS WAY
ROSLYN CT
ROSIE DR.
20'x20' S.V.E. (TYP.)
Proposed Left Turn Lane
150' Storage
100' Trans.
F.M. 552
VARIABLE WIDTH R.O.W.
STATE OF TEXAS
ROCKWALL COUNTY
ROCKWALL CITY LIMITS
EX. 8" WATER
EX. 12" WATER
EX. 24" WATER
EX. 30" WATER
EX. 36" WATER
EX. 8" SANITARY SEWER
EX. 10" SANITARY SEWER
EX. 12" SANITARY SEWER
EX. 15" SANITARY SEWER
EX. 18" SANITARY SEWER
EX. 24" SANITARY SEWER
EX. 30" SANITARY SEWER
EX. 36" SANITARY SEWER
EX. 42" SANITARY SEWER
EX. 48" SANITARY SEWER
EX. 54" SANITARY SEWER
EX. 60" SANITARY SEWER
EX. 66" SANITARY SEWER
EX. 72" SANITARY SEWER
EX.

Parcel Map Check Report
Prepared by:
Survey Department
Engineering Concepts & Design, LP
201 Windco Circle. Suite 200
Date: 12/17/2021 12:22:15 PM

Parcel Name: Overall Boundary
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,040,432.495' East:2,595,087.119'

Segment# 1: Line
Course: N 0°36'07" W Length: 1,552.63'
North: 7,041,985.039' East: 2,595,070.808'

Segment# 2: Line
Course: N 89°12'29" E Length: 439.34'
North: 7,041,991.111' East: 2,595,510.106'

Segment# 3: Line
Course: N 89°18'45" E Length: 784.51'
North: 7,042,000.524' East: 2,596,294.560'

Segment# 4: Line
Course: S 0°30'55" E Length: 1,470.65'
North: 7,040,529.934' East: 2,596,307.785'

Segment# 5: Line
Course: S 39°28'06" W Length: 31.48'
North: 7,040,505.632' East: 2,596,287.775'

Segment# 6: Line
Course: S 88°21'20" W Length: 199.29'
North: 7,040,499.913' East: 2,596,088.567'

Segment# 7: Line
Course: S 86°08'54" W Length: 1,003.71'
North: 7,040,432.490' East: 2,595,087.124'

Perimeter: 5,481.60' Area: 1,858,595Sq.Ft.
Error Closure: 0.006 Course: S 47°34'41" E
Error North : -0.0043 East: 0.0047

Precision 1: 913,601.67

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/21/2021

PROJECT NUMBER:	SP2021-035	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Frost Bank	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Priya Acharya of Wier & Associates, Inc. on behalf of Ross Wood of Frost Bank for the approval of a Site Plan for a Financial Institution with Drive-Through (i.e. Frost Bank) on a 1.198-acre parcel of land identified as Lot 2, Block A, Allen Anderson Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Horizon Road and Rockwall Parkway, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: 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 Financial Institution with Drive-Through (i.e. Frost Bank) on a 1.198-acre parcel of land identified as Lot 2, Block A, Allen Anderson Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Horizon Road and Rockwall Parkway.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com. January 4, 2022 is the deadline to have all comments; please provide staff revised plans before January 4, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2021-035) 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), the Planned Development 9 (PD-9) District standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 The subject property will be replat after the engineering process to establish the property line and new easements.

M.6 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)

M.7 Site Plan:

1. Indicate the building setback adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
2. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
3. Rockwall Parkway is required to have a 5-foot sidewalk. (Subsection 03.04. B, of Article 11)
4. Signage will be covered at the time of building permit. (Subsection 06.02. F, of Article 05)
5. The dumpster enclosure cannot shall not face public Right-f-Way. Also, provide dumpster enclosure elevations that indicate the materials and height; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:
1. All shrubs shall be a 5-gallon minimum. (Subsection 05.01, of Article 08)
2. All trees and scrubs shall be delineated on the plan. Crosshatching the planting areas does not suffice. (Subsection 05.01, of Article 08)
3. Indicate the landscape buffers required along Rockwall Parkway and Horizon Road. The buffers shall include a berm, shrubs, and 1 canopy and 1 accent tree per 50-feet of frontage. There will need to be 4 canopy and 4 accent trees along Rockwall Parkway and Horizon Road. (Subsection 06.02. E, of Article 05)

M.9 Treescape Plan
1. Remove the fee table from the plans. The mitigation balance is zero as there are more inches being planted than removed. (Subsection 03.01. G, of Article 09)

M.10 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. (Section 2.1 of this checklist)
2. The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one-foot candle. In this the 0.2 FC is exceeded over the property line. Please make the necessary corrections to meet the UDC requirements. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:
1. According to the definition of masonry within Subsection 02.01, of Article 13 stucco, ACM panels, and limestone veneer are not masonry. Masonry materials by the Unified Development Code definition are Brick, Natural or Quarried Stone, Cast or Cultured Stone, and Custom Concrete Burnished Blocks. If requested as a variance you would be requesting a 100% non-masonry building that is required to be 90% masonry. This would be a requested variance to the UDC per a variance request letter. (Subsection 05.01. C.2, of Article 05)
2. Indicate the height of the parapet. The parapet must be finished on both sides with the same material as the exterior facing wall. (Subsection 04.01, of Article 05)

I.12 Please inform staff of any variances that will be requested along with the required compensatory measures. At this time staff has identified 1 variance: [1] to utilize no masonry material. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested, which none have been provided. The variances are discretionary decision for the Planning and Zoning Commission.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request, and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on January 4, 2022 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.15 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 January 4, 2022; 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 January 11, 2022 Planning & Zoning Meeting.

I.16 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on December 28, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on January 11, 2021.

I.17 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	Amy Williams	12/21/2021	Approved w/ Comments

12/21/2021: General Items:

- See markups
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage

Drainage Items:
- Detention is required. Manning's C-value is by zoning
- No vertical walls are allowed in detention easements
- All drainage to the detention pond which is to drain to inlet offsite

Water and Wastewater Items:
- Only one use allowed off a dead end line.
- Must connect to a min. 8" public sewer line.

Roadway Paving Items:
- Parking to be 20'x9'
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Must install a 5' wide sidewalk along Rockwall Parkway.
- Drive through lanes must be 13' (b-b) minimum

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- No shrubs or trees on the sewer line along Horizon

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	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. SP2021-035

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Address not available				
SUBDIVISION	Allen Anderson Addition	LOT	2	BLOCK	2
GENERAL LOCATION	Northwest corner of Rockwall Parkway and FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-009		CURRENT USE	Vacant	
PROPOSED ZONING	N/A		PROPOSED USE	Financial Institution with Drive-Through	
ACREAGE	1.198	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	Frost Bank	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Ross Wood	CONTACT PERSON	Priya Acharya
ADDRESS	3833 Roger Road	ADDRESS	2201 E. Lamar Blvd. Suite 200E
CITY, STATE & ZIP	San Antonio, Texas, 78251	CITY, STATE & ZIP	Arlington, Texas, 76006
PHONE	(210) 220-5842	PHONE	(817) 467-7700
E-MAIL	ross.wood@frostbank.com	E-MAIL	priyaa@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ross Wood [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* 17th *DAY OF* December *, 20*21*. 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."*

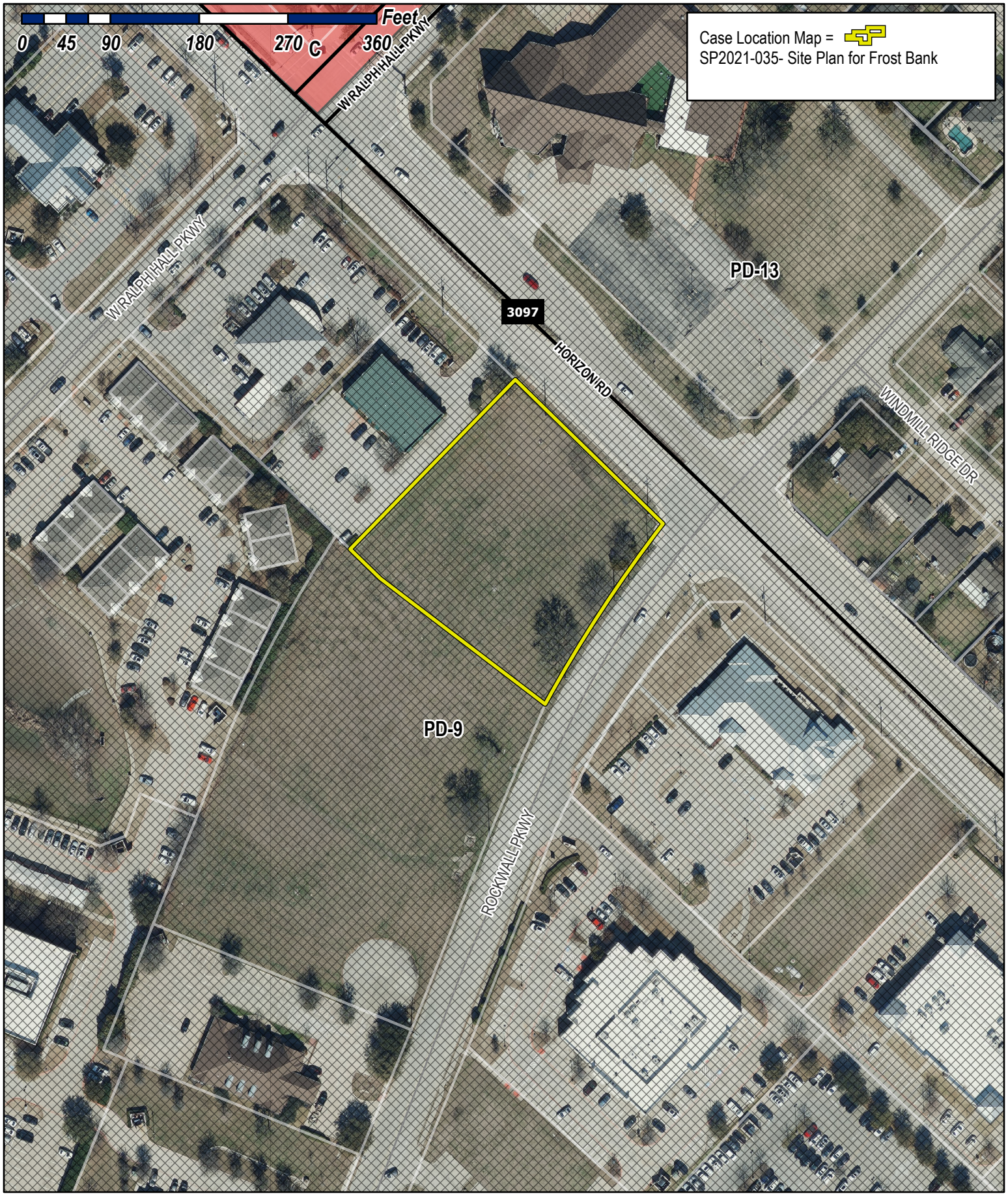
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* December *, 20*21*.

OWNER'S SIGNATURE Ross Wood

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUSAN WARD
NOTARY PUBLIC
STATE OF TEXAS
ID# 124487742
EXPIRES 1-13-2023

MY COMMISSION EXPIRES 1/13/2023



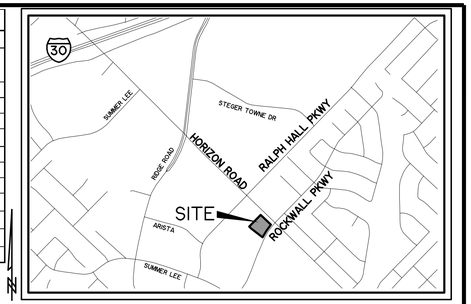
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

SITE DATA	
SITE ADDRESS	Northwest Corner of Rockwall Parkway and FM 3097
ZONING/EXISTING LAND USE	"PD-009" - Planned Development; Vacant
PROPOSED USE	Financial Institution with Drive-Through
LOT AREA	1.198 Acres 52,186 Sq. Ft.
NET BUILDING AREA	4,167 ft² Building + 830 ft² Motor Bank
PERVIOUS AREA	19,079 Sq. Ft.± (37%)
IMPERVIOUS AREA	33,107 Sq. Ft.± (63%)
F.A.R. (BUILDING COVERAGE)	4,167/52,186=8.0%
TOTAL PARKING REQUIRED	14 (1 stall/300 sf)
TOTAL PARKING PROVIDED	41
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2



VICINITY MAP
NOT TO SCALE

HORIZON ROAD
(F.M. HWY. 3097)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 86, PG. 98
D.R.R.C.T.

ROCKWALL PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
CAB. G, SL. 149
P.R.R.C.T.

EX. STREET CENTERLINE
EX. MEDIAN
EX. 6' SIDEWALK
EX. BFR
EX. FIRE HYDRANT
PROP. SIDEWALK CONNECTION
PROP. ADA ROUTE
PROP. DOMESTIC METER & LINE
PROP. IRRIGATION METER & LINE
EX. 12" WATER
EX. 8" SAN. SEWER
24" RCP
CONC. WALK
CONC. PVMT.
S45°47'20"E 191.42'
S03°47'10"E 25.77'
10' SOUTHWESTERN BELL COMPANY EASEMENT VOL. 1591, SL. 288 D.R.R.C.T.
10' UTILITY EASEMENT CAB. G, SL. 213 P.R.R.C.T.
20' UTILITY EASEMENT CAB. G, SL. 213 P.R.R.C.T.
25' BUILDING LINE CAB. G, SL. 213 P.R.R.C.T.
24' FIRE LANE
24' FIRE LANE & CROSS ACCESS EASEMENT CAB. G, SL. 213 P.R.R.C.T.
24' ACCESS EASEMENT CAB. G, SL. 213 P.R.R.C.T.
TXU GAS COMPANY EASEMENT VOL. 1947, PG. 20 D.R.R.C.T.
RIGHT-OF-WAY EASEMENT VOL. 1772, PG. 124 D.R.R.C.T.
R.O.W. DEDICATION CAB. G, SL. 213 P.R.R.C.T.
PROP. 5' SIDEWALK
PROP. SIDEWALK
PROP. FLAG POLE
BLDG. ENTRANCE
PROP. DOMESTIC WATER
PROP. SANITARY SEWER
PROP. DUMPSTER ENCLOSURE
PROP. 0.20± AC-FT DETENTION POND
PROP. CONCRETE HEADER
PROP. OUTLET STRUCTURE
PROP. OFF-SITE STORM DRAIN
PROP. DRAINAGE ESMT. BY SEPARATE INSTRUMENT
R.O.W. DEDICATION CAB. D, SL. 327 P.R.R.C.T.
25' BUILDING LINE CAB. D, SL. 327 P.R.R.C.T.
UNDIVIDED ROADWAY/ NO MEDIANS
L=201.43'
R=1426.20'
D=8°05'32"
CH=S32°46'00"W
CL=201.27'
COMMERCIAL
ATM/RETAIL
RETAIL
BYPASS
LOT 1, BLOCK A ALLEN ANDERSON ADDITION CAB. G, SL. 213 P.R.R.C.T.
DR. THOMAS V. RIPP & HAZEL T. RIPP (TRACT ONE) VOL. 1822, PG. 167 D.R.R.C.T.
DR. THOMAS V. RIPP & HAZEL T. RIPP (TRACT TWO) VOL. 1822, PG. 167 D.R.R.C.T.
LOT 2, BLOCK A ALLEN ANDERSON ADDITION CAB. G, SL. 213 P.R.R.C.T.
LOT 2, BLOCK A M.R.P. ADDITION CAB. D, SL. 327 P.R.R.C.T.
YV ROCKWALL REALTY HOLDINGS, LLC VOL. 6372, PG. 319 D.R.R.C.T.
10' UTILITY EASEMENT CAB. F, SL. 156 P.R.R.C.T.
10' UTILITY EASEMENT CAB. E, SL. 117 P.R.R.C.T.
N44°12'44"E 240.01'
N52°44'53"W 210.00'
N45°47'16"W 42.00'

0 20 40 60

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN "R"	SIGN
SNT "O"	UNDERGROUND TELEPHONE SIGN
SNG "G"	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

SITE LEGEND

- PROP. FIRE LANE & CROSS ACCESS EASEMENT
- SIDEWALK
- PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED GRATE INLET
- PROPOSED CURB INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- PROPERTY LINE
- LIGHT POLE
- XX' B/C — MEASUREMENT TO BACK OF CURB
- PROPOSED DROP INLET
- JB — PROPOSED JUNCTION BOX
- SSCO — PROPOSED SANITARY SEWER CLEANOUT

NOTE:
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 2.5' B/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

ONSITE PAVEMENT SHALL BE:

PARKING:	5" REINFORCED CONCRETE PAVEMENT
FIRE LANE:	6" REINFORCED CONCRETE PAVEMENT
DUMPSTER:	7" REINFORCED CONCRETE PAVEMENT

CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

OWNER:
THOMAS AND HAZEL RIPP
2266 LAFAYETTE LNDG
HEATH, TEXAS 75032

DEVELOPER/APPLICANT:
FROST BANK
3833 ROGER ROAD
SAN ANTONIO, TEXAS 78251
PHONE: (210)-220-5842
CONTACT: ROSS WOOD

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: PRIYA ACHARYA, P.E.
PriyaA@WierAssociates.com

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 ___ OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

SITE PLAN
FROST BANK

SOUTHWEST CORNER OF HORIZON RD. AND ROCKWALL PKWY.

LOT 2, BLOCK A
ALLEN ANDERSON ADDITION
CITY OF ROCKWALL, TEXAS

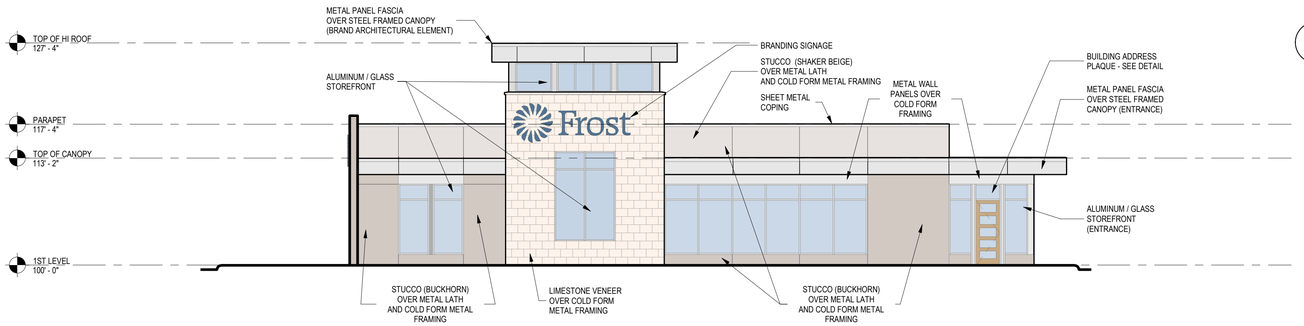
CASE # _____
EXISTING ZONING: PD-009
PROPOSED LAND USE: FINANCIAL INSTITUTION W/ DRIVE-THRU

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Priya Acharya, PE Texas Registration No. 110146 On Date Shown Below.

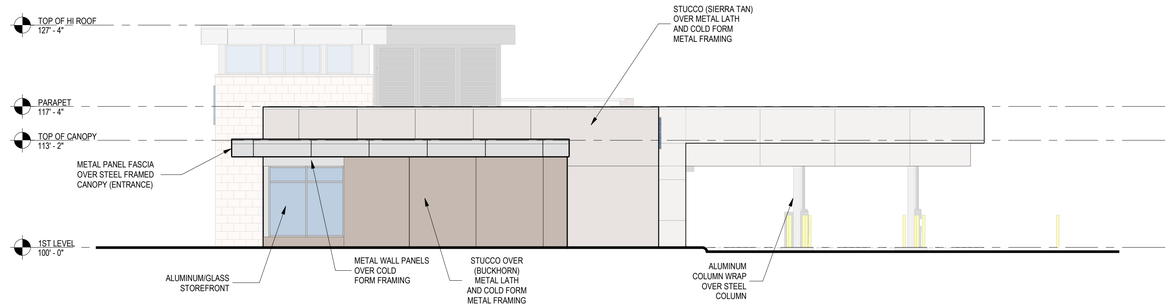
DATE: 12/17/2021
W.A. No. 21089

PRINTED: 12/17/2021 STB FILE: WIER-PAVING.STB LAST SAVED: 12/17/2021 9:27 AM SAVED BY: PRIYAA FILE: CITY-SITE-PLAN-21089.DWG



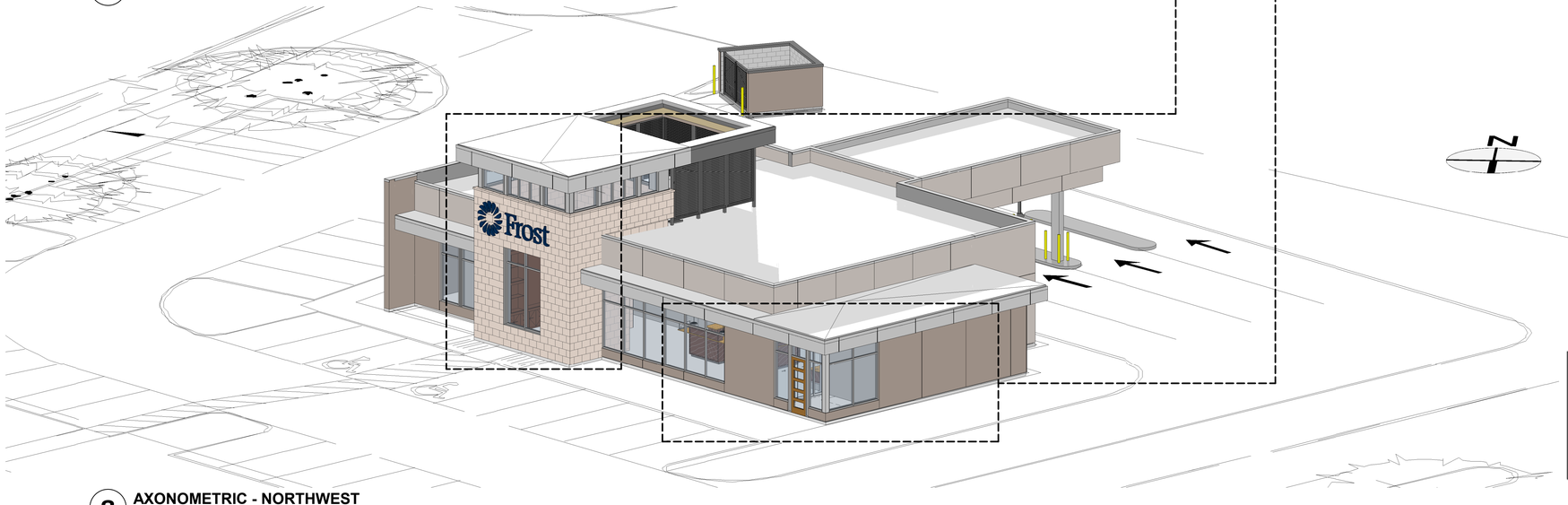
1 NORTH ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

1/8" = 1'-0"



3 AXONOMETRIC - NORTHWEST

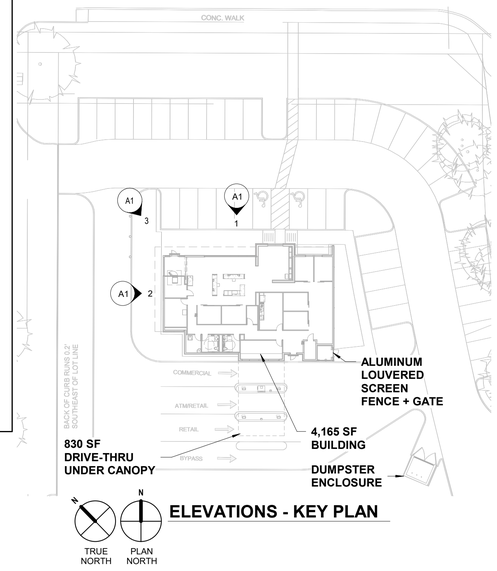
N.T.S.

6 REPRESENTATIVE PROJECT PHOTOGRAPHS

N.T.S.

EXTERIOR MATERIALS SCHEDULE

MATERIAL	AREA	PERCENTAGE
WEST ELEVATION (SIDE)		
ACM PANELS	13 SF	1%
LIMESTONE VENEER	209 SF	14%
STUCCO	1228 SF	85%
NORTH ELEVATION (FRONT)		
ACM PANELS	52 SF	5%
LIMESTONE VENEER	334 SF	32%
STUCCO	658 SF	63%
Grand total	2494 SF	



ELEVATIONS - KEY PLAN

PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:
Building 4,165 SF
Canopy 830 SF

HEIGHT :
27'-4" above grade line

NUMBER OF FLOORS:
1

GRAPHIC SCALE

1/8" = 1'-0"

0 4 8 16 32

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 ___ OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

DATE: 12/17/2021

ELEVATIONS

THIS DOCUMENT IS RELEASED FOR PRELIMINARY DESIGN REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF SHANE CUSTER, P.E. 115593. NOT FOR CONSTRUCTION REGULATORY APPROVAL OR PERMIT.

DATE: 12/17/2021

BIG STATE ELECTRIC LTD.
8923 Aero Street
San Antonio, TX 78217
Voice (210)735-1051
Web www.bigstateelectric.com
Firm Reg. #F-16549

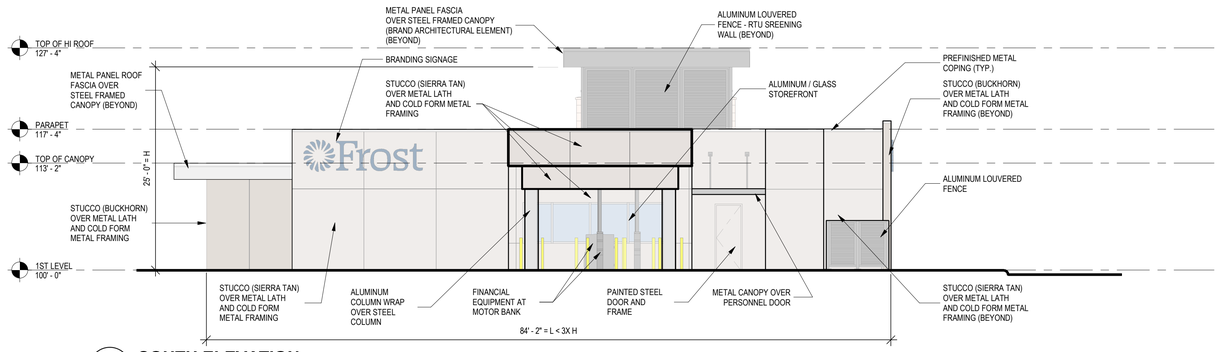
CCA LANDSCAPE ARCHITECTS

WIER & ASSOCIATES, INC.
CONSULTING ENGINEERS | LAND SURVEYORS | LAND PLANNERS

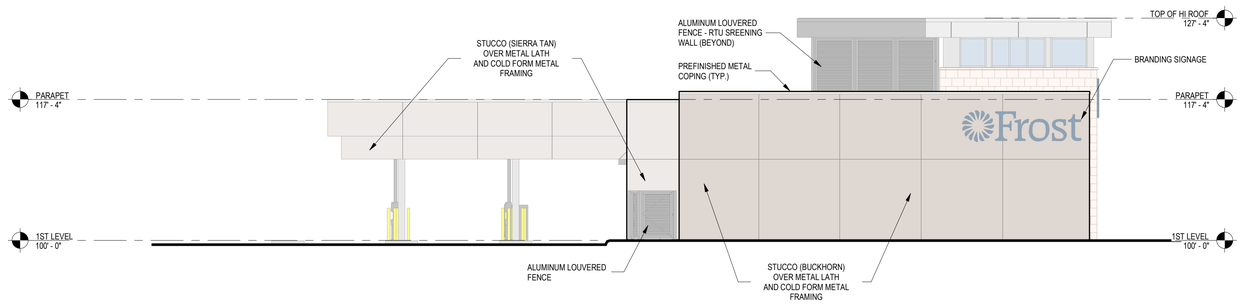
Hahnfeld Hoffer Stanford
architects
planners
interiors

FROST BANK
ROCKWALL FINANCIAL CENTER

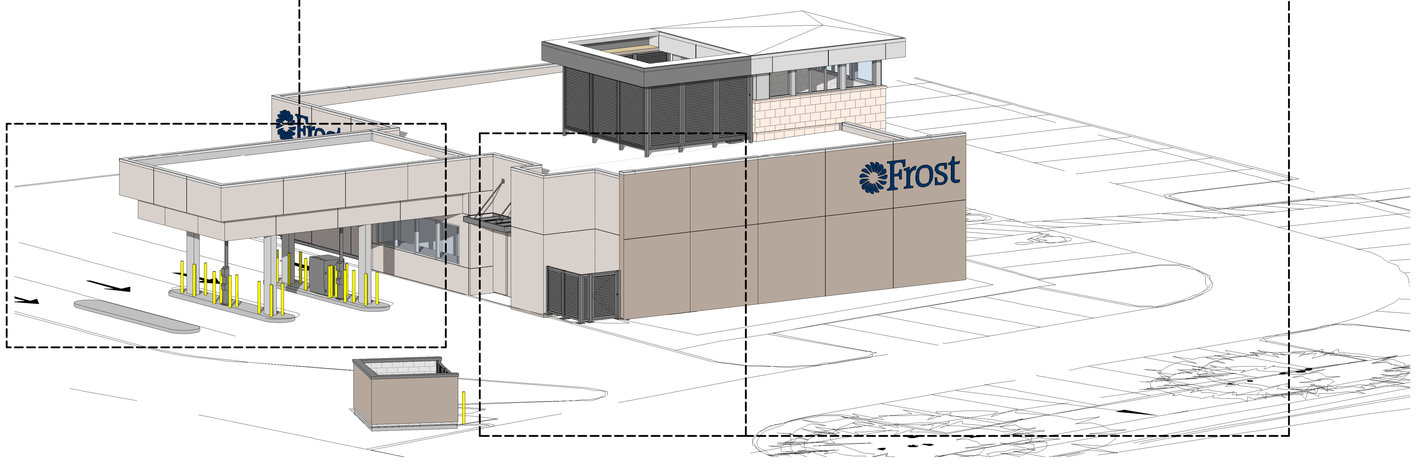
A1



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

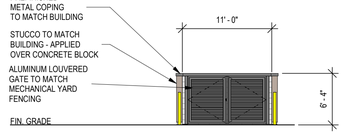


2 EAST ELEVATION
1/8" = 1'-0"

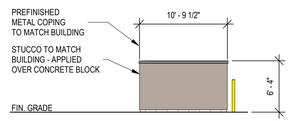


3 AXONOMETRIC - SOUTHEAST

4 REPRESENTATIVE PROJECT PHOTOGRAPHS
12" = 1'-0"



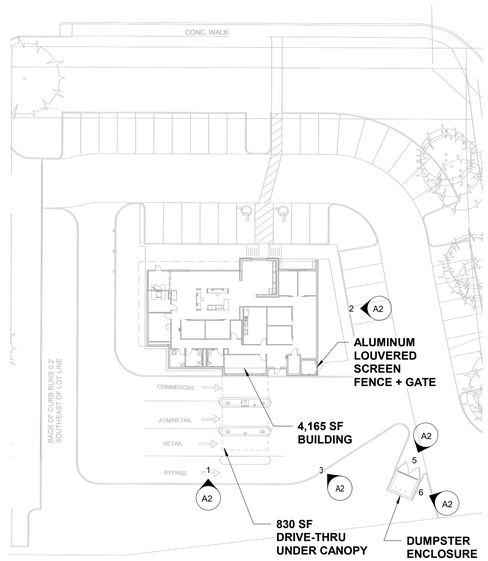
5 DUMPSTER ENCLOSURE
1/8" = 1'-0"



6 DUMPSTER ENCLOSURE
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MATERIAL	AREA	PERCENTAGE
EAST ELEVATION (SIDE)		
LIMESTONE VENEER	211 SF	4%
STUCCO	4988 SF	96%
SOUTH ELEVATION (REAR)		
STUCCO	1483 SF	100%
Grand total	6681 SF	



ELEVATIONS - KEY PLAN

TRUE NORTH
PLAN NORTH

PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:
Building 4,165 SF
Canopy 830 SF

HEIGHT :
27'-4" above grade line

NUMBER OF FLOORS:
1

GRAPHIC SCALE

1/8" = 1'-0"

0 4 8 16 32

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 ___ OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DATE: 12/17/2021

ELEVATIONS

FROST BANK
ROCKWALL FINANCIAL CENTER

A2

THIS DOCUMENT IS RELEASED FOR PRELIMINARY DESIGN REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF SHANE CUSTER, P.E. 115593. NOT FOR CONSTRUCTION REGULATORY APPROVAL OR PERMIT.
DATE: 12/17/2021

BIG STATE ELECTRIC LTD.
8923 Aero Street
San Antonio, TX 78217
Voice (210)735-1051
Web www.bigstateelectric.com
Firm Reg. #F-16549

CCA LANDSCAPE ARCHITECTS

WIER & ASSOCIATES, INC.
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interiors

1 METAL WALL PANELS:
ZINC COTE
2 LIMESTONE VENEER:
IVORY
3 PORTLAND CEMENT PLASTER:
SHAKER BEIGE
4 PORTLAND CEMENT PLASTER:
BUCKHORN
5 METAL COPING:
SIERRA TAN
6 METAL COPING:
BUCKSKIN

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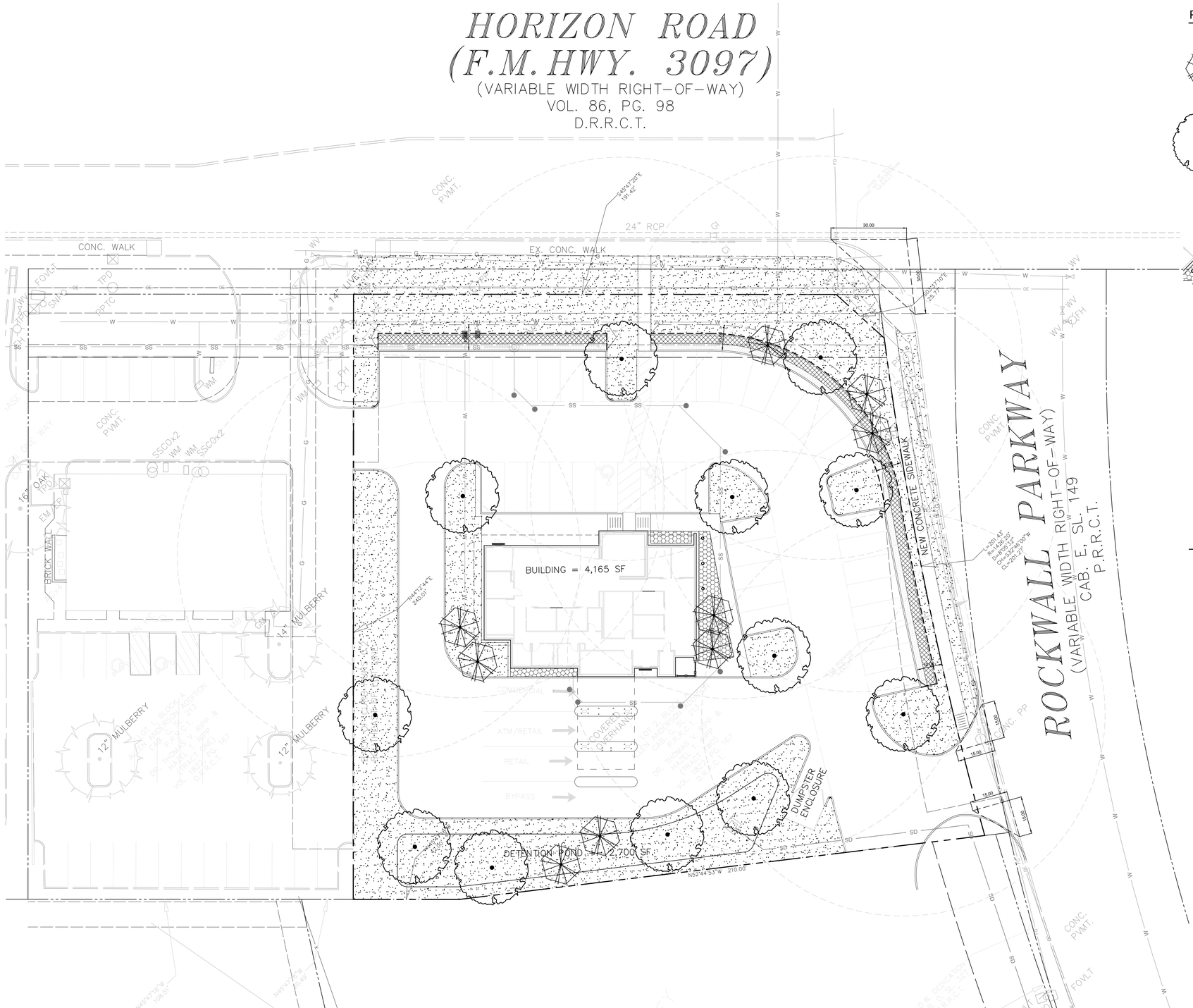
ROCKWALL FINANCIAL CENTER

MATERIAL FINISH BOARD



1 LANDSCAPE PLAN
1" = 20'-0"

SCALE: 1" = 20'-0" (0, 10, 20, 40) TRUE NORTH PLAN NORTH

PLANT AND MATERIAL SCHEDULE - Preliminary Selection List

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	REMARKS	QTY
NOTE: QUANTITIES ARE APPROXIMATE, FIELD VERIFY FOR ACCURACY. ALL PLANTING BEDS TO BE FULL PER SPECIFICATIONS.							
NOTE: SIZES AND SPECIES LISTED ARE REQUIRED BY ROCKWALL UDC.							
ACCENT TREE OPTIONS:							
	CMN	EVE'S NECKLACE / SOPHORA AFFINIS	CONT. OR B&B	200 GAL. MIN.	10'-12'H X 5'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, MULTI-TRUNK, NO CROSSING OR RUBBING BRANCHES	X
	SM	SHANTUNG MAPLE / ACER TRUNCATUM 'BABY DRAGON'	CONT. OR B&B	4" CAL. MIN.	10'-12'H X 5'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, SINGLE TRUNK, CENTRAL LEADER	X
CANOPY TREE OPTIONS:							
	LE	LACEBARK ELM / ULMUS PARVIFOLIA	CONT. OR B&B	4" CAL. MIN.	12'-15'H X 5'-6'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	X
	OM	OCTOBER GLORY MAPLE / ACER RUBRUM 'OCTOBER GLORY'	CONT. OR B&B	4" CAL. MIN.	12'-15'H X 5'-6'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	X
	CO	CHINKAPIN OAK / QUERCUS MUEHLENBERGII	CONT. OR B&B	4" CAL. MIN.	12'-15'H X 5'-6'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, NO CROSSING BRANCHES	X
	TO	TEXAS RED OAK / QUERCUS BUCKLEYI	CONT. OR B&B	4" CAL. MIN.	12'-15'H X 5'-6'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	X
	CM	CADDO MAPLE / ACER SACCHARUM 'CADDO'	CONT. OR B&B	4" CAL. MIN.	12'-15'H X 5'-6'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	X
	BC	BALD CYPRESS / TAXODIUM DISTICHUM	CONT. OR B&B	4" CAL. MIN.	12'-15'H X 5'-6'W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	X

SHRUBS / GRASSES	CODE	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS	SPACING	QTY
NOTE: QUANTITIES ARE APPROXIMATE, FIELD VERIFY FOR ACCURACY. ALL PLANTING BEDS TO BE FULL PER SPECIFICATIONS.						
NOTE: SIZES AND SPECIES LISTED ARE REQUIRED BY ROCKWALL UDC.						
TYP. UNO	AS	AUTUMN SAGE / SALVIA GREGGII	1 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF	X
	GCM	GULF COAST MUHLY / MUHLENBERGIA CAPILLARIS 'GULF COAST - REGAL MIST'	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 30" O.C., 0.18 PLANTS / SF	X
	HDS	HENRY DUELBERG SAGE / SALVIA FARINACEA 'HENRY DUELBERG'	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF	X
	LM	LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 36" O.C., 0.12PLANTS / SF	X
	ISO	INLAND SEA OATS / CHASMANTHIUM LATIFOLIUM	1GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28PLANTS / SF	X
	PS	PINK SKULLCAP / SCUTELLARIA SUFFRUTESCENS	1 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF	X
	YRY	YELLOW YUCCA / HESPERALOE PARVIFLORA 'YELLOW'	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 30" O.C., 0.18 PLANTS / SF	X
	RY	RED YUCCA / HESPERALOE PARVIFLORA	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF	X
	DYH	DWARF YAUPON HOLLY / ILEX VOMITORIA 'NANA' VARIETY	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF	X
	KA	KALIEDOSCOPE ABELIA / ABELIA X GRANDIFLORA 'KALIEDOSCOPE'	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF	X
	RCA	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	3 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF	X
	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	3 GAL	FULL TO BASE, HEAVILY ROOTED	SINGLE ROW AT 36" O.C., 0.12 PLANTS / SF; MIN. 24"	X
	TSG	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	3 GAL	FULL TO BASE, HEAVILY ROOTED	SINGLE ROW AT 36" O.C., 0.12 PLANTS / SF; MIN. 24"	X
	LS	BIG BLUE LIRIOPE / LIRIOPE MUCSARI 'BIG BLUE' (DEEP SHADE AT OVERHANG OF BUILDING ON NORTH)	4" POT	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 12" O.C., 1.25 PLANTS / SF	X

GRASSES / TURF	CODE	COMMON NAME / BOTANICAL NAME	CONT	REMARKS	QTY
NOTE: QUANTITIES ARE APPROXIMATE, FIELD VERIFY. ALL DISTURBED AREAS TO BE GRASSED AND SOIL PREPARED PER SPECIFICATIONS.					
NOTE: SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.					
TURF	CODE	COMMON NAME / BOTANICAL NAME	CONT	REMARKS	QTY
	BG	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	SOD	SOLID SOD, REF. SPEC 329200	X

SITE DATA

Site Address	Northwest Corner of Rockwall Parkway and FM 3097
Zoning/Existing Land Use	PD- 9 - Planned Development, vacant
Proposed Use	Bank
Building	4,165.00 SF
Lot Area	1.20 Acres
	58,186.00 SF
Landscape / Open Space Area	Required per PD 9 - Whittle Development - Exhibit "C" - 10% Min.
	18,535.00 SF *32% Provided*
Pervious Area	18,535.00 SF
Impervious Area	39,651.00 SF
Parking Lot Landscaping	10' Buffer on 2' Berm (determine if allowed in utility easement along FM 3097)
Parking Spaces	18 (1 stall/300 SF)
Landscape Buffer - Street Trees	418.62 LF Frontage - trees restricted due to underground Utilities and Easements
	One (1) canopy tree and Three (3) accent trees at corner of lot provided
Tree Locations	One tree located min. 80' from parking spaces
	Trees set back min. 5' from head-in parking
Detention Pond Trees	2,700.00 SF +-
	4 One canopy tree per 750 SF
	2 One accent tree per 1,500 SF
Visibility Triangles	As reflected on plan per the UDC
Irrigation	Shall meet all requirements per the UDC
Rights-of-Way & Landscape Buffers	Shall meet all requirements per the UDC - improved with grass (sod)

DATE: 12/17/2021

LANDSCAPE PLAN

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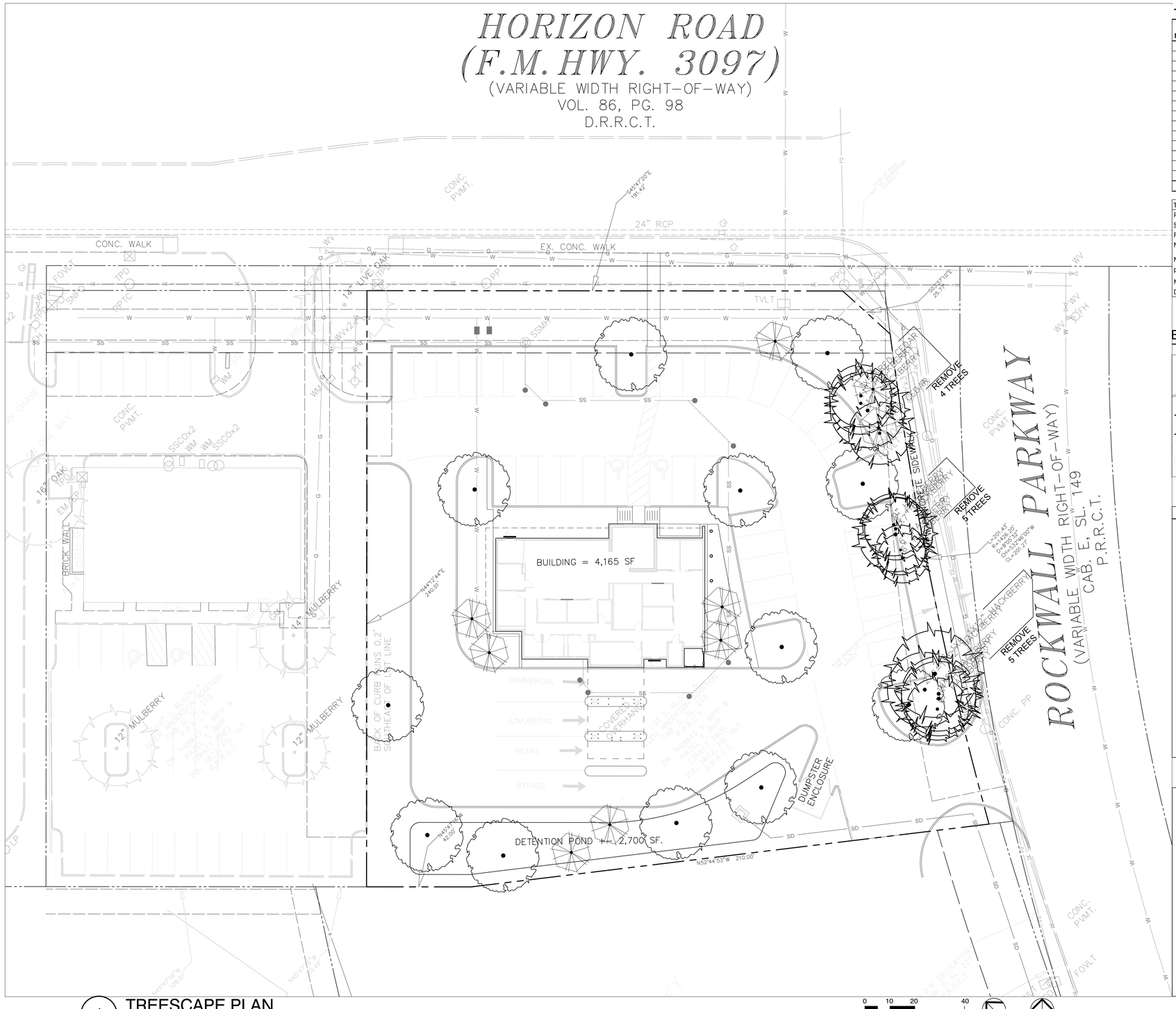
FROST BANK
ROCKWALL FINANCIAL CENTER

L1



1 TREESCAPE PLAN
1" = 20'-0"

SCALE: 1" = 20'-0" (0, 10, 20, 40)

TRUE NORTH PLAN NORTH

TREE REMOVAL AND MITIGATION LIST - FROST BANK

Tree Number	Description	Trunk Diameters	Cal Inches	Protected	Removed	Type of Tree Protection Status	Mitigation Ratio	Cal Inches to Mitigate	Cal Inches Removed	Note
1	HACKBERRY	10"	10	N	Y	Non	0	0.00	10.00	Remove
2	HACKBERRY	14"	14	Y	Y	Secondary	0.5:1	7.00	14.00	Remove
3	HACKBERRY (MT)	(2) 8"	12	Y	Y	Secondary	0.5:1	6.00	12.00	Remove
4	HACKBERRY (MT)	(2) 6", (1) 12"	18	Y	Y	Secondary	0.5:1	9.00	24.00	Remove
5	HACKBERRY (MT)	(2) 6", (1) 8", (1) 12"	22	Y	Y	Secondary	0.5:1	11.00	32.00	Remove
6	HACKBERRY	6"	6	Y	Y	Non	0	0.00	6.00	Remove
7	HACKBERRY	6"	6	Y	Y	Non	0	0.00	6.00	Remove
8	HACKBERRY (MT)	(2) 7"	10.5	Y	Y	Non	0	0.00	14.00	Remove
9	HACKBERRY	8"	8	Y	Y	Non	0	0.00	8.00	Remove
10	HACKBERRY	9"	9	Y	Y	Non	0	0.00	9.00	Remove
11	RED CEDAR	7"	7	Y	Y	Non	0	0.00	7.00	Remove
12	HACKBERRY	12"	12	Y	Y	Secondary	0.5:1	6.00	12.00	Remove
13	HACKBERRY	11"	11	Y	Y	Secondary	0.5:1	5.50	11.00	Remove
14	RED CEDAR (MT)	(3) 5"	10	Y	Y	Non	0	0.00	10.00	Remove
	TOTALS:	0	155.5					44.50	175.00	

Tree Classifications	Ratio	Ratio	Fee Per Caliper Inch	
Primary	1.0:1	1.0:1	$579	Trees 4" to 25"
Secondary Tree	0.5:1	0.5:1	$290	Hackberry and Cedar 11" to 25"
Featured Tree	2.0:1	2.0:1	$193	All trees greater than 25"
Non-Protected Tree	0	0	$135	Any tree less than 4" to 11" for Hackberry and Cedar

Non-protected Species: All Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry, and Hackberry and Red Cedar trees less than 11" shall be considered non-protected trees and do not require mitigation to be removed.

Mitigation shall be provided with 4" caliper x min. 7' height trees from the Reclamation/Tree Preservation List. PROVIDE: Minimum of Twelve (12) trees at 4" DBH shall be planted on the site for total of 48".

EXISTING TREE LEGEND

EXISTING TREES ON SITE TO BE REMOVED

TREE REPLACEMENT LEGEND

CANOPY TREE - FINAL QUANTITY PENDING UTILITY CONFLICTS

ACCENT TREE - FINAL QUANTITY PENDING

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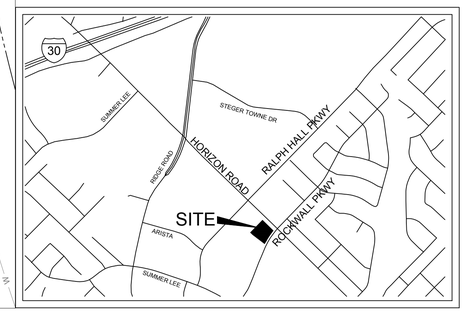

VICINITY MAP
NOT TO SCALE

DATE: 12/17/2021

TREESCAPE PLAN

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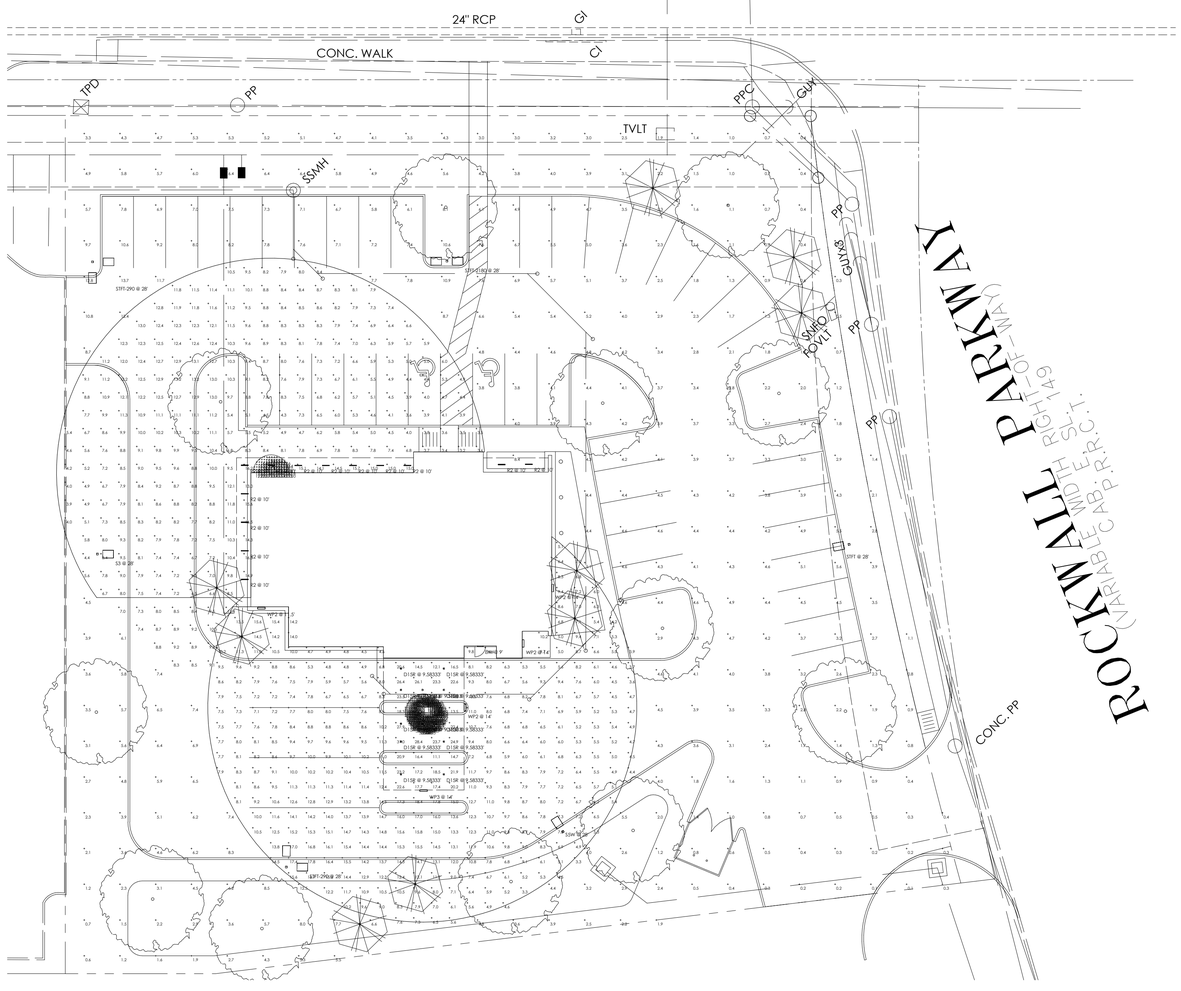
FROST BANK
ROCKWALL FINANCIAL CENTER

T1

HORIZON ROAD
(F.M.HWY. 3097)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 86, PG. 98
D.R.R.C.T.

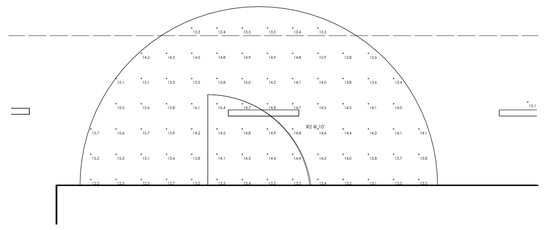


1 EPM1 SITE PLAN - PHOTOMETRICS
1" = 20'-0"

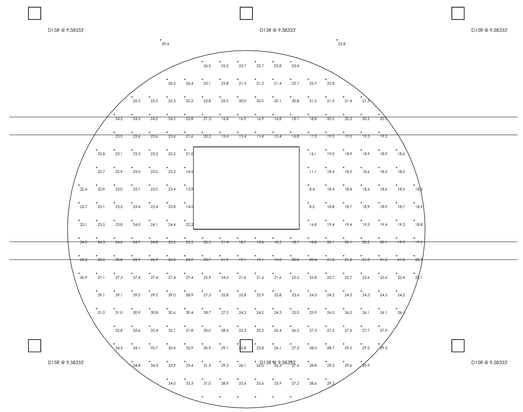
PLAN NORTH
TRUE NORTH

SCALE 1" = 20'-0"

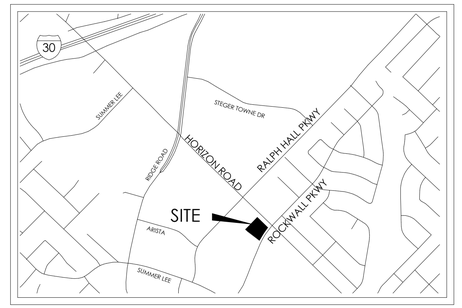
SCALE 1/2" = 1'-0"



2 EPM1 PHOTOMETRICS - ENTRANCE ATM
1/2" = 1'-0"



3 EPM1 PHOTOMETRICS - MOTOR BANK ATM
1/2" = 1'-0"



VICINITY MAP
NOT TO SCALE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE THRU ATM 5'	+	23.7 fc	34.8 fc	8.4 fc	4.1:1	2.8:1
FRONT ATM 5'	+	14.2 fc	16.4 fc	12.2 fc	1.3:1	1.2:1
FRONT ATM 60'	+	8.5 fc	16.5 fc	3.2 fc	5.2:1	2.7:1
SITE	+	3.9 fc	13.7 fc	0.1 fc	137.0:1	39.0:1
DRIVE THRU ATM 60'	+	10.0 fc	31.0 fc	3.3 fc	9.4:1	3.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	R2	13	Mark Architectural Lighting	SL2L 2 FLP 80CRI 40K 600LMF	Slot 2 LED, 2ft Length, Flushed Lens Position, 80CRI, 4000K LED Boards, 600LMF	1	2192	0.45	23.3
	S3	1	Lithonia Lighting	DSX2 LED P5 40K T3M MVOLT	DSX2 LED P5 40K T3M MVOLT	1	36864	0.9	321
	STFT	1	Lithonia Lighting	DSX2 LED P5 40K TFTM MVOLT	DSX2 LED P5 40K TFTM MVOLT	1	37949	0.9	321
	STFT-290	2	Lithonia Lighting	DSX2 LED P7 40K TFTM MVOLT	DSX2 LED P7 40K TFTM MVOLT	1	45935	0.9	796
	STFT-2180	1	Lithonia Lighting	DSX2 LED P5 40K TFTM MVOLT	DSX2 LED P5 40K TFTM MVOLT	1	37949	0.9	642
	WP2	4	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	1	7572	0.9	73.2
	WP3	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	1	7711	0.9	73.2
	S5W	1	Lithonia Lighting	DSX2 LED P5 40K T5W MVOLT	DSX2 LED P5 40K T5W MVOLT	1	39142	0.9	321
	EM	1	SIGNTEX, INC	MUE10X-T	EXTRUDED ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE,	1	494	0.9	10.7
	D15R	12	Lithonia Lighting	LDN4SQ 40/15 LS4AR LSS	4IN LDN SQUARE, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	1	1267	0.9	17.5

COMPLIANCE NOTE:
ALL CONTENTS WITHIN THIS SHEET ARE NOT FOR CONSTRUCTION. THIS SHEET AND THE CONTENT WHITHIN ARE FOR THE SOLE PURPOSE OF LIGHTING COORDINATION REQUIREMENTS PER THE CITY OF ROCKWALL AND ATM LIGHTING TEXAS FINANCE CODE SECTION 59.307 IN ORDER TO ENSURE PATRON SAFETY AND SECURITY.

CALCULATION NOTES:
1. ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.
2. ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.
3. ATM CALCULATIONS ARE TAKEN AT 3'-0"AFG.
4. VALUE NEXT TO LUMINAIRE LABEL ON DRAWING REPRESENTS OVERALL MOUNTING HEIGHT.
5. TREES REFLECTANCE/TRANSMITTANCE VALUES ARE ASSUMED BASED ON ROUGH ESTIMATIONS OF TREE TYPES.
6. PHOTOMETRY ANALYSIS WAS DONE USING VISUAL LIGHTING 2020 R2 SOFTWARE

DATE: 12/16/2021

SITE PLAN - PHOTOMETRICS

STATE OF TEXAS
SHANE D CUSTER
115593
LICENSED PROFESSIONAL ENGINEER
DATE: 12/16/2021

BIG STATE ELECTRIC LTD.

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FROST BANK
ROCKWALL FINANCIAL CENTER **EPM1**

SPECTRUM LIGHTING
12625 WETMORE ROAD | SUITE 124 | SAN ANTONIO, TX 78247
www.spectrumsa.com

Catalog Number: LDN4SQ 40/30 LS4AR LSS MVOLT EZ10 WL

Notes

Type: D15R

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Durable square metal reflectors retained by torsion springs.

Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches.

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 SDCM; 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.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes.

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.

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.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

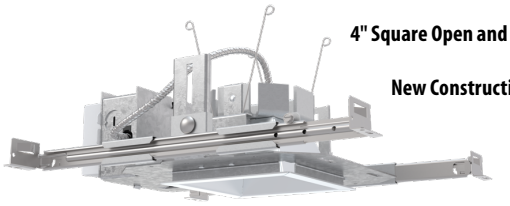
Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

LDN4SQ

4" Square Open and WallWash LED
Non-IC
New Construction Downlight



nLIGHT · WET LOCATION · DIMMABLE LED · CERTIFIED IN TITLE 20 battery pack · ENERGY STAR · A+ CAPABLE

A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4SQ 35/15 LS4AR LSS MVOLT EZ1

LDN4SQ	40/30	LS4AR	LSS	MVOLT
Series	**Color temperature**	**Lumens**[1]	**Aperture/Trim Color**	**Finish**	**Voltage**
LDN4SQ 4" square	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens ~~30 3000 lumens~~ 40 4000 lumens	LS4 Downlight LSW4 Wallwash AR Clear WR[2] White BR[2] Black	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347[3] 347V

EZ10	WL
Driver	**Options**
GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% D10 Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10% EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% EDAB eldoLED DALI SOLDRIVE dim to dark	SF[4] Single fuse TRW[5] White painted flange TRBL[5] Black painted flange EL[6] Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS ELR[6] Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS ELSD[6] Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS ELRSD[6] Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS E10WCP[6] Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB E10WCPR[6] Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB NPP16D[7] nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). NPP16DER[7] nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. NPS80EZ[7] nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). NPS80EZER[7] nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit. NLTAIR2[8,10] nLight® Air enabled NLTAIRER2[8,10] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options NLTAIREM2[8,10] nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options. N80[9] nLight™ Lumen Compensation JOT[13] Wireless room control with "Just One Touch" pairing HAO[11] High ambient option (40°C) CP[12] 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. USPOM US point of manufacture 90CRI High CRI (90+)

Notes

1 Overall height varies based on lumen package; refer to dimensional chart on page 3.
2 Not available with finishes.
3 Not available with emergency options.
4 Must specify voltage 120V or 277V.
5 Available with clear (AR) reflector only.
6 12.5" of plenum depth or top access required for battery pack maintenance.
7 Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8 NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
9 Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
10 Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
11 Fixture height is 5-11/16" for all lumen packages with HAO.
12 Must specify voltage for 3000lm. Not available with emergency battery pack option.
13 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.

MOONLITE LED®

Mullion Mount Outdoor Emergency Egress Lighting

Series MUE

REV #: MUE.11.20.17

PROJECT:

TYPE:

EM

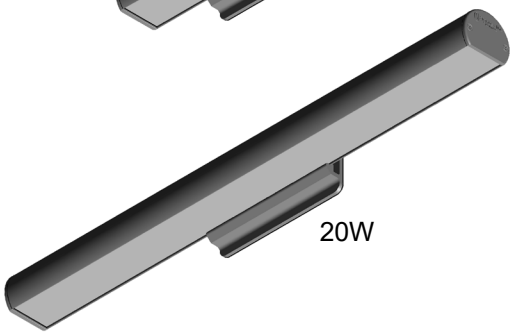
CATALOG #:

OVERVIEW

Linear LED outdoor egress with both emergency lighting and night lighting function. The MUE series is designed to mount directly on mullion frames used in typical glass panel entrance structures, with vertical mounting surface as small as 2". High efficiency LEDs and full 90° cut-off provide uniform emergency and night lighting on the extended egress pathway. All models are outdoor rated, UL wet location, ADA compliant, and exceed requirements of UL Standard 924 and NFPA 101. Designed and manufactured in the USA, complies with ARRA (American Recovery and Reinvestment Act) and Buy American requirements.

SPECIAL FEATURES

- Very low profile extruded aluminum housing and mount bracket blend seamlessly with structural metal frames
- Remote power supply for 10W and 20W BB and AC model single fixtures, or Central Battery System power for RE model multiple fixtures.
- Option for 20 watt models to operate for 2 hours in emergency mode
- Options for mount bracket height, from 2" to 5"
- Standard finishes include Brushed Aluminum, Satin White, Bronze or Black. Custom colors available on request
- Custom satin finishes for extended outdoor use are available to match any surface
- IP66 housing seals against heavy water spray and fine dust
- Universal side or top mount
- Wide lighting distribution designed for entrance walkways
- 10W or 20W emergency power models
- Optional normal-on switch allows timed control of night lighting
- Self-Test Diagnostics is standard for central battery models and optional for integral battery models.
- Certified IP66 housing withstands multi direction water spray and fine dust ingress
- Wall mount version available (see Series MAE)
- Standard CRI 5000K, with optional color corrections filters for 2900K, 3200K and 3800K.
- Code compliant emergency lighting layouts provided



WET

10/5 WARRANTY

MANUFACTURED GAURANTEED AND SERVICED IN THE USA

Intertek 2003529 CONFORMS TO UL 924/CSA 22.2 #141

FIXTURE ORDERING INFORMATION *EXAMPLE:* MUEBB10AW-DG

MUE	AC	10	A	W	–
MODEL SERIES	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS

MUE
MUE

OPERATION	
RE	Central Battery
BB	Battery backup (includes RPS)
AC	No battery (includes RPS)

POWER	
10	10 Watts emergency and normal on power
20	20 Watts emergency and normal on power

HOUSING COLOR	
W	Satin White
A	Aluminum
B	Dark Bronze
X	Custom

MOUNT	
T	Top
W	Wall

OPTIONS	
DG	Self-test diagnostics (BB models only)
SD	Night Lighting Control Switch for models with DG option (120/277VAC)
SB120	Night Lighting Control Switch for standard BB models (120VAC)
SB277	Night Lighting Control Switch for standard BB models (277VAC)
REC	20W RPS panel recessed mount
2EM	2 hrs emergency operation for BB models
CW1	Color temp. - 3800K
CW2	Color temp. - 3200K
CW3	Color temp. - 2900K
DAC	Dual AC input
2HT	2" Mount Bracket height
5HT	5" Mount Bracket height

Signtex Inc LIGHTING

INTELLIGENT EMERGENCY LIGHTING SYSTEMS

Mullion Mount Outdoor Emergency Egress Lighting

Series MUE

REV #: MUE.11.20.17

CONSTRUCTION

- Extruded aluminum lamp housing 2” diameter, with gasketed mount bracket only 2 ½”Ht that includes a waterproof compression seal for universal wall or top mount.
- Available models include:
  - RE: Multiple fixtures powered from a Central Battery System
  - BB and AC: Single fixtures powered from a Remote Power Supply
  - AC: 120/277 VAC input, with or without battery
- Wet location listed, UL924 and certified IP66
- Gasketed, molded end caps and Sealed acrylic lens
- Stainless steel hardware

LIGHTING

- Lamps connected in parallel allow continuous lighting after failure of one lamp, meeting NEC and NFPA requirements.
- Standard output color 5000K. Optional outputs available 2900K, 3200K and 3800K.
- Dual function available for emergency or normally -on operation.
- Standard Operating Temperature
  - RE: -40C to 50C (-40F to 120F)
  - BB: -20C to 40C (-4F to 104F)
  - AC: -20C to 40C (-4F to 104F)

ELECTRONICS

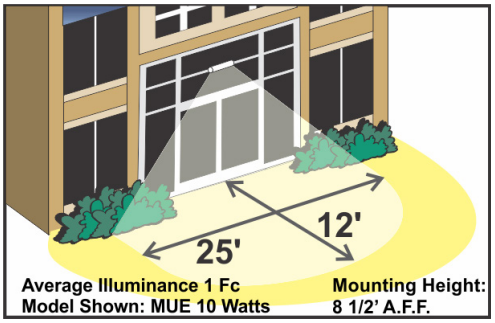
- Self-Test/Self-Diagnostic operation is standard for all RE models, and optional for BB models with the Remote Power Supply.
- Line latch circuit prevents unwanted emergency activation at installation.
- Low Voltage Disconnect prevents deep battery discharge

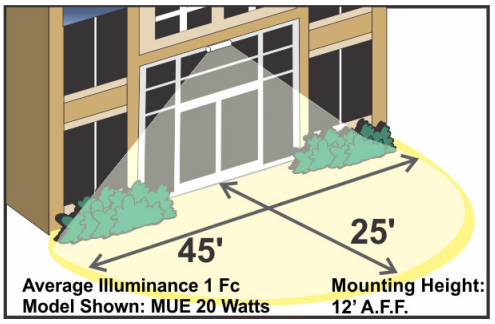
CODES

- Manufactured and tested to UL Standard 924, NFPA Life Safety Code 101, and certified to IP66.

WARRANTY

- 10 year total customer satisfaction warranty. For details see Signtex product catalog technical data section.





NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGNTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.

Self-test Diagnostic Functions
(BB models)

STATUS	LED DISPLAY
Normal Full Charge	GREEN ON
Normal Fast Charge	ORANGE ON
Failed Battery	RED FLASH FAST
Failed Lamp	GREEN FLASH
Failed Transfer	ORANGE FLASH
Failed Charger	RED FLASH SLOW

SPECTRUM LIGHTING
12625 WETMORE ROAD | SUITE 124 | SAN ANTONIO, TX 78247
www.spectrumsa.com

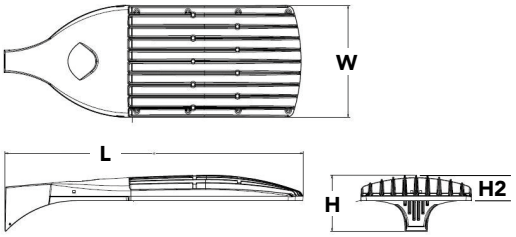
Catalog Number	Type
S3: DSX2 LED P5 40K T3M MVOLT S5W: DSX2 LED P5 40K T5W MVOLT STFT: DSX2 LED P5 40K TFTM MVOLT STFT-2180: (2@180DEGREES)DSX2 LED P5 40K TFTM MVOLT STFT-290: (2@90DEGREES) DSX2 LED P5 40K TFTM MVOLT	S3 S5W STFT STFT-2180 STFT-290

D-Series Size 2

LED Area Luminaire

Specifications

EPA: 1.1 ft² (0.10 m²)
Length: 40″ (101.6 cm)
Width: 15″ (38.1 cm)
Height 1: 7-1/4″ (18.4 cm)
Height 2: (max): 3.5″
Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED	P5	40K	T5W	MVOLT	SPA
Series	**LEDs**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**
DSX2 LED	**Forward optics** P1 P5[1] P2 P6 P3 P7[1] P4 P8[1] **Rotated optics** P10[2] P13[1,2] P11[2] P14[1,2] P12[2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short[3] T5S Type V Short[3] T5M Type V Medium[3] T5W Type V Wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[5] XVOLT (277V-480V)[6,7,8] 120[9] 208[9] 240[9] 277[9] 347[9] 480[9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[3] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[10]

			DNAXD
Control options		**Other options**	**Finish** *(required)*
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13] PIRHN Network, Bi-Level motion/ambient sensor[14] PER NEMA twist-lock receptacle only (no controls)[15] PER5 Five-wire receptacle only (no controls)[15,16] PER7 Seven-wire receptacle only (no controls)[15,16] DMG 0-10V dimming extend out back of housing for external control (no controls)[17] DS Dual switching[18,19]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[20] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20] FAO Field Adjustable Output[23]	**Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

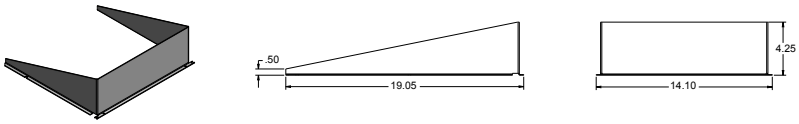
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX2HS 80C U	House-side shield for 80 LED unit [22]
DSX2HS 90C U	House-side shield for 90 LED unit [22]
DSX2HS 100C U	House-side shield for 100 LED unit [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX2EGS (FINISH) U	External glare shield

For more control options, visit DTL and ROAM online.

NOTES
1 HA not available with P5, P7, P8, P13, and P14.
2 P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA option.Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. .
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Requires (2) separately switched circuits with isolated neutrals.
19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
20 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
21 Reference controls options table on page 4.
22 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

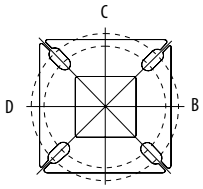
Options

EGS - External Glare Shield

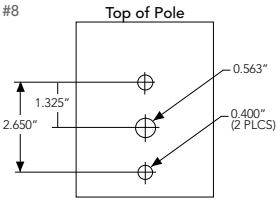


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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SPECTRUM LIGHTING
12625 WETMORE ROAD | SUITE 124 | SAN ANTONIO, TX 78247
www.spectrumsa.com

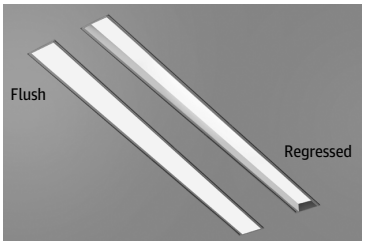
Catalog Number
SL2L LOP 2FT FLP FL 80CRI 35K 600LMF MIN1 120 RALTBD ZT WL

Notes
RAL = FL/RAL8002SG

Type
R2

MARK ARCHITECTURAL LIGHTING™

Slot 2 LED
Recessed Linear



Slot 2 LED takes both form and function a step further with increased efficacy and integral controls creating a digitally addressable luminaire that is perfect where visually harmonious illumination and energy efficiency are desired.

Slot 2 LED is the ideal choice for spaces that emphasize lines and clean contemporary design. It is a perfect fit for Armstrong TechZone™ ceiling systems. A regressed lens option provides added dimension to the sleek, slender design and the flush lens now has a Wet Label option.

Specification Features (continued on page 2)

Housing
Nominal 2" x 2', 3', 4', 5', 6', 7', 8' and continuous rows in 1" increments as standard, upper housing fabricated from cold-rolled steel with extruded aluminum ceiling trim.

Finish
Painted high reflectance matte white powder coat.

Reflector
Precision-formed steel; high reflectance matte white powder coat; 93% reflectivity.

Shielding
Flush Lens: Snap-in 90% transmissive satin acrylic lens.

Regressed Lens: Lay-in 90% transmissive satin acrylic lens.

Mounting
Recessed. Available for sheetrock, 9/16" slot grid or 15/16" inverted tee ceilings, or 9/16" inverted tee.

Certification
CSA tested to UL 1598 standards. Optional Damp or Wet location listings available, see ordering tree. This product is IC rated.

Warranty
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

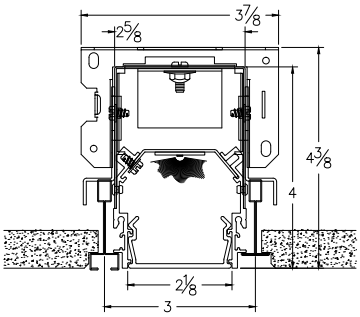
Note: *Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.*

Fixture Performance - SL2L*

Lumens Output	400 LMF		600 LMF**		800LMF**		1000LMF	
Fixture Style	**RLP**	**FLP**	**RLP**	**FLP**	**RLP**	**FLP**	**RLP**	**FLP**
Delivered Lumens/FT	234	308	404	533	534	705	654	862
Input Watts/FT	4	4	6	6	8	8	11	11
Lumen/Watt	68	89	69	91	67	88	62	82

** CCT (35K)*
** Consult factory for customized lumen output and wattage*
***Based on calculated values*

Technical Drawing



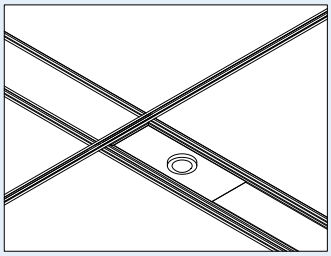
Flush - (FLP)

LED Components
Linear: Nichia® - 757 Series LED chips (available in 80 or 90 CRI)

LED Life
Rated 65,000 hours (L80) at 25 °C ambient temperature.

Color Consistency
The Acuity Brands circuit boards for the linear LED components use a precise binning algorithm which creates a consistent color temperature from board to board. Color variation is no greater than a 2.5 Step MacAdam (2.5SDCM) along the black body locus from board to board.

Driver
eldoLED constant current driver options delivers ultra-smooth dimming resolution from 100% to 0.1%, while assuring flicker free, low current inrush, 89% efficiency and low EMI.


Occupancy Sensor (PDT) and/or Photocell (ADC)

Integrated Controls
Optional nLight® embedded controls make luminaire addressable- allowing it to digitally communicate with other nLight enabled controls such as dimmers, switches, occupancy sensors and photocontrols. Simply connect all the nLight enabled control devices using standard CAT5 Cabling. (Input option: NLIGHT)

Photometry
For photometric information refer to www.marklighting.com.

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SPECTRUM LIGHTING
12625 WETMORE ROAD | SUITE 124 | SAN ANTONIO, TX 78247
www.spectrumsa.com

Catalog Number
DSXW1 LED 20C 1000 40K T3M MVOLT DNAXD

Notes
Confirm Finish

Type
WP2

D-Series Size 1
LED Wall Luminaire

d#series

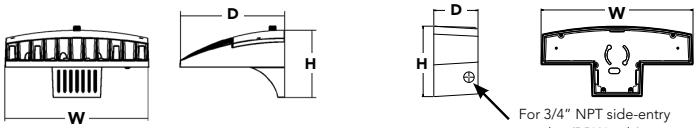
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED	20C	1000	40K	T3M	MVOLT
Series	**LEDs**	**Drive Current**	**Color temperature**	**Distribution**	**Voltage**
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [2]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]

Mounting

Shipped included
(blank) Surface mounting bracket
BBW Surface-mounted back box (for conduit entry) [5]

Control Options

Shipped installed
PE Photoelectric cell, button type [6]
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
PIR 180° motion/ambient light sensor, <15' mtg ht [1,7]
PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7]
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7]
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7]
ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

DNAXD

Other Options

Shipped installed
SF Single fuse (120, 277 or 347V) [3,10]
DF Double fuse (208, 240 or 480V) [3,10]
HS House-side shield [11]
SPD Separate surge protection [12]

Shipped separately [11]
BSW Bird-deterrent spikes
VG Vandal guard
DDL Diffused drop lens

Finish *(required)*

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

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.

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Texas Department of Banking

TEXAS FINANCE CODE

TITLE 3. FINANCIAL INSTITUTIONS AND BUSINESSES

SUBTITLE A. BANKS

CHAPTER 59. MISCELLANEOUS PROVISIONS

Subchapter D. Safety at Unmanned Teller Machines[3]

Sec. 59.301. Definitions. In this subchapter:

(1) "Access area" means a paved walkway or sidewalk that is within 50 feet of an unmanned teller machine. The term does not include a public right-of-way or any structure, sidewalk, facility, or appurtenance incidental to the right-of-way.

(2) "Access device" has the meaning assigned by Regulation E (12 C.F.R. Section 205.2), as amended, adopted under the Electronic Fund Transfer Act (15 U.S.C. Section 1693 et seq.), as amended.

(3) "Candlefoot power" means the light intensity of candles on a horizontal plane at 36 inches above ground level and five feet in front of the area to be measured.

(4) "Control" means the authority to determine how, when, and by whom an access area or defined parking area may be used, maintained, lighted, and landscaped.

(5) "Customer" means an individual to whom an access device is issued for personal, family, or household use.

(6) "Defined parking area" means the portion of a parking area open for unmanned teller machine customer parking that is contiguous to an access area, is regularly, principally, and lawfully used during the period beginning 30 minutes after sunset and ending 30 minutes before sunrise for parking by customers using the machine, and is owned or leased by the owner or operator of the machine or owned or controlled by a person leasing the machine site to the owner or operator of the machine. The term does not include:

> (A) a parking area that is physically closed or on which one or more conspicuous signs indicate that the area is closed; or
>
> (B) a level of a multiple-level parking area other than the level considered by the operator of the unmanned teller machine to be the most directly accessible to a customer.

(7) "Financial institution" has the meaning assigned by Section 201.101.

(8) "Operator" means the person primarily responsible for the operation of an unmanned teller machine.

(9) "Owner" means a person having the right to determine which financial institutions are permitted to use or participate in the use of an unmanned teller machine.

(10) "Unmanned teller machine" means a machine, other than a telephone, capable of being operated solely by a customer to communicate to a financial institution:

(A) a request to withdraw money from the customer's account directly or under a line of credit previously authorized by the financial institution for the customer;

(B) an instruction to deposit money in the customer's account with the financial institution;

(C) an instruction to transfer money between one or more accounts maintained by the customer with the financial institution;

(D) an instruction to apply money against an indebtedness of the customer to the financial institution; or

(E) a request for information concerning the balance of the account of the customer with the financial institution.

Sec. 59.302. Exception for Certain Unmanned Teller Machines. This subchapter does not apply to an unmanned teller machine:

(1) by which:

(A) a customer of a financial institution can authorize and effect the electronic transfer of money from the customer's account at the financial institution to a merchant's account at a financial institution in the county or municipality in which the terminal is located to obtain cash or to purchase, rent, or pay for goods or services; and

(B) the merchant can ascertain that the transaction has been completed and the money has been or will be transferred to the merchant's account at the merchant's financial institution in the county or municipality in which the terminal is located; or

(2) located:

(A) inside a building:

(i) unless the building is a freestanding installation existing solely to provide an enclosure for the machine; or

(ii) except to the extent a transaction can be conducted from outside the building; or

(B) in an area not controlled by the owner or operator of the machine.

Sec. 59.303. Applicability to Certain Persons Who Are Not Owners or Operators. (a) A person is not an owner or operator solely because the person's primary function is to provide for the exchange, transfer, or dissemination of electronic fund transfer data.

(b) A person whose primary function is to provide for the exchange, transfer, or dissemination of electronic fund transfer data and who is not an owner or operator is not liable to a customer or user of an unmanned teller machine for a claim arising out of or in connection with a use or attempted use of the machine.

Sec. 59.304. Construction of Subchapter. (a) This subchapter does not require the relocation or modification of an unmanned teller machine on the occurrence of a particular event or circumstance.

(b) A violation of this subchapter or a rule adopted under this subchapter is not negligence per se. Substantial compliance with this subchapter and each rule adopted under this subchapter is prima facie evidence that a person has provided adequate safety protection measures relating to an unmanned teller machine under this subchapter.

Sec. 59.305. Lighting Required. During the period beginning 30 minutes after sunset and ending 30 minutes before sunrise, lighting shall be provided for:

(1) an unmanned teller machine;

(2) the machine's access area and defined parking area; and

(3) the exterior of the machine's enclosure, if the machine is located in an enclosure.

Sec. 59.306. Persons Required to Provide Lighting. (a) Except as provided by Subsection (b), the owner or operator shall provide the lighting required by this subchapter.

(b) A person who leases the site where an unmanned teller machine is located shall provide the lighting required by this subchapter if the person controls the access area or defined parking area for the machine and the owner or operator does not control the access area or defined parking area.

Sec. 59.307. Standards for Lighting. The lighting must be at least:

(1) 10 candlefoot power at the face of the unmanned teller machine and extending in an unobstructed direction outward five feet;

(2) two candlefoot power within 50 feet from any unobstructed direction from the face of the machine, except as provided by Subdivision (3);

(3) if the machine is located within 10 feet of the corner of a building and is generally accessible from the adjacent side, two candlefoot power along the first 40 unobstructed feet of the adjacent side of the building; and

(4) two candlefoot power in the part of the defined parking area within 60 feet of the unmanned teller machine.

Sec. 59.308. Safety Evaluation. (a) An owner or operator shall in good faith evaluate the safety of each unmanned teller machine that the person owns or operates.

(b) In making the evaluation, the owner or operator shall consider:

(1) the extent to which the lighting for the machine complies with Section 59.307;

(2) the presence of obstructions, including landscaping and vegetation, in the area of the machine and the access area and defined parking area for the machine; and

(3) the incidence of violent crimes in the immediate neighborhood of the machine as shown by local law enforcement records and of which the owner or operator has actual knowledge.

Sec. 59.309. Notice of Safety Precautions. (a) An issuer of an access device shall give the customer a notice of basic safety precautions that the customer should follow while using an unmanned teller machine.

(b) The issuer shall personally deliver or mail the notice to each customer whose mailing address is in this state according to records for the account to which the access device relates. If the issuer furnishes an access device to more than one customer on the same account, the issuer is required to furnish a notice to only one of the customers.

(c) The issuer may furnish information under this section with other disclosures related to the access device, including an initial or periodic disclosure statement furnished under the Electronic Fund Transfer Act (15 U.S.C. Section 1693 et seq.).

Sec. 59.310. Enforcement and Rules. (a) The finance commission and the Credit Union Commission shall enforce this subchapter and adopt rules to implement this subchapter.[4]

(b) The rules must establish security requirements to be implemented by a financial institution for the operation of an unmanned teller machine. The rules may require the financial institution to install and maintain security devices in addition to those required by this subchapter to be operated in conjunction with the machine for the protection of customers using the machine, including:

(1) video surveillance equipment that is maintained in working order and operated continuously during the hours of operation of the machine; and

(2) adequate lighting around the premises that contain the machine.

(c) A financial institution that violates a rule adopted under this section is subject to a civil penalty of not less than $50 or more than $1,000 for each day of violation and each act of violation.