AGENDA

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 9, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(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 *October 26, 2021* Planning and Zoning Commission meetings.

(3) P2021-053 (ANDREW REYNA)
Consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a *Final Plat* for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.

(4) P2021-054 (HENRY LEE)
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a *Final Plat* for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

(5) P2021-055 (ANDREW REYNA)
Consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a *Final Plat* for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 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 (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

(6) P2021-056 (HENRY LEE)
Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Final Plat* for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

(7) SP2021-029 (HENRY LEE)
Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Site Plan* for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County,

Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

(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.

(8) Z2021-043 (ANGELICA GAMEZ)
Hold a public hearing to discuss and consider a request by Kenneth A. Selden on behalf of Johnathan Brown 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 0.426-acre tract of land identified as a portion of Lot 3, Block B, F & M 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 601 Kernodle Street, and take any action necessary.

(9) Z2021-044 (ANDREW REYNA)
Hold a public hearing to discuss and consider a request by Alex Flores 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 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary.

(10) Z2021-045 (ANDREW REYNA)
Hold a public hearing to discuss and consider a request by Vanio Dilov 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 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia Drive, and take any action necessary.

(11) Z2021-046 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a *Specific Use Permit (SUP)* for two (2) *Agricultural Accessory Buildings* and an *Animal Shelter/Loafing Shed* 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) Z2021-047 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a *Specific Use Permit (SUP)* for an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

(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.

(13) SP2021-027 (HENRY LEE)
Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a *Site Plan* for a *Warehouse/Distribution Facility* on a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

(14) SP2021-030 (ANDREW REYNA)
Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a *Site Plan* for a *Multi-Tenant Warehouse/Distribution Center* on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(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.

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

- P2021-049: Preliminary Plat for Lots 1 & 2, Block A, Seefried Addition (APPROVED)
- P2021-048: Replat for Lots 2 & 3, Block A, Pecan Valley Retail Addition (APPROVED)
- Z2021-038: SUP for an *Accessory Building* at 1 Soapberry Lane (APPROVED; 2ND READING)
- Z2021-039: SUP for *Residential Infill in an Established Subdivision* at 305 Blanche Drive (APPROVED; 2ND READING)
- Z2021-040: Text Amendment to Articles 04 & 13 for Urban Residential (APPROVED; 2ND READING)
- Z2021-041: SUP for a *Restaurant, less than 2,000 SF, with a Drive-Through* for Salads and Go (APPROVED; 2ND READING)

(VIII) 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 Government Code §551.071 (Consultation with City Attorney).

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 *November 5, 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 WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***OCTOBER 26, 2021* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

I. CALL TO ORDER

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

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 *October 12, 2021* Planning and Zoning Commission meeting.

3. **P2021-049** (HENRY LEE)
Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Seefried Addition being a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

4. **P2021-050** (ANGELICA GAMEZ)
Consider a request by Greg Chapa of Barton Chapa Surveying on behalf of JCDB Goliad Holdings, LLC for the approval of a *Replat* for Lots 2 & 3, Block A, Pecan Valley Retail Addition being a 2.174-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3005 N. Goliad Street [*SH-205*] and 150 Pecan Valley Drive, and take any action necessary.

5. **SP2021-028** (ANDREW REYNA)
Consider a request by Chris West of M1237 Services, LLC on behalf of Raymond Jowers of Rockwall Credit Services, LP for the approval of an *Amended Site Plan* for an existing *Industrial Building* on a 0.5-acre parcel of land identified as Lot 1-H0 of the Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1470 E. IH-30, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Commissioner Womble absent.

V. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is November 9, 2021.

6. **Z2021-043** (ANGELICA GAMEZ)

Hold a public hearing to discuss and consider a request by Kenneth A. Selden on behalf of Johnathan Brown 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 0.426-acre tract of land identified as a portion of Lot 3, Block B, F & M 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 601 Kernodle Street, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planning and Zoning Director Ryan Miller advised to the Commission that the applicant had originally came forward to the Historic Preservation Advisory Board in 2016 for a Certificate of Appropriateness (COA) to build this in the Historic District. They also received a variance from the Board of Adjustment (BOA) to the front building setback to make it more in line with the historic homes in the District. Both of those items were approved but the applicant waited to begin the process and, within that time period, the requirements changed for Residential Infill.

Jonathan Brown
7014 Killarney Lane
Rowlett, TX 75089

Kenneth Selden
5 Shepherds ay
Heath, TX 75032

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

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

7. **Z2021-044** (ANDREW REYNA)
Hold a public hearing to discuss and consider a request by Alex Flores 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 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Alex Flores
1650 John King Blvd, #3710
Rockwall, TX 75087

Mr. Flores came forward and provided a brief summary in regards to the request.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

8. **Z2021-045** (ANDREW REYNA)
Hold a public hearing to discuss and consider a request by Vanio Dilov 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 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Al Gaeford
7310 Lakeshore Drive
Rowlett, TX 75089

The applicant came forward and provided a brief summary in regards to the request.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

9. **Z2021-046** (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a *Specific Use Permit (SUP)* for two (2) *Agricultural Accessory Buildings* and an *Animal Shelter/Loafing Shed* 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.

Chairman Chodun asked the applicant to come forward.

Planning and Zoning Director Ryan Miller provided a brief background in regards to the request. The original case was brought forth in 2018 and the SUP was approved; however, there were some things in the SUP that weren't completed and the SUP expired. There are three (3) different structures that need to be reviewed: one is an agricultural accessory building, another is an additional agricultural accessory

building that is in the floodplain which the applicant is proposing to bring that down away from the floodplain, and the last is an animal shelter. All of the structures do appear to be in compliance with the requirements.

Mike Peoples
1700 E. State Hwy 66
Rockwall, TX 75087

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

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

10. **Z2021-047** (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a *Specific Use Permit (SUP)* for an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planning and Zoning Ryan Miller provided a brief background in regards to the case. The applicant is proposing to remove an existing structure and construct a new animal shelter.

Andrea Danley
300 S. Brown
Fate, TX 75132

Mrs. Danley came forward and provided additional details in regards to the request.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

11. **P2021-051** (HENRY LEE)
Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a *Preliminary Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

12. **P2021-052** (HENRY LEE)
Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a *Master Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

13. **P2021-053** (ANDREW REYNA)
Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a *Final Plat* for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Cameron Slown
2 Horizon Court
Heath, TX 75032

Mr. Slown came forward and provided a brief summary in regards to the request.

Mr. Miller added that this item was going to be presented to Park Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

14. **P2021-054** (HENRY LEE)
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a *Final Plat* for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

15. **P2021-055** (ANDREW REYNA)
Discuss and consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a *Final Plat* for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 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 (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

Planner Andrew Reyna advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

16. **P2021-056** (HENRY LEE)
Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Final Plat* for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

Planner Henry Lee advised the Commission that this item is being presented at Parks Board on November 2, 2021.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

17. **SP2021-027** (HENRY LEE)
Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a *Site Plan* for a *Warehouse/Distribution Facility* on a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting two variances and one exception for the use of less than 20% stone on the façade, doing tilt wall construction, and the articulation standards. Staff should note that they are providing three tiered screening with a berm to provide residential adjacency screening to the east. They will also be paving 24-feet of Data Drive down to Capital Blvd. The REDC is working with them to provide a strip of land along the eastern property line. Also, as part of their site plan, they are requesting an alternative tree mitigation settlement agreement. They have a total of 3,228-inches of mitigation balance for the trees they're removing and are intending to plant 764-inches, and are requesting to pay the extra 2,464 inches which is $246,400.

Nick Hobbes
4309 Aster Road
Prosper, TX 75078

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

Bobby Pross
5310 Harvest Hill Rd, Suite 180
Dallas, TX 75230

Mr. Pross came forward and provided additional details in regards to the compensatory measures.

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

18. **SP2021-029** (HENRY LEE)
Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Site Plan* for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63

(PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and FM-549, and take any action necessary.

Planner Henry Lee added that the request generally meets all of the technical requirements for Planned Development 63 (PD-63) in the Unified Development Code (UDC).

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

19. **SP2021-030** **(ANDREW REYNA)**
Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a *Site Plan* for a *Multi-Tenant Warehouse/Distribution Center* on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Planner Andrew Reyna added that the applicant is working with ARB and their recommendations as requested.

Patrick Hogan
13455 Noel Road
2 Galleria Office Tower, Suite 700
Dallas, TX 75240

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

Chairman Chodun advised this item will be brought back to the Commission for discussion or action on November 9, 2021.

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

- Z2021-032: SUP for a *Restaurant, less than 2,000 SF, with Drive-Through* for Dutch Bros. *[APPROVED; 2ND READING]*
- Z2021-036: Zoning Change from Agricultural (AG) District to Planned Development District 91 (PD-91) *[APPROVED; 2ND READING]*
- Z2021-038: SUP for an *Accessory Building* at 1 Soapberry Lane *[APPROVED; 1ST READING]*
- Z2021-039: SUP for *Residential Infill in an Established Subdivision* at 305 Blanche Drive *[APPROVED; 1ST READING]*
- Z2021-040: Text Amendment to Articles 04 & 13 for Urban Residential *[APPROVED; 1ST READING]*
- Z2021-041: SUP for a *Restaurant, less than 2,000 SF, with a Drive-Through* for Salads and Go *[APPROVED; 1ST 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.

VI. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:40 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:	November 9, 2021
APPLICANT:	Cameron Slown; *Teague, Nall and Perkins, Inc*.
CASE NUMBER:	P2021-053; *Final Plat for Phase 1 of the Discovery Lakes Subdivision*

SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.

PLAT INFORMATION

☑ The applicant is requesting the approval of a final plat for a 36.42-acre tract of land (*i.e.* a portion of *Tract 1 of the M. E. Hawkins Survey, Abstract No. 100*) for the purpose of establishing 31 single-family residential lots and one (1) common area lot (*i.e. Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-7, Block D; Lot 1, Block E Discovery Lakes, Phase 1*). The common area (*i.e. Lot 1, Block E*) and Lot 9, Block A will be maintained by the Homeowner's Association (HOA).

☑ The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29* [*Case No. Z2005-021*] changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24* [*Case No. Z2015-016*] from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The City Council approved Planned Development District 78 (PD-78) on August 3, 2020 [*Ordinance No. 20-27*]. On November 2, 2020, the City Council approved a preliminary plat [*Case No. P2020-040*] for the subject property. The proposed final plat conforms to this preliminary plat.

☑ On November 2, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision that is located within Park District No. 31:

(1) The developer shall pay pro-rata equipment fees of $13,175.00 (*i.e. $425 x 31 lots*), which will be due at the time of final plat.

(2) The developer shall pay cash-in-lieu of land fees of $13,888.00 (*i.e. $448.00 x 31 lots*), which will be due at the time of final plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Phase 1 of Discovery Lakes*, staff would propose the following conditions of approval:

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

(2) The applicant shall adhere to the recommendations made by the Parks Board; and,

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

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] (200+36.42*15=$746.30)
[✓] Final Plat ($300.00 + $20.00 Acre) [1] 300+20*36.42=$1028.40
[ ] 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	none		
Subdivision	Discovery Lakes, Phase 1	Lot	Block
General Location	36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78		Current Use	None	
Proposed Zoning	PD-78		Proposed Use	Single Family Residential	
Acreage	36.42	Lots [Current]	1	Lots [Proposed]	31

[✓] ***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	Discovery Lakes, LLC.	[✓] Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [*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 $ $1028.40 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 14th *day of* October *, 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."*

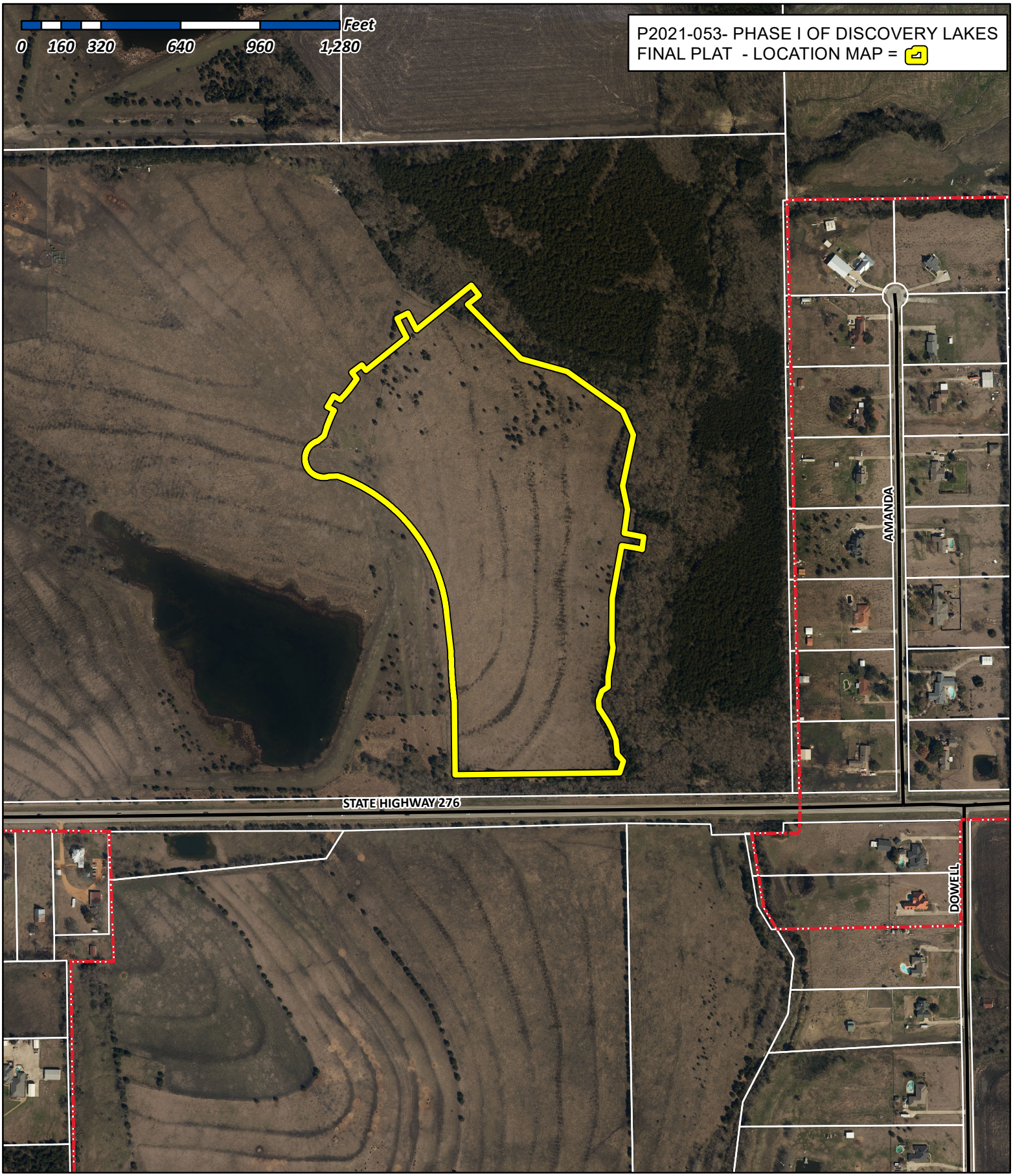
Given under my hand and seal of office on this the 14th *day of* October *, 20* 21

Owner's Signature Nick DiGiuseppe

Notary Public in and for the State of Texas Alyson DiBlasi

ALYSON DIBLASI
Notary Public, State of Texas
Comm. Expires 03-21-2024
Notary ID 130589228

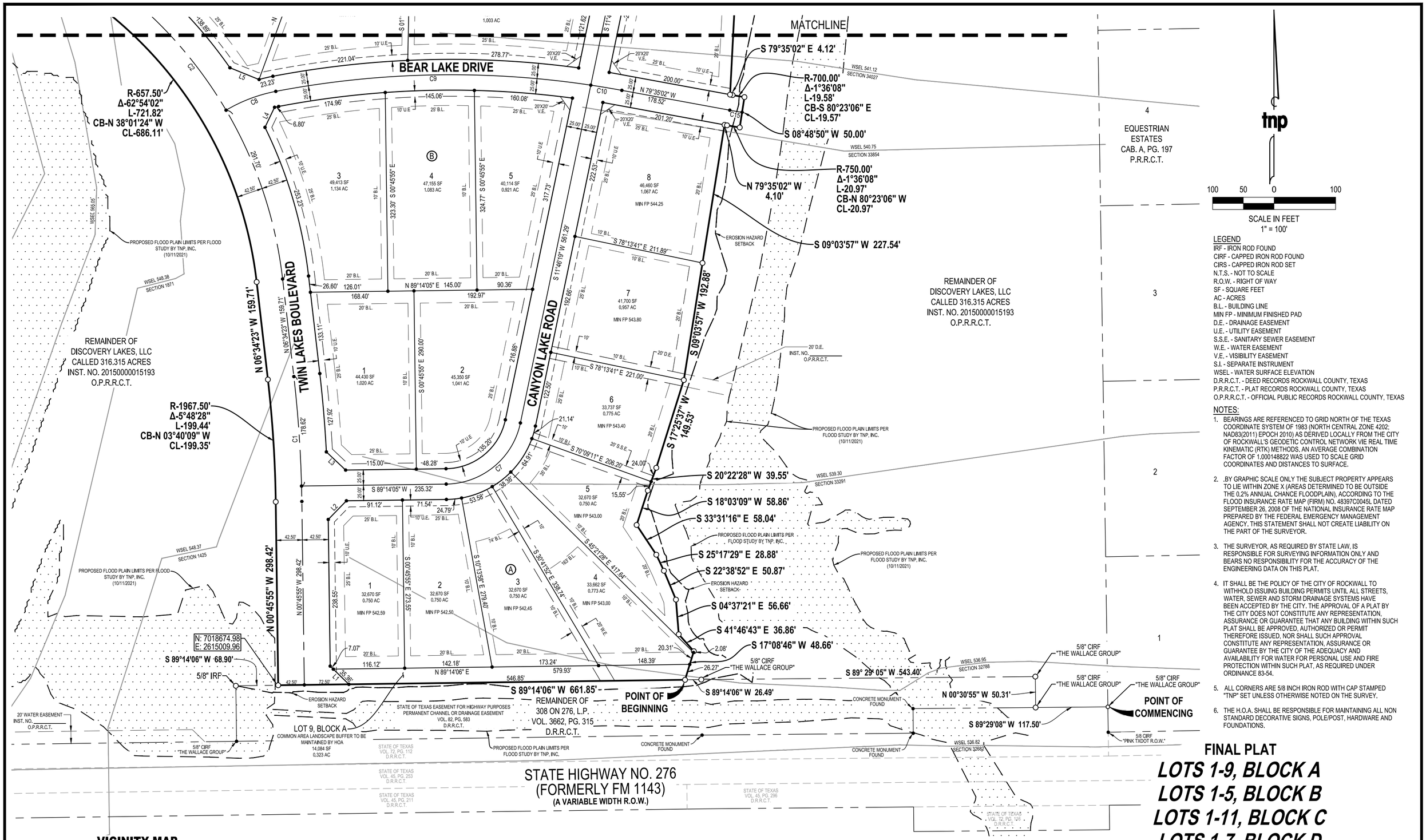
My Commission Expires 03-21-2024



City of Rockwall

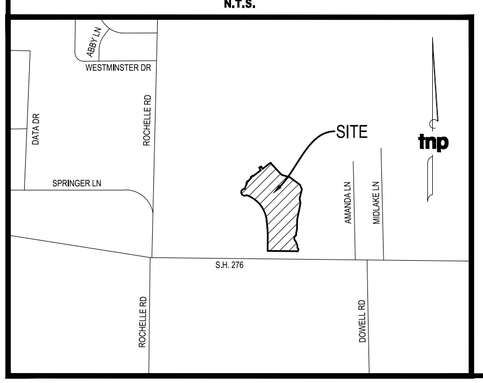
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



VICINITY MAP

N.T.S.



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	9°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.86'	N 36°34'12" W	16.86'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°51'02"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°41'12"	38.68'	N 27°51'01" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	S 46°40'27" E	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'06" W	51.01'
L6	N 45°33'50" W	36.57'
L7	N 12°32'02" W	34.13'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°30'25" W	47.19'
L2	N 42°54'31" W	13.20'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	5°48'28"	203.75'	N 03°40'09" W	203.66'
C2	700.00'	62°54'02"	768.48'	N 38°01'24" W	730.46'
C3	500.00'	32°09'00"	280.56'	N 34°58'28" E	276.90'
C4	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C5	800.00'	53°45'20"	750.57'	S 57°34'38" E	723.34'
C6	125.00'	96°13'37"	209.93'	S 36°20'29" E	186.12'
C7	125.00'	77°27'46"	169.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" E	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
C12	775.00'	1°14'58"	16.90'	N 36°33'09" W	16.90'
C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°48'38" W	9.14'

LEGEND
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
AC - ACRES
B.L. - BUILDING LINE
MIN FP - MINIMUM FINISHED PAD
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
W.E. - WATER EASEMENT
V.E. - VISIBILITY EASEMENT
S.I. - SEPARATE INSTRUMENT
WSEL - WATER SURFACE ELEVATION
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

NOTES:
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM THE CITY OF ROCKWALL'S GEODETIC CONTROL NETWORK VIE REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000148822 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
2. .BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. 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.
5. ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.
6. THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTAINING ALL NON STANDARD DECORATIVE SIGNS, POLE/POST, HARDWARE AND FOUNDATIONS.

FINAL PLAT

LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,532,217 SQUARE FEET OR 35.175 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 1 of 3

tnp
CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: C:\Users\jmaddox\AppData\Local\Temp\AcPublish_11\5220221 11 01 SBD 20370 Final Plat.dwg at Nov 02, 2021-4:38pm by jmaddox

tnp

100 50 0 100

SCALE IN FEET
1" = 100'

PROPOSED FLOOD PLAIN LIMITS PER FLOOD STUDY BY TNP, INC. (10/11/2021)

PROPOSED FLOOD PLAIN LIMITS PER FLOOD STUDY BY TNP, INC. (10/11/2021)

N: 7020643.24
E: 2615075.15

WSEL 542.83
SECTION 1033

S 37°43'33" E 50.00'

R-661.60'
Δ-1°43'30"
L-19.92'
CB-N 51°30'16" E
CL-19.92'

WSEL 540.79
SECTION 999

R-611.60'
Δ-1°44'56"
L-18.67'
CB-S 51°30'00" W
CL-18.67'

S 51°02'57" W 40.18'

S 26°30'25" E 47.19'

N 63°29'35" E 50.00'

N 51°02'57" E 263.70'

N 26°30'25" W 47.19'

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 20150000015193
O.P.R.R.C.T.

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 20150000015193
O.P.R.R.C.T.

N 52°57'47" E 50.01'

N 51°02'57" E 210.54'

RAINY LAKE ROAD

R-525.00'
Δ-11°37'35"
L-106.53'
CB-N 38°34'25" E
CL-106.35'

N 28°21'37" E 50.02'

24' ACCESS EASEMENT
INST. NO.
O.P.R.R.C.T.

R-525.00'
Δ-8°24'09"
L-76.99'
CB-N 23°06'02" E
CL-76.92'

N 18°53'58" E 32.49'

N 50°19'57" E 34.13'

LOT 1, BLOCK E
COMMON AREA TO BE
MAINTAINED BY HOA
1,963 SF
0.045 AC

R-75.00'
Δ-183°44'05"
L-240.51'
CB-S 17°45'49" E
CL-149.92'

S 86°36'59" W 36.57'

N 69°28'25" W 14.63'

N 69°28'25" W 96.43'

WSEL 560.05

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.
(10/11/2021)

R-657.50'
Δ-62°54'02"
L-721.82'
CB-N 38°01'24" W
CL-686.11'

SALT LAKE DRIVE

BEAR LAKE DRIVE

S 44°23'27" E 307.03'

S 74°29'43" E 192.26'

S 54°50'25" E 411.44'

S 03°07'56" W 83.84'

S 14°39'36" W 143.64'

S 02°56'16" W 201.19'

S 79°35'02" E 4.12'

R-700.00'
Δ-1°36'08"
L-19.58'
CB-S 80°23'06" E
CL-19.57'

S 08°48'50" W 50.00'

WSEL 541.12
SECTION 34027

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.
(10/11/2021)

EROSION HAZARD
SETBACK

WSEL 541.71
SECTION 999

WSEL 541.73
SECTION 100

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.
(10/11/2021)

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.
(10/11/2021)

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.
(10/11/2021)

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 20150000015193
O.P.R.R.C.T.

EQUESTRIAN
ESTATES
CAB. A, PG. 197
P.R.R.C.T.

8

7

6

5

MATCHLINE

1 34,007 SF 0.781 AC
2 35,539 SF 0.816 AC
3 32,670 SF 0.750 AC
4 33,726 SF 0.774 AC
5 43,182 SF 0.991 AC
6 43,679 SF 1.003 AC
7 32,670 SF 0.750 AC
8 36,660 SF 0.842 AC
9 36,658 SF 0.842 AC
10 36,660 SF 0.842 AC
11 36,660 SF 0.842 AC

1 55,956 SF 1.285 AC
2 42,451 SF 0.975 AC
3 32,670 SF 0.750 AC
4 32,670 SF 0.750 AC
5 32,670 SF 0.750 AC
6 32,670 SF 0.750 AC
7 36,660 SF 0.842 AC

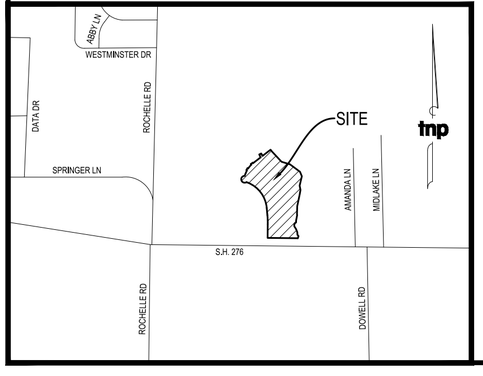
MIN FP 544.55
MIN FP 544,60
MIN FP 544,70
MIN FP 544,75
MIN FP 544.80
MIN FP 544.90

20'X20' V.E.

20' D.E.
INST. NO.
O.P.R.R.C.T.

VICINITY MAP

N.T.S.



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C6	125.00'	96°13'37"	209.93'	S 36°20'29" E	186.12'
C7	125.00'	77°27'46"	169.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" E	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
C12	775.00'	1°14'56"	16.90'	N 36°33'09" W	16.90'
C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°48'38" W	9.14'

FINAL PLAT

LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,532,217 SQUARE FEET OR 35.175 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'

SHEET 2 of 3

tnp

CASE NO. (P2021-053)

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: C:\Users\jmaddox\AppData\Local\Temp\AcPublish_11\5\20201 11 01 SBD 20370 Final Plat.dwg at Nov 02, 2021-4:38pm by jmaddox

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Discovery Lakes, LLC is the owner of a called 33.662 acre tract of land in the M.E. Hawkins Survey, Abstract Number 100, in the City of Rockwall, Rockwall County, Texas, same being a portion of a called 316.315 acre tract to Discovery Lakes, LLC as recorded in Instrument Number 20150000015193 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found on the north right-of-way of State Highway No. 276, a variable width right-of-way, same being the west line of Lot 1, Equestrian Estates, an addition to Rockwall County, Texas as recorded in Cabinet A, Page 197 of the Plat Records of Rockwall County, Texas for the southeast corner of said 316.315 acre tract;

THENCE South 89 degrees 29 minutes 08 seconds West, departing the west line of said Equestrian Estates and along the north right-of-way of said State Highway No. 276, same being the south line of said 316.315 acre tract, a distance of 117.50 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE North 00 degrees 30 minutes 55 seconds West, departing the north right-of-way of said State Highway No. 276 and continuing along the south line of said 316.315 acre tract, a distance of 50.31 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 29 minutes 05 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 543.40 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 26.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 661.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner from which a 5/8 inch iron rod found for an ell corner of said 316.315 acre tract bears South 89 degrees 14 minutes 06 seconds West, a distance of 68.90 feet;

THENCE departing the south line of said 316.315 acre tract and through the interior of said 316.315 acre tract, the following courses and distances:

North 00 degrees 45 minutes 55 seconds West, a distance of 298.42 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1967.50 feet, a central angle of 05 degrees 48 minutes 28 seconds, an arc length of 199.44 feet, a chord bearing of North 03 degrees 40 minutes 09 seconds West, a distance of 199.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 06 degrees 34 minutes 23 seconds West, a distance of 159.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 657.50 feet, a central angle of 62 degrees 54 minutes 02 seconds, an arc length of 721.82 feet, a chord bearing of North 38 degrees 01 minutes 24 seconds West, a distance of 686.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 28 minutes 25 seconds West, a distance of 14.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 86 degrees 36 minutes 59 seconds West, a distance of 36.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 75.00 feet, a central angle of 183 degrees 44 minutes 05 seconds, an arc length of 240.51 feet, a chord bearing of North 17 degrees 45 minutes 49 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 50 degrees 19 minutes 57 seconds East, a distance of 34.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 53 minutes 58 seconds East, a distance of 32.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 24 minutes 09 seconds, an arc length of 76.99 feet, a chord bearing of North 23 degrees 06 minutes 02 seconds East, a distance of 76.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 500.00 feet, a central angle of 03 degrees 24 minutes 59 seconds, an arc length of 29.81 feet, a chord bearing of North 61 degrees 39 minutes 03 seconds West, a distance of 29.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 28 degrees 21 minutes 37 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 550.00 feet, a central angle of 03 degrees 15 minutes 28 seconds, an arc length of 31.27 feet, a chord bearing of South 61 degrees 34 minutes 26 seconds East, a distance of 31.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 525.00 feet, a central angle of 11 degrees 37 minutes 35 seconds, an arc length of 106.53 feet, a chord bearing of North 38 degrees 34 minutes 25 seconds East, a distance of 106.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 275.00 feet, a central angle of 03 degrees 23 minutes 37 seconds, an arc length of 16.29 feet, a chord bearing of North 38 degrees 52 minutes 27 seconds West, a distance of 16.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 800.00 feet, a central angle of 01 degrees 12 minutes 53 seconds, an arc length of 16.96 feet, a chord bearing of North 36 degrees 34 minutes 12 seconds West, a distance of 16.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 52 degrees 57 minutes 47 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 750.00 feet, a central angle of 01 degrees 17 minutes 11 seconds, an arc length of 16.84 feet, a chord bearing of South 36 degrees 32 minutes 03 seconds East, a distance of 16.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the left;

With said compound curve continuing to the left having a radius of 225.00 feet, a central angle of 02 degrees 51 minutes 02 seconds, an arc length of 11.19 feet, a chord bearing of South 38 degrees 36 minutes 10 seconds East, a distance of 11.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 210.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 825.00 feet, a central angle of 02 degrees 41 minutes 12 seconds, an arc length of 38.68 feet, a chord bearing of North 27 degrees 51 minutes 01 seconds West, a distance of 38.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 30 minutes 25 seconds West, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 29 minutes 35 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 26 degrees 30 minutes 25 seconds East, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 775.00 feet, a central angle of 02 degrees 03 minutes 01 seconds, an arc length of 27.73 feet, a chord bearing of South 27 degrees 31 minutes 56 seconds East, a distance of 27.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 263.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 661.60 feet, a central angle of 01 degrees 43 minutes 30 seconds, an arc length of 19.92 feet, a chord bearing of North 51 degrees 30 minutes 16 seconds East, a distance of 19.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 37 degrees 43 minutes 33 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 611.60 feet, a central angle of 01 degrees 44 minutes 56 seconds, an arc length of 18.67 feet, a chord bearing of South 51 degrees 30 minutes 00 seconds West, a distance of 18.67 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 51 degrees 02 minutes 57 seconds West, a distance of 40.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 23 minutes 27 seconds East, a distance of 307.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 74 degrees 29 minutes 43 seconds East, a distance of 192.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 54 degrees 50 minutes 25 seconds East, a distance of 411.44 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 07 minutes 56 seconds West, a distance of 83.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 14 degrees 39 minutes 36 seconds West, a distance of 143.64 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 02 degrees 56 minutes 16 seconds West, a distance of 201.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 79 degrees 35 minutes 02 seconds East, a distance of 4.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 700.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 19.58 feet, a chord bearing of South 80 degrees 23 minutes 06 seconds East, a distance of 19.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 48 minutes 50 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 750.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 20.97 feet, a chord bearing of North 80 degrees 23 minutes 06 seconds West, a distance of 20.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 79 degrees 35 minutes 02 seconds West, a distance of 4.10 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 03 minutes 57 seconds West, a distance of 227.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 03 minutes 57 seconds West, a distance of 192.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 25 minutes 37 seconds West, a distance of 149.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 20 degrees 22 minutes 28 seconds West, a distance of 39.55 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 18 degrees 03 minutes 09 seconds West, a distance of 58.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 33 degrees 31 minutes 16 seconds East, a distance of 58.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 25 degrees 17 minutes 29 seconds East, a distance of 28.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 38 minutes 52 seconds East, a distance of 50.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 37 minutes 21 seconds East, a distance of 56.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 46 minutes 43 seconds East, a distance of 36.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 08 minutes 46 seconds West, a distance of 48.66 feet to the POINT OF BEGINNING containing 1,532,217 square feet, or 35.175 acres of land.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of Discovery Lakes, Phase 1, 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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 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.

BRIAN J. MADDOX II,
R.P.L.S. NO. 6659

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

OWNERS DEDICATION

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 Discovery Lakes, Phase 1 to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

Discovery Lakes, LLC

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, 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 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

_____
My Commission Expires:

FINAL PLAT
LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,532,217 SQUARE FEET OR 35.175 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'

SHEET 3 of 3

tnp

CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: C:\Users\jmaddox\AppData\Local\Temp\AcPublish_11\5220221 11 01 SBD 20370 Final Plat.dwg at Nov 02, 2021-4:36pm by jmaddox

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	November 9, 2021
APPLICANT:	Chase Finch, *Corwin Engineering, Inc.*
CASE NUMBER:	P2021-054; *Final Plat for Emerson Farms Addition*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a Final Plat for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756- acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 138.756-acre parcel of land *(i.e. Tract 1 of the J. Lockhart Survey, Abstract No. 137)* for the purpose of establishing the Emerson Farms Subdivision. The single-family residential subdivision will be composed of 107 single-family homes zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. The site is generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276.

☑ The subject property was annexed into the City of Rockwall on December 22, 2008 by *Ordinance No. 08-65*. On November 3, 2014, the City Council approved *Ordinance No. 14-50* [*Case No. Z2014-030*], establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. On August 27, 2019, the Planning and Zoning commission approved a site plan [*Case No. 2019-034*] that tied down the subdivision amenities, landscaping, and hardscape.

☑ On November 2, 2021, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision.

(1) The property owner shall pay pro-rata equipment fees of $45,475.00 (*i.e. $425.00 x 107 Lots*), which will be due prior to the issuance of a building permit.

(2) The property owner shall pay cash-in-lieu of land fees of $47,936.00 (*i.e. $448.00 x 107 Lots*), which will be due prior to the issuance of a building permit.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Final Plat* -- *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 *Final Plat* 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 ***Final Plat*** for *Emerson Farms 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) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-054

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[X] 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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	East of Dowell Road and 2700' south of Hwy. 276				
Subdivision	Emerson Farms	Lot		Block	
General Location					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning		Current Use			
Proposed Zoning		Proposed Use			
Acreage	138.756	Lots [Current]		Lots [Proposed]	107

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

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

[ ] Owner	Harlan Properties, Inc.	[ ] Applicant	Corwin Engineering, Inc.
Contact Person	Suresh Shridharani	Contact Person	Chase Finch
Address	2404 Texas Drive, Ste. 103	Address	200 W. Belmont, Ste. E
City, State & Zip	Irving, Texas 75062	City, State & Zip	Allen, Texas 75013
Phone	972-659-0655 ext. 110	Phone	469-879-9157
E-Mail	sureshns@aol.com	E-Mail	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Suresh Shridharani [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct, and the application fee of $ 3,075.12 *, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ 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."*

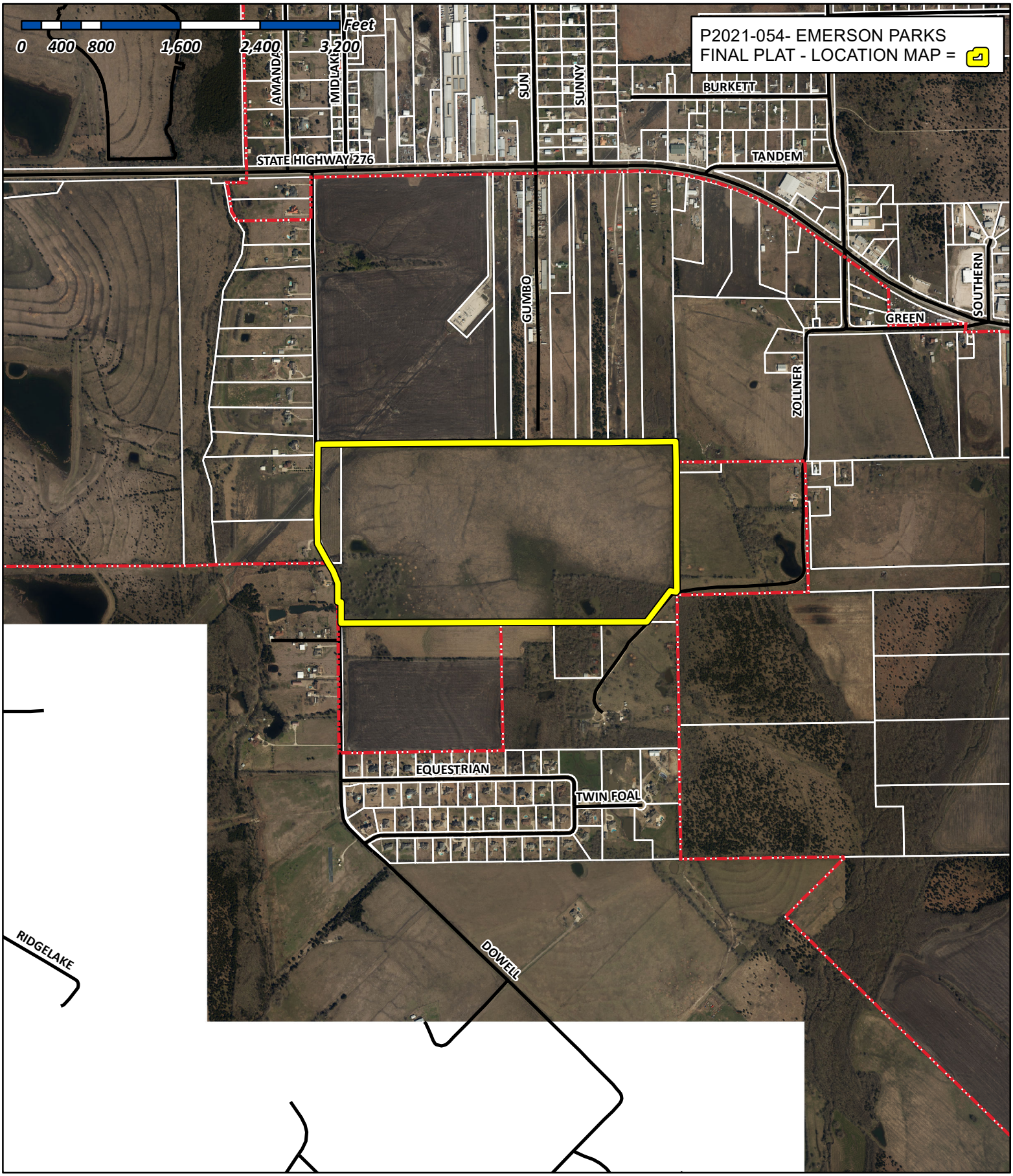
Given under my hand and seal of office on this the 12th *day of* October *, 20* 21 .

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

ALANA BAILEY
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 2752185

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.

MATCHLINE SHEET 2 OF 4

ROBERT SORRELLS
VOL. 3728, PG. 39

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

BOSTON DRIVE (60' R.O.W.)

CONCORD DRIVE (60' R.O.W.)

BRAHMA DRIVE (60' R.O.W.)

BEACON DRIVE (60' R.O.W.)

DOWELL ROAD

J. BAILEY SURVEY
ABSTRACT NO. 44
J. LOCKHART SURVEY
ABSTRACT NO. 137

LOT 1 BLOCK A
OPEN SPACE/
DRAINAGE/DETENTION
EASEMENT
2.796 AC.

LOT 1 BLOCK F
OPEN SPACE/
DRAINAGE/DETENTION
EASEMENT
3.164 AC.

LOT 8 BLOCK B
OPEN SPACE
0.112 AC.

SURESH SHRIDHARANI
DOC. NO. 20190000005265

TOWER

J. LOCKHART SURVEY
ABSTRACT NO. 137
J. ROBBINETT SURVEY
ABSTRACT NO. 182

J. ROBBINETT SURVEY
ABSTRACT NO. 182
H. NEWELL SURVEY
ABSTRACT NO. 167

J. LOCKHART SURVEY
ABSTRACT NO. 137
H. NEWELL SURVEY
ABSTRACT NO. 167

N89° 37'22"E 1361.91'

S00° 22'38"E 600.00'

N00° 22'38"W 270.00'

S00° 22'38"E 270.00'

N00° 02'52"W 1195.77'

S00° 22'38"E 272.84'

S00° 22'38"E 272.06'

N00° 03'28"W 211.73'

N89° 45'00"E 131.11'

N89° 29'31"W 34.26'

N31° 14'28"W 98.94'

N21° 45'35"W 123.31'

N00° 04'32"W 194.53'

S89° 37'22"W 291.52'

S89° 37'22"W 296.05'

10' U.E.

15' D.E.

25' B.L.

40' B.L.

20' W.E.

30'X30' VISIBILITY & SIDEWALK EASEMENT

65' FUTURE R.O.W.

100' T.P. & L. CO. ESMT. VOL. 88, PG. 344

40' N.T.M.W.D. ESMT. VOL. 4825, PG. 173

40' N.T.M.W.D. ESMT. VOL. 4912, PG. 196

60' D.E. (BY SEPARATE INST.)

60' STREET DEDICATION BY SEPARATE INST.

VARIABLE R.O.W. DEDICATION

1/2" IRF

0 50 100 200
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

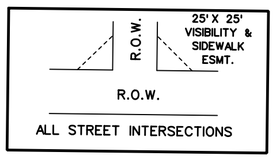
X	Y
2617338.9600	7015813.1304
ELEV = ??	

NOTES

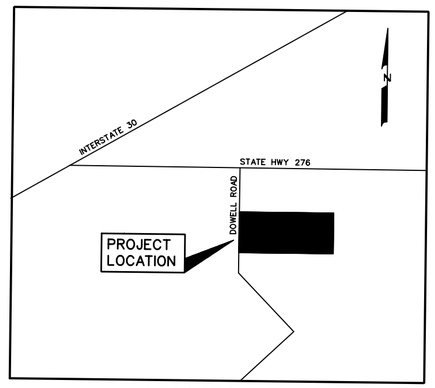
1. Bearings are referenced to a 138.79 acre tract, Doc. No. 20140000017662, in Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   W.E. - Waterline Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
   ◊ - Street Name Change
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 1, 18 Block A & Lot 1, 13 Block F)
6. Property owners shall be reponsible for maintenance, repair, and reconstruction of drainage and detention easements on-site.
7. Property owner to maintain and repair area from edge of paving to property line.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	26°15'31"	632.50'	289.87'	287.34'	N17°39'05"W



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

FINAL PLAT
OF

EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

OCTOBER 2021 SCALE 1" = 100'

MATCHLINE SHEET 3 OF 4

GEORGE HEARD
VOL. 1202, PG. 50

SANDRA SMITH
VOL. 644, PG. 45

RONALD HAWKINS
VOL. 1509, PG. 129

STEVE BOBALIK
VOL. 567, PG. 177

ROBERT SORRELLS
VOL. 3728, PG. 39

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

N89° 37'22"E 3363.91'

S89° 42'38"W 3070.62'

N89° 37'22"E 1361.91'

S00° 22'38"E 600.00'

FROST DRIVE (60' R.O.W.)

BOSTON DRIVE (60' R.O.W.)

CONCORD DRIVE (60' R.O.W.)

BRAHMA DRIVE (60' R.O.W.)

40' N.T.&M.D. ESMT.
VOL. 4912, PG. 196

40' B.L.

10' U.E.

15' D.E.

25' B.L.

162.50'

163.91'

163.00'

270.00'

S00° 22'38"E 270.00'

N00° 22'38"W 270.00'

275.58'

275.33'

275.08'

274.83'

274.58'

274.33'

274.09'

273.84'

273.59'

273.34'

Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ Ⓕ Ⓖ

MATCHLINE SHEET 1 OF 4

0 50 100 200

SCALE: 1" = 100'

FINAL PLAT
OF

EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY
ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

OCTOBER 2021 SCALE 1" = 100'

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°22'38" W	21.21'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	172°49'09"	60.00'	180.98'	119.76'	N44°37'22"E
2.	90°00'00"	20.00'	31.42'	28.28'	N44°37'22"E

N

0 50 100 200

SCALE: 1" = 100'

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2620700.8733	7015854.7476
ELEV = 544.6	

JERI SUE PIERRE
DOC. NO. 2017-0000021485

40' N.T.M.W.D. ESMT.

66' DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

S00° 19'22"E 1207.96'

S00° 37'17"E 286.47'

S31° 44'42"W
16.52'

N80° 40'29"W
55.86'

S37° 34'26"W 389.62'

TOM SZOBOSZLAY
DOC. NO. 2014-0000017141

J. BAILEY SURVEY
ABSTRACT NO. 44
J. LOCKHART SURVEY
ABSTRACT NO. 137

493.46'

493.21'

N89° 37'22"E 321.17'

LOT 18 BLOCK A
OPEN SPACE/
DRAINAGE/DETENTION
EASEMENT
3.057 AC.

THOREAU DRIVE (60' R.O.W.)

BOSTON DRIVE (60' R.O.W.)

CONCORD DRIVE (60' R.O.W.)

BRAHMA DRIVE (60' R.O.W.)

SHERRY RUTH ZACHARY
VOL. 850, PG. 187

JAY LYNN JOHNSON
VOL. 3667, PG. 252

TOMAINO PROPERTIES, LP.
VOL. 1498, PG. 315

MICHAEL SARAGUSA
VOL. 4131, PG. 153

GEORGE HEARD
VOL. 1202, PG. 50

MATCHLINE SHEET 2 OF 4

LOT 13 BLOCK F
OPEN SPACE/
DRAINAGE/DETENTION
EASEMENT
3.090 AC.

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

FINAL PLAT
OF

EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY
ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

OCTOBER 2021 SCALE 1" = 100'

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 EMERSON FARMS, 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 the EMERSON FARMS, 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.

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.

HARLAN PROPERTIES, INC..

_____
Suresh Shridharani
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, 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 _____, 2021.

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, 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.

_____ _____
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 _____, 2021.

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_____, 2021.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

WHEREAS, HARLAN PROPERTIES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract;

THENCE, South 00° 19'22" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31° 44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80° 40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37° 34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

THENCE, South 89° 42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00° 03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21° 45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31° 14'28" West, continuing along said west line, for a distance of 98.94 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 45'00" East, continuing along said west line, for a distance of 131.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 02'52" West, continuing along said west line, for a distance of 1195.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 138.79 acre tract;

THENCE, North 89° 37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 138.756 acres of land.

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 _____, 2021.

_____
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 _____, 2021.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

OCTOBER 2021

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:	November 9, 2021
APPLICANT:	Ryan King; *Teague, Engineering Concepts & Design*
CASE NUMBER:	P2021-055; *Final Plat for Phase 2 of the Saddle Star Subdivision*

SUMMARY

Discuss and consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Final Plat for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 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 (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard.

PLAT INFORMATION

☑ The applicant is requesting the approval of a final plat for a 29.001-acre tract of land (i.e. Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97) for the purpose of establishing 77 single-family residential lots and three (3) common areas (*i.e. Lots 1-15, Block A; Lots 27-37, Block B; Lots 12-33, Block E; Lots 11-31, Block F; Lots 1-5, Block G; Lots 1-3, Block H; Lots 4-6, Block X Saddle Star Estates South, Phase 2*). The common areas (*i.e. Lots 4-6, Block X*) will be maintained by the Homeowner's Association (HOA).

☑ On March 16, 1998, a 44.292-acre portion of the subject property was annexed [*Ordinance No. 98-10*] by the City Council. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*Case No. Z2015-034; Ordinance No. 16-07*], which rezoned this 44.292-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On May 16, 2016 the City Council adopted *Ordinance No. 16-30* annexing an additional 11.121-acre portion of the subject property. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) incorporating the additional 11.121-acre tract of land into the Planned Development District. This zoning change increased the number of lots permitted in the Planned Development District from 113 to 138. Following this approval, a preliminary plat [*Case No. P2016-024*] and master plat [*Case No. P2016-023*] were approved on August 15, 2016. On March 28, 2017, the applicant requested and was granted an extension to the preliminary plat [*Case No. P2017-014*]. Following this approval, the applicant final platted [*Case No. P2019-031*] Phase 1 of the Saddle Star South Subdivision on September 16, 2019. On January 22, 2019, the City Council annexed a 14.995-acre tract of land [*Ordinance No. 19-07*]. This was later incorporated into Planned Development District 79 (PD-79) on November 4, 2019, increasing the total acreage of the Planned Development District to 70.408-acres. This also increased the lot count from 138 lots to 176 lots. On February 18, 2020, the applicant amended the master plat [*Case No. P2020-006*] to incorporate Phase 3 into the subdivision; and, on December 21, 2020, the applicant amended the preliminary plat [*Case No. P2020-048*] to incorporate Phase 3 into the subdivision. The proposed final plat for Phase 2 of the Saddle Star Subdivision conforms to the approved preliminary plat.

☑ On November 2, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision that is located within Park District No. 6:

(1) The developer shall pay pro-rata equipment fees of $71,687.00 (i.e. $931.00 x 77 lots), which will be due at the time of final plat.

(2) The developer shall pay cash-in-lieu of land fees of $75,768.00 (i.e. $984.00 x 77 lots), which will be due at the time of final plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Saddle Star Estates South, Phase 2*, staff would propose the following conditions of approval:

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

(2) The applicant shall adhere to the recommendations made by the Parks Board; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-055

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 3076 Hays Rd

SUBDIVISION Saddle Star South Phase 2 LOT BLOCK

GENERAL LOCATION Along John King Blvd, City of Rockwall, Rockwall County, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79 CURRENT USE Residential

PROPOSED ZONING PD-79 PROPOSED USE Residential

ACREAGE 29.001 LOTS [CURRENT] 1 LOTS [PROPOSED] 77

☐ ***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 & Design
CONTACT PERSON Jose Campos	CONTACT PERSON Ryan King, P.E.
ADDRESS 2200 Ross Ave., Ste. 4200W	ADDRESS 201 Windco Cir, STE 200
CITY, STATE & ZIP Dallas, TX 75201	CITY, STATE & ZIP Wylie, TX 75098
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 $ 880.02 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15 *DAY OF* October *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.*

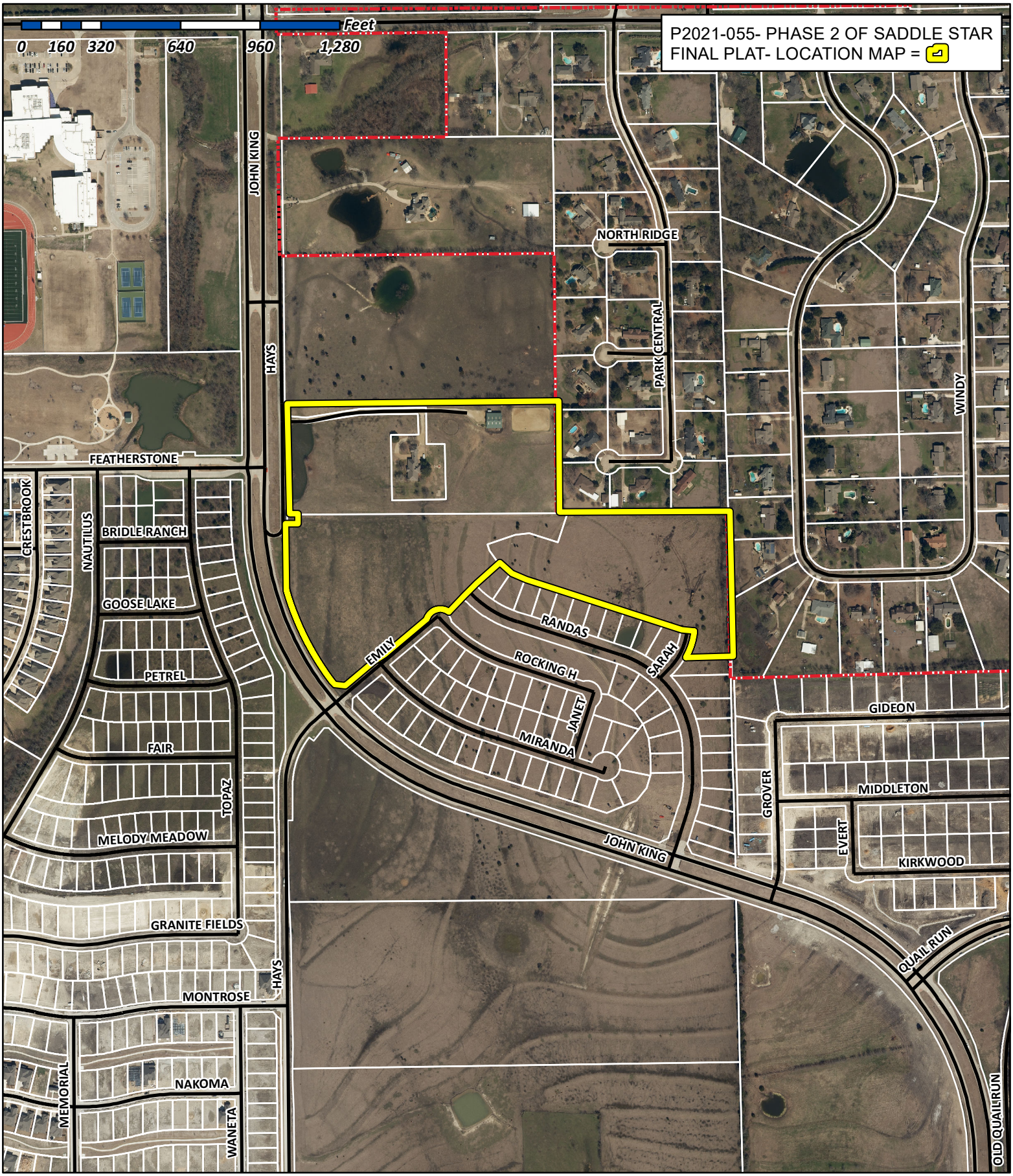
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* October *20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

David Goss
My Commission Expires
02/17/2024
ID No. 6815002

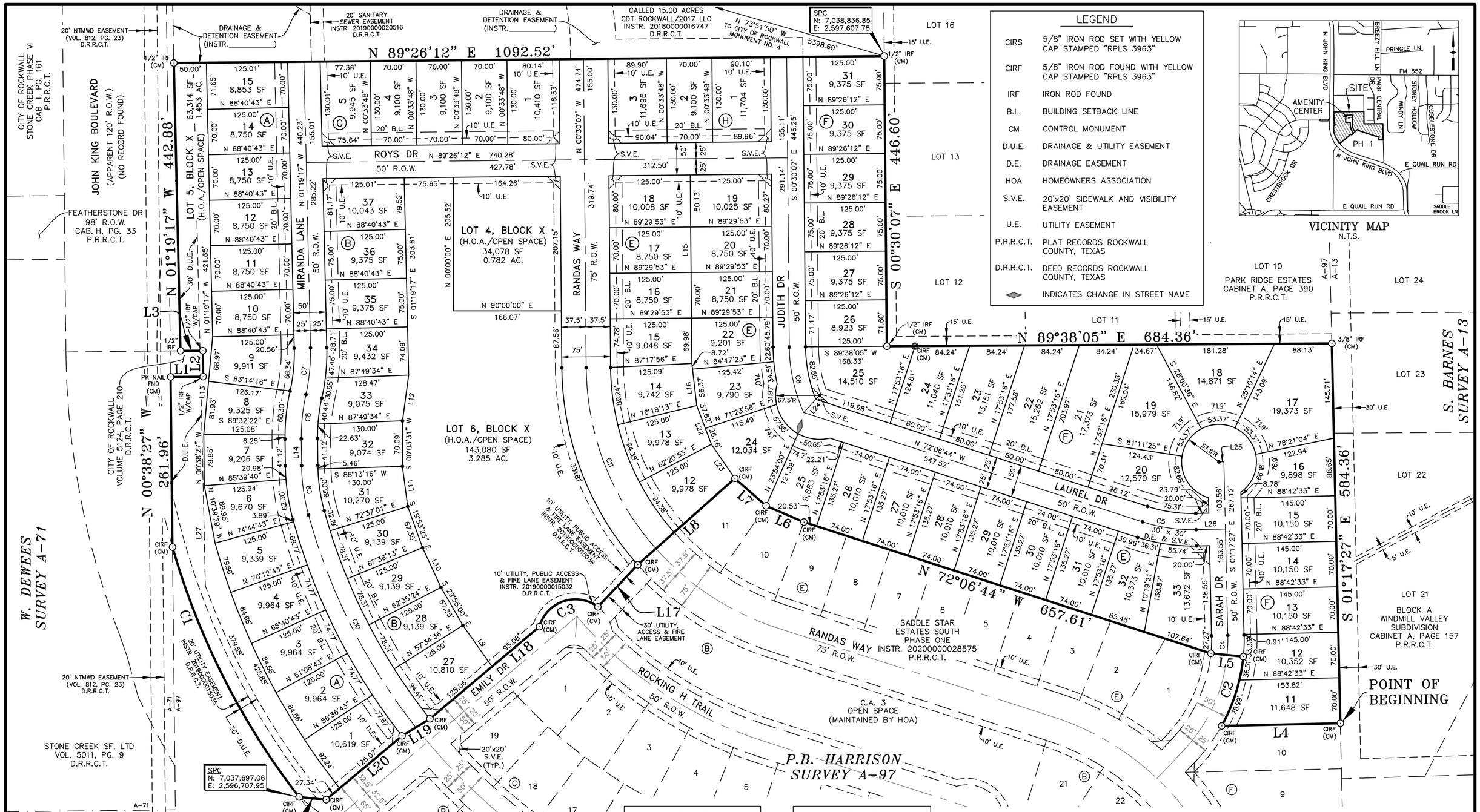
MY COMMISSION EXPIRES



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	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'
C11	41°06'20"	425.00'	159.35'	304.91'	S 21°03'17" E	298.41'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	N 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L9	S 35°18'55" E	77.70'
L10	S 24°54'11" E	67.35'
L11	S 07°26'26" E	62.23'
L12	S 07°43'23" W	71.06'
L13	S 05°14'20" W	150.90'
L14	N 00°38'27" W	41.12'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L15	N 00°30'07" W	70.00'
L16	N 06°36'49" W	65.09'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	N 20°40'27" W	63.78'
L23	N 34°37'47" W	63.78'
L24	N 42°38'44" E	35.79'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 01°16'32" W	321.91'

LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY 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

SCALE IN FEET
1" = 100'

OWNERS
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

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. 355

FINAL PLAT

SADDLE STAR ESTATES SOUTH, PHASE TWO

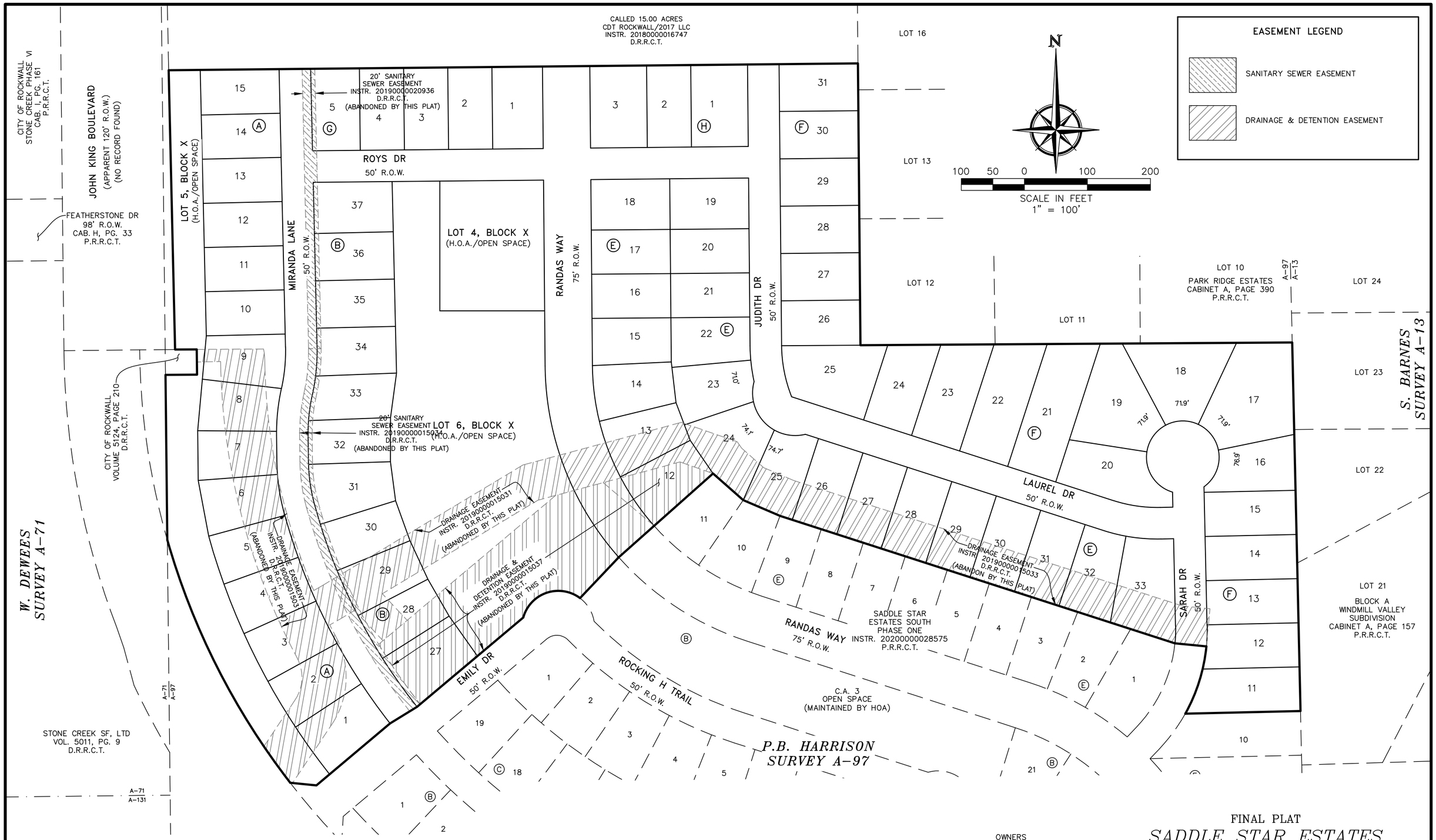
77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

REV: 10/25/2021
DATE: 10/15/2021

CASE #: P2021-055

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Final Plat Ph 2.dwg



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 (SFHA) 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).

Note:
The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

OWNERS
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
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FINAL PLAT

SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
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REV: 10/25/2021
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CASE #: P2021-055
SHEET 2 OF 3

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Final Plat Ph 2.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 29.002 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 21.088 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument 20210000018006, Deed Records, Rockwall County, Texas (DRRCT), and part of a 34.325 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument No. 20180000013211, DRRCT, said 29.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of Saddle Star Estates South, Phase One, an addition to the City of Rockwall, recorded in Instrument 20200000028575, Plat Records, Rockwall County, Texas (PRRCT), same being in the west line of Windmill Valley Subdivision, an addition to Rockwall County, recorded in Cabinet A, Page 157, PRRCT;

THENCE along the north line of said Saddle Star South, the following courses:

- South 88 degrees 42 minutes 33 seconds West, a distance of 182.77 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non–tangent curve to the left having a radius of 275.00 feet, whose chord bears North 17 degrees 22 minutes 23 seconds East, a distance of 111.72 feet;
- Northeasterly, with said curve to the left, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
- North 84 degrees 20 minutes 49 seconds West, a distance of 50.00 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- North 72 degrees 06 minutes 44 seconds West, a distance of 657.61 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- North 66 degrees 47 minutes 40 seconds West, a distance of 63.38 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- North 48 degrees 35 minutes 07 seconds West, a distance of 63.78 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- South 48 degrees 23 minutes 33 seconds West, a distance of 200 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- South 43 degrees 25 minutes 25 seconds West, a distance of 89.23 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non–tangent curve to the left having a radius of 57.50 feet, whose chord bears South 71 degrees 13 minutes 07 seconds West, a distance of 94.87 feet;
- Southwesterly, with said curve to the left, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
- South 49 degrees 55 minutes 55 seconds West, a distance of 220.14 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- South 58 degrees 29 minutes 53 seconds West, a distance of 50.35 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- South 49 degrees 55 minutes 55 seconds West, a distance of 152.40 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
- North 84 degrees 16 minutes 58 seconds West, a distance of 41.84 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non–tangent curve to the right having a radius of 1140.00 feet, whose chord bears North 26 degrees 51 minutes 02 seconds West, a distance of 430.87 feet, same being in the northeast right–of–way line of John King Boulevard (a variable width right–of–way) common to the southwest line of said 44.293 acre tract;

THENCE along said common line, the following courses:

- Northwesterly, with said curve to the right, through a central angle of 21 degrees 47 minutes 11 seconds, an arc distance of 433.48 feet to a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at end of said curve;
- North 00 degrees 38 minutes 27 seconds West, a distance of 261.96 feet to a PK Nail, found at the southwest corner of a tract of land conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT;

THENCE along the common line of said 44.292 acre tract and said City of Rockwall tract, the following courses:

- North 89 degrees 38 minutes 44 seconds East, a distance of 50.00 feet to a 1/2–inch iron rod with cap, found for corner;
- North 00 degrees 38 minutes 27 seconds West, a distance of 40.00 feet to a 1/2–inch iron rod with cap, found for common north corner of said City of Rockwall tract and said 44.292 acre tract, same being in the south line of said 9.127 acre tract;

THENCE South 89 degrees 38 minutes 05 seconds West, along the common line of said City of Rockwall tract and said 9.127 acre tract, a distance of 34.30 feet to a 1/2–inch iron rod with cap, found for the southwest corner of said 9.127 acre tract;

THENCE North 01 degrees 19 minutes 17 seconds West, along the west line of said 9.127 acre tract and said 2.00 acre tract, a distance of 442.88 feet to a 1/2–inch iron rod with cap, found for the northwest corner of said 9.127 acre tract and the southwest corner of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, DRRCT;

THENCE North 89 degrees 26 minutes 12 seconds East, along the common line of said 9.127 acre tract and said 15.00 acre tract, a distance of 1092.52 feet to a 1/2–inch iron rod found at the common east corner of said 9.127 acre tract and said 15.00 acre tract, said being in the west line of Park Ridge Estates, an addition to the City of Rockwall, recorded in Cabinet A, Page 390, PRRCT;

THENCE South 00 degrees 30 minutes 07 seconds East, along the common line of said Park Ridge Estates and said 9.127 acre tract, a distance of 446.60 feet to a 1/2–inch iron rod found at the southeast corner of said 9.127 acre tract, same being in the north line of said 44.292 acre tract;

THENCE North 89 degrees 38 minutes 05 seconds East, along the along the south line of said Park Ridge Estates and the north line of said 44.292 acre tract, at 43.33 feet passing a 5/8–inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of said 34.325 acre tract and continuing along the north line of same, a total distance of 684.36 feet to 3/8–inch iron rod found at the northeast corner of said 34.325 acre tract, said corner being in the east line of the aforementioned Windmill Valley Subdivision;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Windmill Valley Subdivision, a distance of 584.36 feet to the POINT OF BEGINNING AND CONTAINING 1,263,315 square feet or 29.002 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does 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. SADDLE STAR SOUTH HOLDINGS, LLC 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

7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.

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.

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges 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; SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS, LLC
(PROPERTY OWNER)

BY: NAME:
TITLE: TITLE:

FOR: AMERICAN UNITED BANK OF TEXAS
(LIEN HOLDER)

BY: NAME:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, 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 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
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, 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 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
My Commission Expires:

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 _____ , 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 final plat is released on October 15, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

_____ _____
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 _____, 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

OWNERS
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
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Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Final Plat Ph 2.dwg

Parcel Map Check Report
Prepared by:Survey Department
Engineering Concepts & Design, LP
201 Windco Circle. Suite 200
Date: 10/15/2021 12:52:59 PM

Parcel Name: Overall

Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,037,824.594' East:2,598,314.402'

Segment# 1: Line
Course: S 88°42'33" W Length: 182.77'
North: 7,037,820.477' East: 2,598,131.678'

Segment# 2: Curve
Length: 112.50' Radius: 275.00'
Delta: 23°26'23" Tangent: 57.05'
Chord: 111.72' Course: N 17°22'23" E
Course In: N 60°54'26" W Course Out: S 84°20'49" E
RP North: 7,037,954.189' East: 2,597,891.374'
End North: 7,037,927.100' East: 2,598,165.037'

Segment# 3: Line
Course: N 84°20'49" W Length: 50.00'
North: 7,037,932.025' East: 2,598,115.280'

Segment# 4: Line
Course: N 72°06'44" W Length: 657.61'
North: 7,038,134.012' East: 2,597,489.459'

Segment# 5: Line
Course: N 66°47'40" W Length: 63.38'
North: 7,038,158.986' East: 2,597,431.206'

Segment# 6: Line
Course: N 48°35'07" W Length: 63.78'
North: 7,038,201.177' East: 2,597,383.375'

Segment# 7: Line
Course: S 48°23'33" W Length: 200.00'
North: 7,038,068.372' East: 2,597,233.833'

Segment# 8: Line
Course: S 43°25'25" W Length: 89.23'
North: 7,038,003.565' East: 2,597,172.497'

Segment# 9: Curve
Length: 111.57' Radius: 57.50'
Delta: 111°10'32" Tangent: 83.94'
Chord: 94.87' Course: S 71°13'07" W
Course In: S 36°48'22" W Course Out: N 74°22'09" W
RP North: 7,037,957.527' East: 2,597,138.049'
End North: 7,037,973.019' East: 2,597,082.675'

Segment# 10: Line
Course: S 49°55'55" W Length: 220.14'
North: 7,037,831.316' East: 2,596,914.206'

Segment# 11: Line
Course: S 58°29'53" W Length: 50.35'
North: 7,037,805.007' East: 2,596,871.277'

Segment# 12: Line
Course: S 49°55'55" W Length: 152.40'
North: 7,037,706.907' East: 2,596,754.648'

Segment# 13: Line
Course: N 84°16'58" W Length: 41.84'
North: 7,037,711.075' East: 2,596,713.016'

Segment# 14: Curve
Length: 433.48' Radius: 1,140.00'
Delta: 21°47'11" Tangent: 219.39'
Chord: 430.87' Course: N 26°51'02" W
Course In: N 52°15'23" E Course Out: S 74°02'34" W
RP North: 7,038,408.903' East: 2,597,614.480'
End North: 7,038,095.494' East: 2,596,518.407'

Segment# 15: Line
Course: N 0°38'27" W Length: 261.96'
North: 7,038,357.438' East: 2,596,515.478'

Segment# 16: Line
Course: N 89°38'44" E Length: 50.00'
North: 7,038,357.747' East: 2,596,565.477'

Segment# 17: Line
Course: N 0°38'27" W Length: 40.00'
North: 7,038,397.745' East: 2,596,565.029'

Segment# 18: Line
Course: S 89°38'05" W Length: 34.30'
North: 7,038,397.526' East: 2,596,530.730'

Segment# 19: Line
Course: N 1°19'17" W Length: 442.88'
North: 7,038,840.288' East: 2,596,520.517'

Segment# 20: Line
Course: N 89°26'12" E Length: 1,092.52'
North: 7,038,851.030' East: 2,597,612.984'

Segment# 21: Line
Course: S 0°30'07" E Length: 446.60'
North: 7,038,404.447' East: 2,597,616.896'

Segment# 22: Line
Course: N 89°38'05" E Length: 684.36'
North: 7,038,408.810' East: 2,598,301.243'

Segment# 23: Line
Course: S 1°17'27" E Length: 584.36'
North: 7,037,824.598' East: 2,598,314.407'

Perimeter: 6,066.04' Area: 1,263,315Sq.Ft.
Error Closure: 0.006 Course: N 49°45'38" E
Error North : 0.0040 East: 0.0047

Precision 1: 1,011,005.00

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	November 9, 2021
APPLICANT:	Greg Helsel, *Spiars Engineering, Inc.*
CASE NUMBER:	P2021-056; *Final Plat for Phase 2 of the Somerset Park Subdivision*

SUMMARY

Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Final Plat* for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for an 82.809-acre parcel of land *(i.e. Tract 7 of the A. Johnson Survey, Abstract No. 123)* for the purpose of establishing Phase 2 of the Somerset Park Subdivision. The single-family residential subdivision will be composed of 165 single-family homes zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses. The site is generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and FM-549. It should be noted that the applicant has submitted a site plan [*i.e. Case No. SP2021-029*] concurrently with this final plat that shows the subdivision's amenities, landscaping, and hardscape plans.

☑ The subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. On November 17, 2014, the City Council approved *Ordinance No. 14-49* [*Case No. Z2014-025*], establishing the development standards for Planned Development District 63 (PD-63) [*i.e. the Lakes of Somerset Subdivision*]. On February 16, 2015, the City Council approved a Master Plat [*Case No. P2015-003*] that established the Lakes of Somerset Subdivision as Phase 1 [*i.e. 144 single-family homes*], Phase 2 [*i.e. 86 single-family homes*], and Phase 3 [*i.e. 79 single-family homes*]. This preliminary plat combines Phases 2 & 3 in to a single phase consisting of 165 single-family homes.

☑ On November 2, 2021, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision.

(1) The property owner shall pay pro-rata equipment fees of $84,480.00 (*i.e. $512.00 x 165 Lots*), which will be due prior to the issuance of a building permit.

(2) The property owner shall pay cash-in-lieu of land fees of $89,265.00 (*i.e. $541.00 x 107 Lots*), which will be due prior to the issuance of a building permit.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Final Plat* -- *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 *Final Plat* 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 *Final Plat* for *Phase 2* of the *Somerset Park Subdivision*, 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) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-056

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	N/A		
SUBDIVISION	SOMERSET PARK PH. 2	LOT	BLOCK
GENERAL LOCATION	N.E. OF THE INTERSECTION OF S.H. 205 AND FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-63		CURRENT USE	VACANT	
PROPOSED ZONING	PD-63		PROPOSED USE	SINGLE-FAMILY RESIDENTIAL	
ACREAGE	82.809	LOTS [CURRENT]	1	LOTS [PROPOSED]	165 (Res.) 6 (HOA)

☐ ***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	ARCADIA LAKES OF SOMERSET HOLDINGS, LLC	☒ APPLICANT	SPIARS ENGINEERING, INC
CONTACT PERSON	BILL GIETEMA	CONTACT PERSON	GREG HELSEL
ADDRESS	3500 MAPLE AVENUE SUITE 1165	ADDRESS	765 CUSTER RD.
CITY, STATE & ZIP	DALLAS, TX 75219	CITY, STATE & ZIP	PLANO, TX 75075
PHONE	(214) 986-5024	PHONE	(903) 408-7486
E-MAIL	bill@arcadiarealty.net	E-MAIL	greg.helsel@spiarsengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Gietema Jr [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 $ 300.00 + 20.00 ac *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* October, 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."*

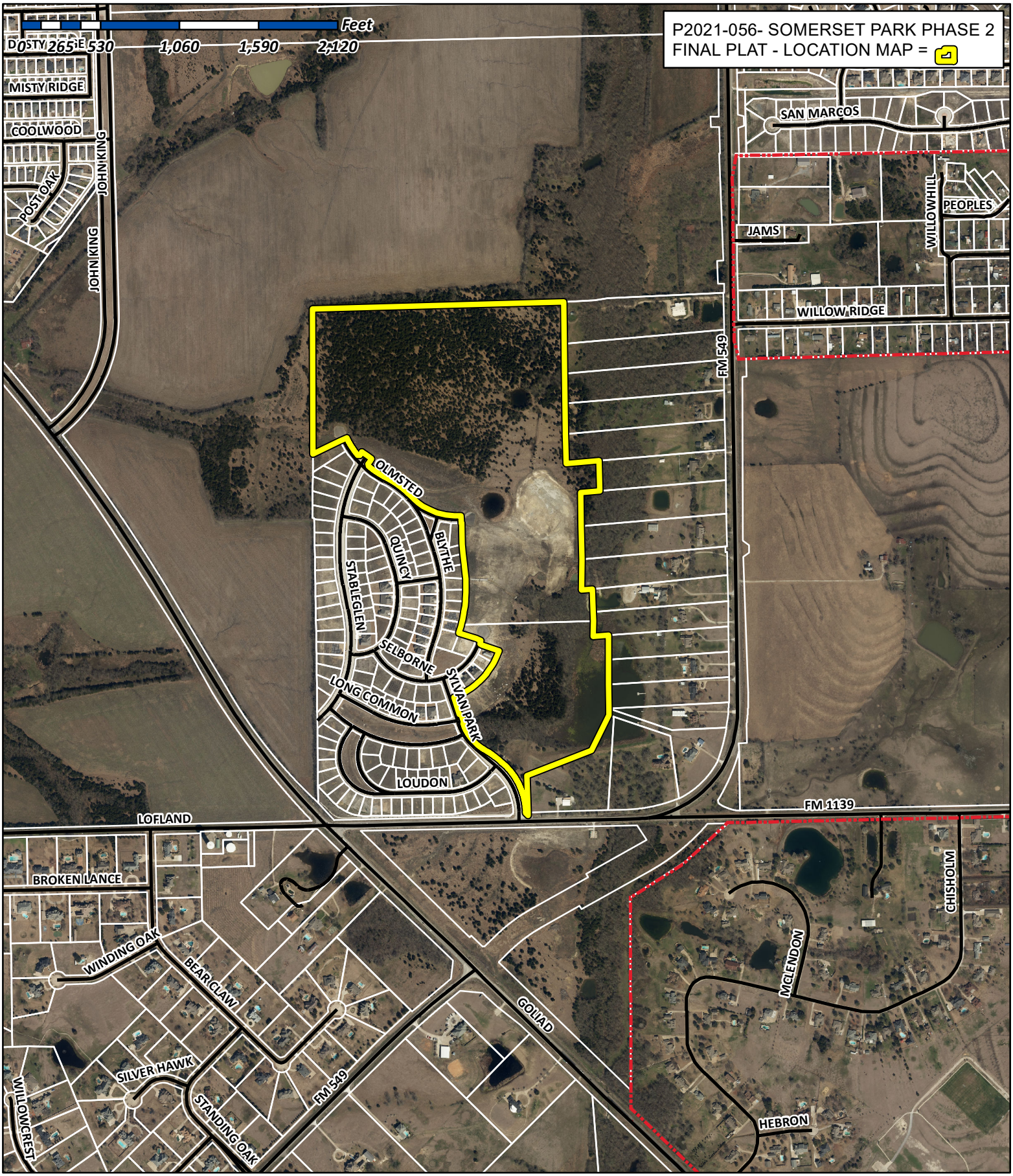
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAULETTA RATLEY
My Notary ID # 131572207
Expires May 17, 2022

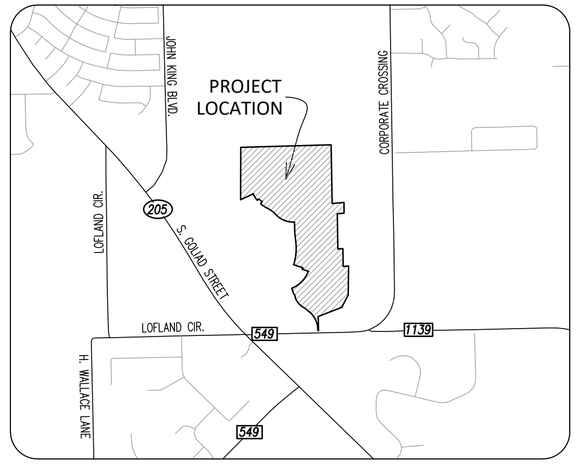
MY COMMISSION EXPIRES 5/17/22



City of Rockwall

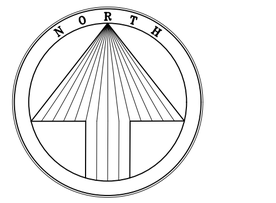
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

1" = 2000'



Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

NOTES:

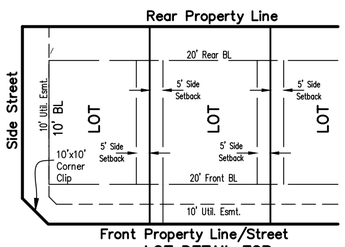
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. According to Flood Insurance Rate Map (FIRM) 48397C0045L dated September 26, 2008, prepared by the Federal Emergency Management Agency (FEMA) for Rockwall County, Texas, this property is within Zone AE.
3. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
4. All open space/common areas, Lot 1, Block 11, Lot 1, Block 12, Lot 1, Block 13, Lot 7, Block 14, Lot 13 Block 18, Lot 17, Block 18 are to be owned and maintained by the H.O.A.
5. H.O.A. and Property owners shall maintain all Lot to Lot drainage.
6. All sidewalk trails not adjacent to houses to be maintained, repaired, and replaced by H.O.A.
7. All drainage and detention easements to be maintained, repaired, and replaced by property owner.
8. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.
9. No building permits will be issued until all public improvements are accepted by the city.

City Benchmark #11:
NAD 1983 (2011) Texas North Central Zone (4202)
Brass disc stamped "City of Rockwall Survey Monument" on the Northeast side of Mims Road at the southerly end of a concrete headwall at the intersection of the Northeast line of Mims Road with the Southeast line of Interstate 30.
N: 7016792.505
E: 2595405.639
Elevation: 565.98

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRGCT)	DEED RECORDS, ROCKWALL COUNTY, TEXAS
(PRGCT)	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
(OPRGCT)	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

LAND USE SUMMARY	
RESIDENTIAL LOTS	165
H.O.A. LOTS (OPEN SPACE)	6
RIGHT-OF-WAY	14.58 Ac.
TOTAL :	171 LOTS

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'



LOT DETAIL FOR
165 LOTS TO PD STANDARDS

CASE NO. P2021-056

FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17
ZONED PD-63
165 RESIDENTIAL LOTS, 6 HOA LOTS
82.809 ACRES (3,607,167 S.F.) OUT OF THE
A. JOHNSON SURVEY~ ABSTRACT NO. 123
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

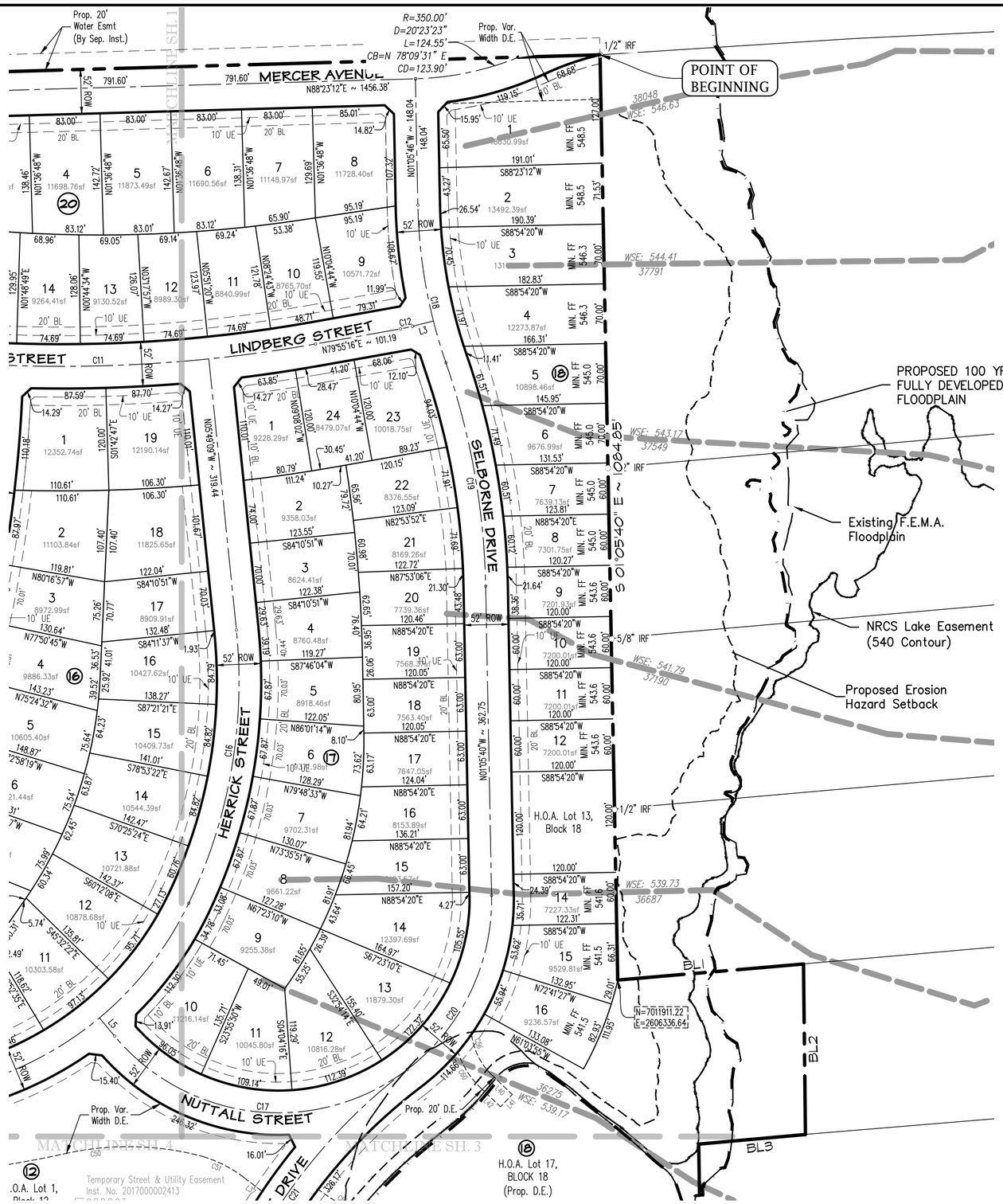
OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg T. Helsel

SHEET 1 OF 6

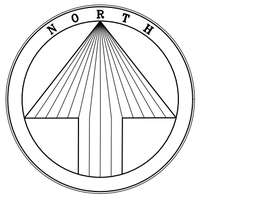
Scale: 1"=100' November, 2021 SEI Job No. 20-112

Drawing: G:\2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: bjohnson Save Time: 11/2/2021 9:58:59 AM Plotted by: bjohnson Plot Date: 11/2/2021 10:01 AM



Easement Line Table		
Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L35	10.05'	S 55°32'41" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W

Easement Line Table		
Line #	Length	Direction
L40	32.49'	S 46°23'53" E
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W



Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
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DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
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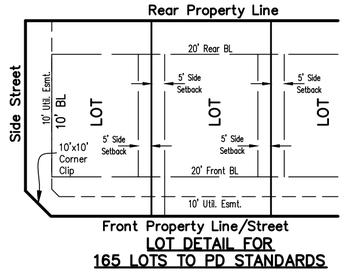


LOT DETAIL FOR 165 LOTS TO PD STANDARDS

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C34	186.74'	476.00'	185.54'	N 11°22'35" E	22°28'39"
C36	46.83'	575.98'	46.81'	N 02°11'29" W	4°39'29"
C37	297.20'	990.00'	296.09'	N 24°03'10" E	17°12'02"
C38	37.21'	109.57'	37.03'	S 46°24'25" E	19°27'31"
C39	18.57'	94.57'	18.54'	S 42°23'27" E	11°15'04"
C42	25.33'	72.50'	25.20'	S 45°32'15" E	20°00'52"

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C43	30.57'	87.50'	30.41'	S 45°32'15" E	20°00'52"
C46	146.65'	571.40'	146.24'	N 55°51'24" W	14°42'16"
C47	142.97'	618.74'	142.65'	N 56°35'22" W	13°14'21"
C48	228.59'	311.25'	223.49'	N 71°00'35" W	42°04'47"
C49	226.59'	1246.58'	226.27'	S 82°44'36" W	10°24'52"
C50	162.01'	336.37'	160.45'	N 88°39'58" W	27°35'45"

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C51	53.34'	150.74'	53.06'	N 63°00'58" W	20°16'25"
C56	55.13'	79.57'	54.04'	S 26°35'00" E	39°42'01"
C60	50.19'	99.57'	49.66'	N 31°59'30" W	28°53'01"
C61	78.88'	335.00'	78.70'	S 60°44'52" E	13°29'30"
C62	83.73'	355.00'	83.53'	S 60°44'13" E	13°30'49"

CASE NO. P2021-056

FINAL PLAT

SOMERSET PARK PHASE II

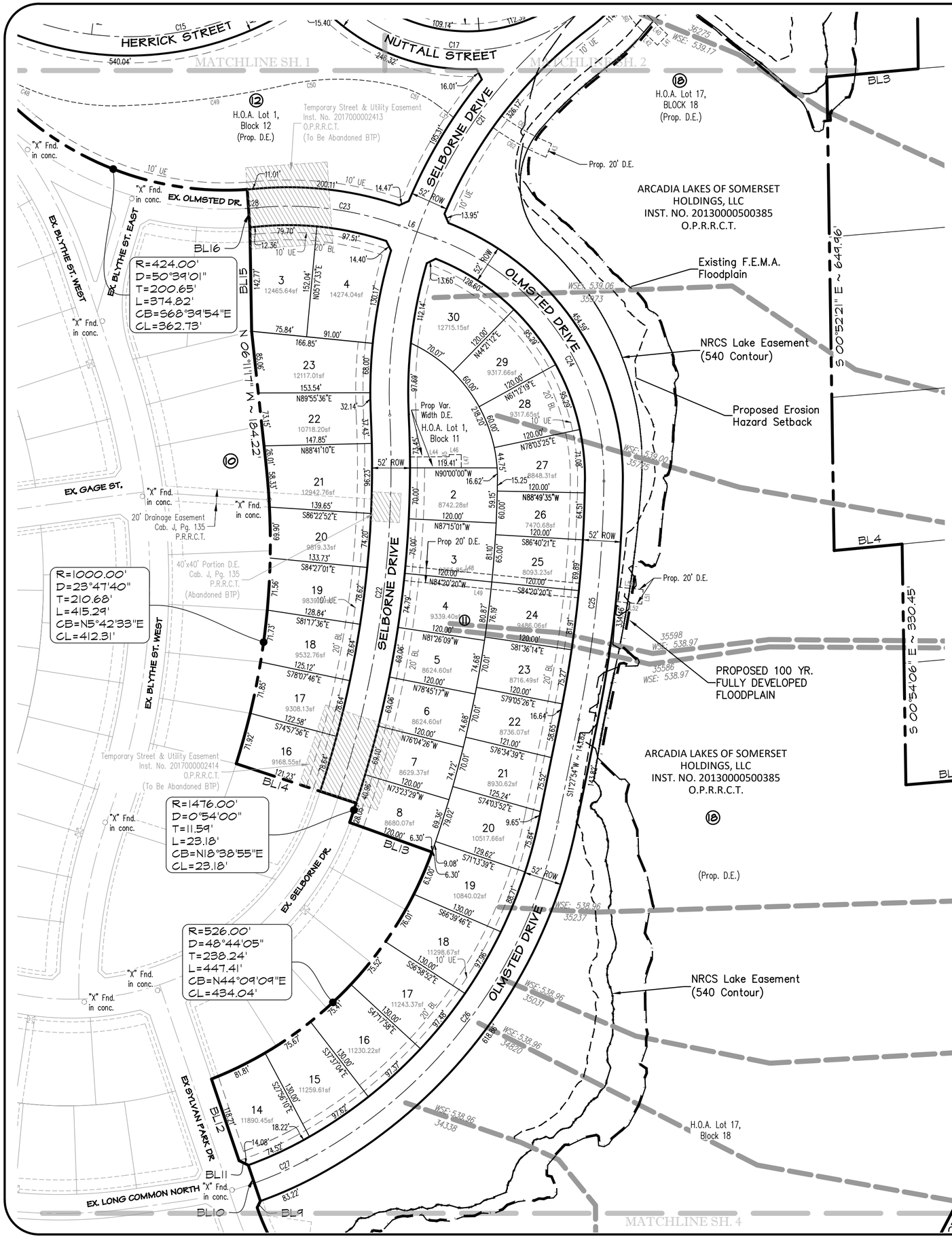
BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17
ZONED PD-63
165 RESIDENTIAL LOTS, 6 HOA LOTS
82.809 ACRES (3,607,167 S.F.) OUT OF THE
A. JOHNSON SURVEY~ ABSTRACT NO. 123
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg T. Helsel

Scale: 1"=100' November, 2021 SEI Job No. 20-112

Drawing: G:\2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: BJohnson Save Time: 11/2/2021 9:58:59 AM
Plotted by: bjohnson Plot Date: 11/2/2021 10:01 AM



Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

Boundary Line Table		
Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

Boundary Line Table		
Line #	Length	Direction
BL11	14.08'	N 63°53'15" W
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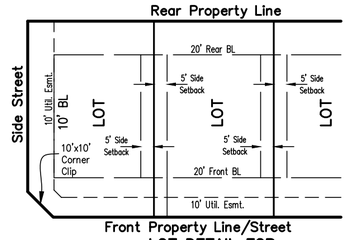
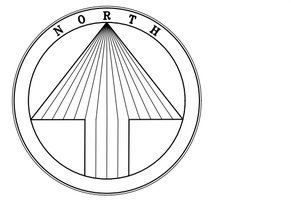
BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W



LOT DETAIL FOR
165 LOTS TO PD STANDARDS



Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRGCT)	DEED RECORDS, ROCKWALL COUNTY, TEXAS
(PRGCT)	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
(OPRGCT)	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

CASE NO. P2021-056

FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,
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SHEET 3 OF 6

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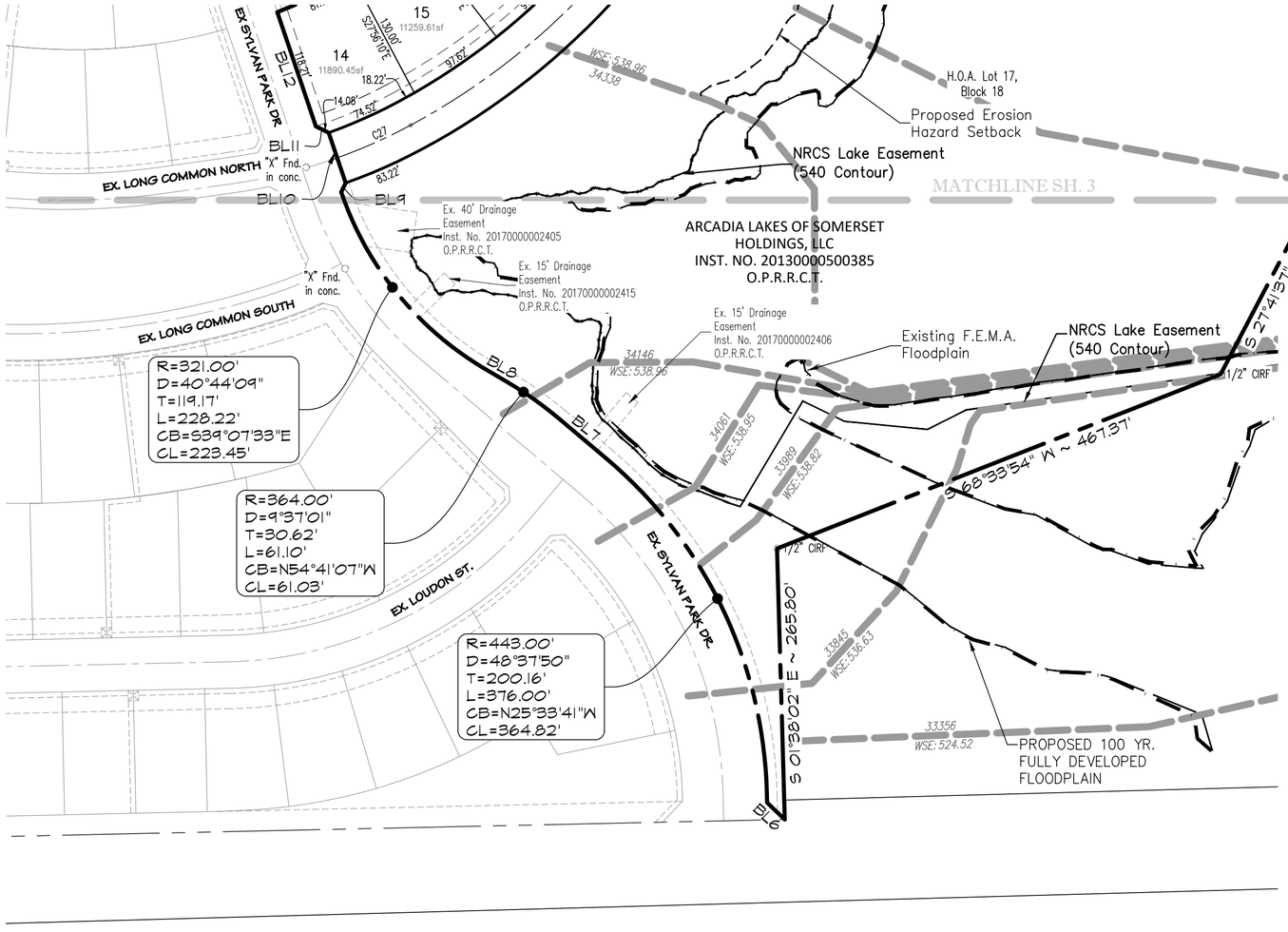

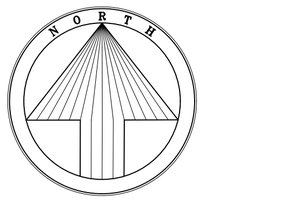

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Centerline Curve Table

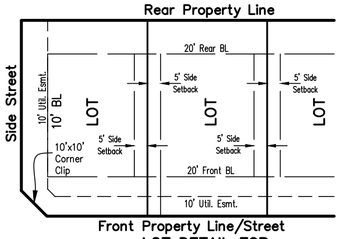
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	188.52'	500.00'	187.41'	N09°11'17"E	21°36'10"
C2	173.24'	500.00'	172.37'	N10°03'49"E	19°51'06"
C3	269.61'	599.99'	267.34'	N12°44'06"W	25°44'45"
C4	425.49'	1014.00'	422.38'	N24°12'13"E	24°02'32"
C5	305.51'	391.35'	297.81'	N87°37'31"E	44°43'42"
C6	305.51'	391.35'	297.81'	N87°37'31"E	44°43'42"
C7	137.84'	250.00'	136.10'	N81°03'24"E	31°35'29"
C8	196.51'	1330.00'	196.34'	N02°37'11"E	8°27'57"
C9	717.10'	1330.00'	708.45'	N22°17'55"E	30°53'33"
C10	66.61'	1000.00'	66.60'	N35°50'12"E	3°49'00"
C11	502.37'	1700.00'	500.54'	N88°23'12"E	16°55'53"
C12	14.45'	200.00'	14.44'	N77°51'06"E	4°08'19"
C13	622.82'	1600.00'	618.90'	N13°32'29"E	22°18'12"
C14	106.99'	350.00'	106.57'	N15°56'08"E	17°30'52"

Centerline Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	9°15'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"

Centerline Line Table

Line #	Length	Direction
L1	25.43	S70° 00' 37.66"E
L2	10.25	S83° 08' 51.05"E
L3	25.28	N75° 46' 56.89"E
L4	26.00	N2° 23' 22.75"E
L5	27.76	S39° 47' 30.79"E
L6	26.02	S70° 14' 49.34"E



LOT DETAIL FOR
165 LOTS TO PD STANDARDS

CASE NO. P2021-056

FINAL PLAT

SOMERSET PARK PHASE II

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Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	6	12,882	0.296
2	6	11,985	0.275
3	6	11,609	0.267
4	6	10,769	0.247
5	6	9,534	0.219
6	6	8,362	0.192
7	6	7,603	0.175
8	6	7,270	0.167
9	6	7,235	0.166
10	6	7,254	0.167
11	6	8,802	0.202
12	6	9,174	0.211
13	6	10,631	0.244
14	6	12,799	0.294

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
3	10	12,466	0.286
4	10	14,274	0.328
16	10	9,169	0.210
17	10	9,308	0.214
18	10	9,533	0.219
19	10	9,840	0.226
20	10	9,819	0.225
21	10	12,943	0.297
22	10	10,718	0.246
23	10	12,117	0.278

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
2	11	8,742	0.201
3	11	9,366	0.215
4	11	9,339	0.214
5	11	8,625	0.198
6	11	8,625	0.198
7	11	8,629	0.198
8	11	8,680	0.199
14	11	11,890	0.273
15	11	11,260	0.258
16	11	11,230	0.258
17	11	11,243	0.258
18	11	11,299	0.259
19	11	10,840	0.249
20	11	10,518	0.241
21	11	8,931	0.205

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
22	11	8,736	0.201
23	11	8,716	0.200
24	11	9,486	0.218
25	11	8,093	0.186
26	11	7,471	0.172
27	11	8,848	0.203
28	11	9,318	0.214
29	11	9,318	0.214
30	11	12,715	0.292

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	14	11,178	0.257
2	14	8,716	0.200
3	14	8,716	0.200
4	14	8,716	0.200
5	14	8,716	0.200
6	14	11,170	0.256
8	14	10,707	0.246
9	14	10,707	0.246
10	14	10,707	0.246
11	14	10,707	0.246
12	14	10,707	0.246
13	14	10,707	0.246
14	14	14,117	0.324

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	15	11,602	0.266
2	15	11,122	0.255
3	15	11,394	0.262
4	15	11,768	0.270
5	15	12,245	0.281
6	15	12,825	0.294
7	15	13,508	0.310
8	15	9,796	0.225
9	15	8,074	0.185
10	15	8,546	0.196
11	15	9,609	0.221
12	15	12,513	0.287
13	15	10,755	0.247
14	15	10,250	0.235
15	15	10,228	0.235

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
16	15	10,148	0.233
17	15	10,011	0.230
18	15	9,817	0.225
19	15	9,564	0.220
20	15	9,252	0.212
21	15	9,425	0.216

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,299	0.282
11	16	10,304	0.237
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
16	16	10,428	0.239
17	16	8,910	0.205
18	16	11,826	0.271
19	16	12,190	0.280

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	17	9,228	0.212
2	17	9,358	0.215
3	17	8,624	0.198
4	17	8,760	0.201
5	17	8,918	0.205
6	17	9,372	0.215
7	17	9,702	0.223
8	17	9,661	0.222
9	17	9,255	0.212
10	17	11,216	0.257
11	17	10,046	0.231
12	17	10,816	0.248
13	17	11,879	0.273
14	17	12,398	0.285
15	17	9,194	0.211
16	17	8,154	0.187
17	17	7,647	0.176
18	17	7,563	0.174
19	17	7,568	0.174
20	17	7,739	0.178

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	17	8,169	0.188
22	17	8,377	0.192
23	17	10,019	0.230
24	17	8,479	0.195

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	19	11,082	0.254
2	19	10,400	0.239
3	19	10,400	0.239
4	19	14,341	0.329
5	19	14,548	0.334
6	19	12,184	0.280
7	19	11,673	0.268
8	19	11,074	0.254

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	18	18,631	0.428
2	18	13,492	0.310
3	18	13,113	0.301
4	18	12,274	0.282
5	18	10,898	0.250
6	18	9,677	0.222
7	18	7,639	0.175
8	18	7,302	0.168
9	18	7,202	0.165
10	18	7,200	0.165
11	18	7,200	0.165
12	18	7,200	0.165
14	18	7,227	0.166
15	18	9,530	0.219
16	18	9,237	0.212

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	20	15,182	0.349
2	20	10,607	0.244
3	20	11,166	0.256
4	20	11,699	0.269
5	20	11,873	0.273
6	20	11,691	0.268
7	20	11,149	0.256
8	20	11,728	0.269
9	20	10,572	0.243
10	20	8,766	0.201
11	20	8,841	0.203
12	20	8,989	0.206
13	20	9,131	0.210
14	20	9,264	0.213
15	20	9,386	0.215
16	20	11,089	0.255
17	20	16,040	0.368

Open Space Area Table		
Lot #	Block #	Acres
1	13	0.736
1	12	3.072
1	11	0.333
7	14	0.261
13	18	0.331
17	18	24.664

Boundary Line Table		
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BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

CASE NO. P2021-056

FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17
ZONED PD-63
165 RESIDENTIAL LOTS, 6 HOA LOTS
82.809 ACRES (3,607,167 S.F.) OUT OF THE
A. JOHNSON SURVEY~ ABSTRACT NO. 123
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg T. Helsel

Scale: 1"=100' November, 2021 SEI Job No. 20-112

Drawing: G:\2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: bjohnson Save Time: 11/2/2021 9:58:59 AM Plotted by: bjohnson Plot Date: 11/2/2021 10:01 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ARCADIA LAKES OF SOMERSET HOLDINGS, LLC, is the owner of a tract of land situated in the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, being part of a tract conveyed by deed recorded in Document No. 2013-0000500385, Deed Records, Rockwall County, Texas (DRRCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on a south line of a tract conveyed to N.L. Lofland and Annie Lofland, recorded in Volume 28, Page 487 DRRCT, for the northwest corner of Lofland Lake Estates, an addition recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas (PRRCT);

THENCE along the west line of Lofland Lake Estates, the following:

S 01°05'40" E, 1084.85 feet;

N 85°04'06" E, 218.65 feet;

S 00°39'37" E, 199.86 feet;

S 84°51'02" W, 125.70 feet;

S 00°52'21" E, 649.96 feet;

And N 84°29'46" E, 93.68 feet to the northwest corner of Lofland Lake Estates No. 2, an addition recorded in Cabinet C, Page 251 PRRCT;

THENCE along the west line of Lofland Lake Estates No. 2, the following:

S 00°54'06" E, 330.45 feet;

N 85°06'41" E, 100.25 feet;

And S 00°40'59" W, 537.41 feet to a northerly corner of Lot 2, Block A, Edwards Acres Subdivision, an addition recorded in Cabinet I, Page 41 PRRCT;

THENCE along the common line thereof, the following:

S 27°41'37" W, 259.68 feet to a 1/2" iron rod with plastic cap found;

S 68°33'54" W, 467.37 feet to a 1/2" iron rod with plastic cap found;

And S 01°38'02" E, 265.80 feet to a point in the north line of Farm to Market Road 549, a public right-of-way, for the most southerly southeast corner of Somerset Park, an addition recorded in Cabinet J, Page 273 PRRCT;

THENCE along the easterly lines thereof, the following:

N 46°14'45" W, 24.04 feet;

N 01°14'46" W, 8.08 feet;

A tangent curve to the left having a central angle of 48°37'50", a radius of 443.00 feet, a chord of N 25°33'41" W – 364.82 feet, an arc length of 376.00 feet;

N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°41'07" W – 61.03 feet, an arc length of 61.10 feet;

N 59°29'38" W, 26.18 feet;

A tangent curve to the right having a central angle of 40°44'09", a radius of 321.00 feet, a chord of N 39°07'33" W – 223.45 feet, an arc length of 228.22 feet;

N 26°04'37" E, 9.95 feet;

N 18°38'49" W, 52.01 feet;

N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E – 434.04 feet, an arc length of 447.41 feet;

N 70°12'54" W, 120.00 feet;

A non-tangent curve to the left having a central angle of 00°41'12", a radius of 406.00 feet, a chord of N 19°26'30" E – 4.86 feet, an arc length of 4.86 feet;

A compound curve to the left having a central angle of 00°54'00", a radius of 1476.00 feet, a chord of N 18°38'55" E – 23.18 feet, an arc length of 23.18 feet;

N 71°48'05" W, 173.23 feet;

A non-tangent curve to the left having a central angle of 23°47'40", a radius of 1000.00 feet, a chord of N 05°42'33" E – 412.31 feet, passing at an arc length of 376.03 feet an "X" found in concrete, continuing a total arc length of 415.29 feet;

N 06°11'17" W, 184.22 feet;

N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

A non-tangent curve to the right having a central angle of 50°39'01", a radius of 424.00 feet, a chord of N 68°39'54" W – 362.73 feet, an arc length of 374.82 feet;

A reverse curve having a central angle of 19°54'48", a radius of 606.00 feet, a chord of N 53°17'48" W – 209.56 feet, an arc length of 210.62 feet;

A reverse curve having a central angle of 13°44'06", a radius of 574.00 feet, a chord of N 56°23'09" W – 137.27 feet, an arc length of 137.60 feet;

N 08°24'11" W, 15.18 feet;

A non-tangent curve to the right having a central angle of 02°27'29", a radius of 960.00 feet, a chord of N 33°44'27" E – 41.18 feet, an arc length of 41.19 feet;

N 55°02'47" W, 80.00 feet;

A non-tangent curve to the left having a central angle of 01°26'00", a radius of 1040.00 feet, a chord of S 34°15'07" W – 26.02 feet, an arc length of 26.02 feet;

S 86°43'21" W, 11.91 feet;

A non-tangent curve to the right having a central angle of 13°40'50", a radius of 574.00 feet, a chord of N 32°28'31" W – 136.73 feet, an arc length of 137.05 feet;

And S 64°21'54" W, 255.05 feet to a 5/8" iron rod with plastic cap found on an east line of said Lofland tract;

THENCE N 00°08'16" E, 973.07 feet along the east line thereof to a 1/2" iron rod found

THENCE N 88°23'12" E, 1672.70 feet to the POINT OF BEGINNING with the subject tract containing 3,607,167 square feet or 82.809 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ARCADIA LAKES OF SOMERSET HOLDINGS, LLC, do hereby adopt this plat designating the hereinabove described property as SOMERSET PARK, PHASE II, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We Further understand and acknowledge the following:

1. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.
2. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, and storm sewers, all according to the specifications of the City of Rockwall.

Witness our hands at Rockwall County, Texas, this _____ day of _____, 2021.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: _____
Katherine Hamilton, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

_____
Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and 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 _____, 20___.

This approval shall be invalid unlesss 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 this final approval.

WITNESS OUR HANDS, this __ day of _____, 20___.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the _____ day of _____, 2021.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

CASE NO. P2021-056

FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17
ZONED PD-63
165 RESIDENTIAL LOTS, 6 HOA LOTS
82.809 ACRES (3,607,167 S.F.) OUT OF THE
A. JOHNSON SURVEY~ ABSTRACT NO. 123
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg T. Helsel

November, 2021 SEI Job No. 20-112

Drawing: G:\2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: BJohnson Save Time: 11/2/2021 9:58:59 AM Plotted by: BJohnson Plot Date: 11/2/2021 10:01 AM

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

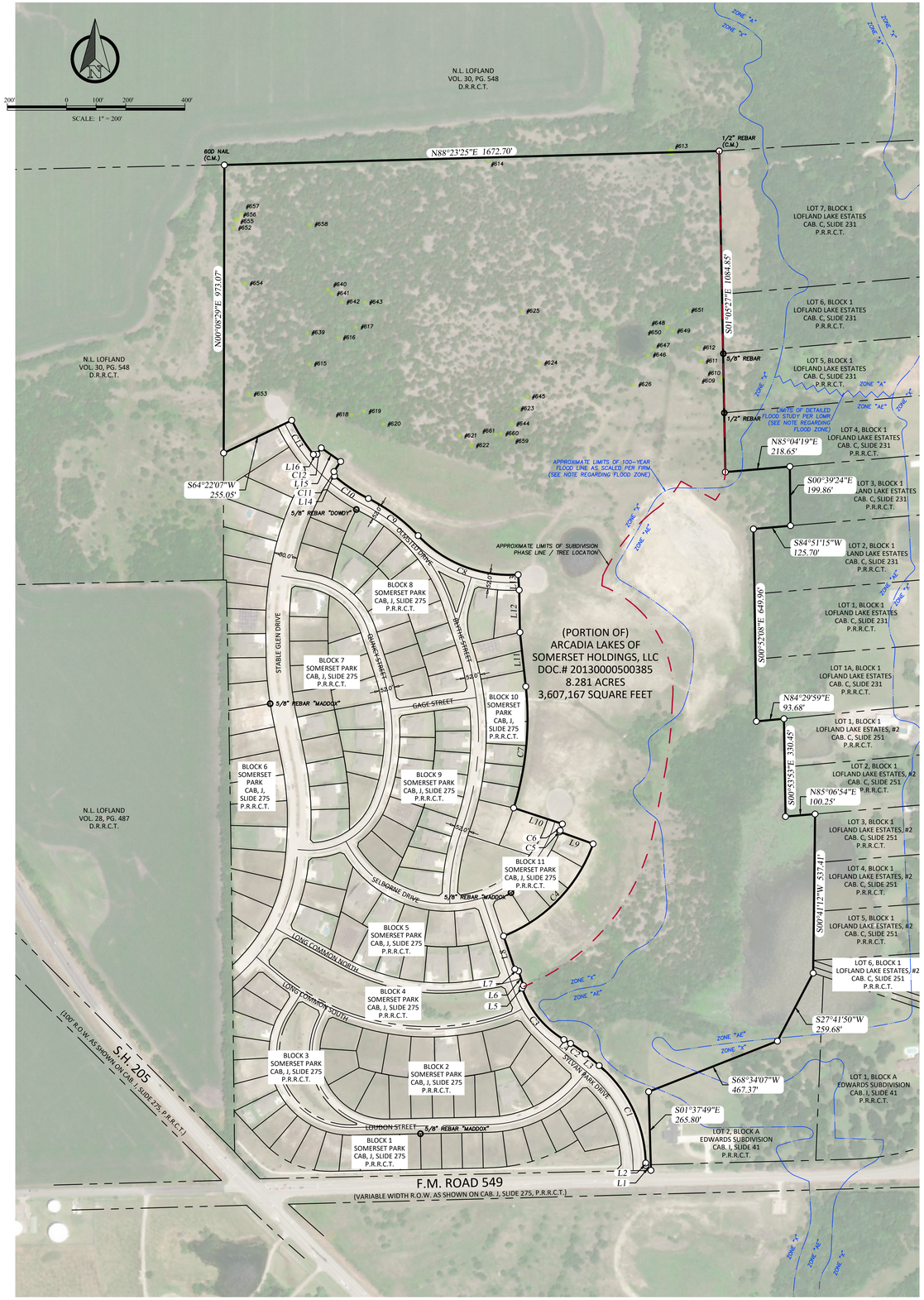
SURVEYOR'S NOTES:

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 "AE", Zone "A", & Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, as affected by Letter of Map Revision Case No. 18-06-1450 P, dated April 15, 2019 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).
5. The purpose of this survey is to locate trees meeting the scope requirements within contract signed by client. All improvements are not shown hereon.

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.



LEGEND OF SYMBOLS

- A 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
- TSP 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

SURVEY PREPARED BY: BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121 COLLEYVILLE, TEXAS 76034

Z:\Project Data\Survey\105 - London Landscapes, LLC\2020\001 - Somerset Park - Rockwall\Drawings

PROPERTY DESCRIPTION

Being a tract of land out of the A. Johnson Survey, Abstract Number 123 in the City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land described by deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded under Document Number 20130000500385, Official Public Records, Rockwall County, Texas.

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

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. Fieldwork was completed on January 27, 2021.

Date of Plat/Map: **January 28, 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.

Line Data Table

Line #	Distance	Bearing
L1	24.04'	N46°14'32"W
L2	8.08'	N01°14'33"W
L3	61.12'	N49°52'23"W
L4	26.18'	N59°29'25"W
L5	9.95'	N26°04'50"E
L6	52.01'	N18°38'36"W
L7	14.08'	N63°53'02"W
L8	118.21'	N18°38'36"W
L9	120.00'	N70°12'41"W
L10	173.23'	N71°47'52"W
L11	184.22'	N06°11'04"W
L12	142.77'	N00°57'49"W
L13	52.00'	N03°59'12"W
L14	15.18'	N08°23'58"W
L15	80.00'	N55°02'34"W
L16	11.91'	S86°43'34"W

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	376.00'	443.00'	048°37'50"	N25°33'28"W	364.82'
C2	61.10'	364.00'	009°37'01"	N54°40'54"W	61.03'
C3	228.22'	321.00'	040°44'09"	N39°07'20"W	223.45'
C4	447.41'	526.00'	048°44'05"	N44°09'22"E	434.04'
C5	4.86'	406.00'	000°41'12"	N19°26'43"E	4.86'
C6	23.18'	1476.00'	000°54'00"	N18°39'08"E	23.18'
C7	415.29'	1000.00'	023°47'40"	N05°42'46"E	412.31'
C8	374.82'	424.00'	050°39'01"	N68°39'41"W	362.73'
C9	210.62'	606.00'	019°54'48"	N53°17'35"W	209.56'
C10	137.60'	574.00'	013°44'06"	N56°22'56"W	137.27'
C11	41.19'	960.00'	002°27'29"	N33°44'40"E	41.18'
C12	26.02'	1040.00'	001°26'00"	S34°15'20"W	26.02'
C13	137.05'	574.00'	013°40'50"	N32°28'18"W	136.73'

TREE TABLE

TAG#	DIAMTER (INCHES)	GEN. SPECIES
609	11	CEDAR
610	11	CEDAR
611	11	CEDAR
612	11	CEDAR
613	22 (MULTI-TRUNK)	BOIS D'ARC
614	20 (MULTI-TRUNK)	OAK
615	15 (MULTI-TRUNK)	CEDAR
616	10	CEDAR
617	10	CEDAR
618	10	CEDAR
619	10	CEDAR
620	10	CEDAR
621	11	CEDAR
622	11	CEDAR
623	11	CEDAR
624	10	CEDAR
625	10	CEDAR
626	10	CEDAR
639	10	CEDAR
640	10	CEDAR
641	11	MULTI
642	10	CEDAR
643	10	CEDAR
644	12	CEDAR
645	10	CEDAR
646	12	WILLOW
647	14 (MULTI-TRUNK)	WILLOW
648	13	HACKBERRY
649	11 (MULTI-TRUNK)	LOCUST
650	5	LOCUST
651	9	ELM
652	17 (MULTI-TRUNK)	CEDAR
653	17 (MULTI-TRUNK)	CEDAR
654	13	CEDAR
655	12	CEDAR
656	16 (MULTI-TRUNK)	CEDAR
657	12	CEDAR
658	12	CEDAR
659	10	CEDAR
660	10	CEDAR
661	10	CEDAR

TREE SURVEY

A TRACT SITUATED IN THE
A. JOHNSON SURVEY, ABSTRACT #123
CITY OF 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.	2020.105.001
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

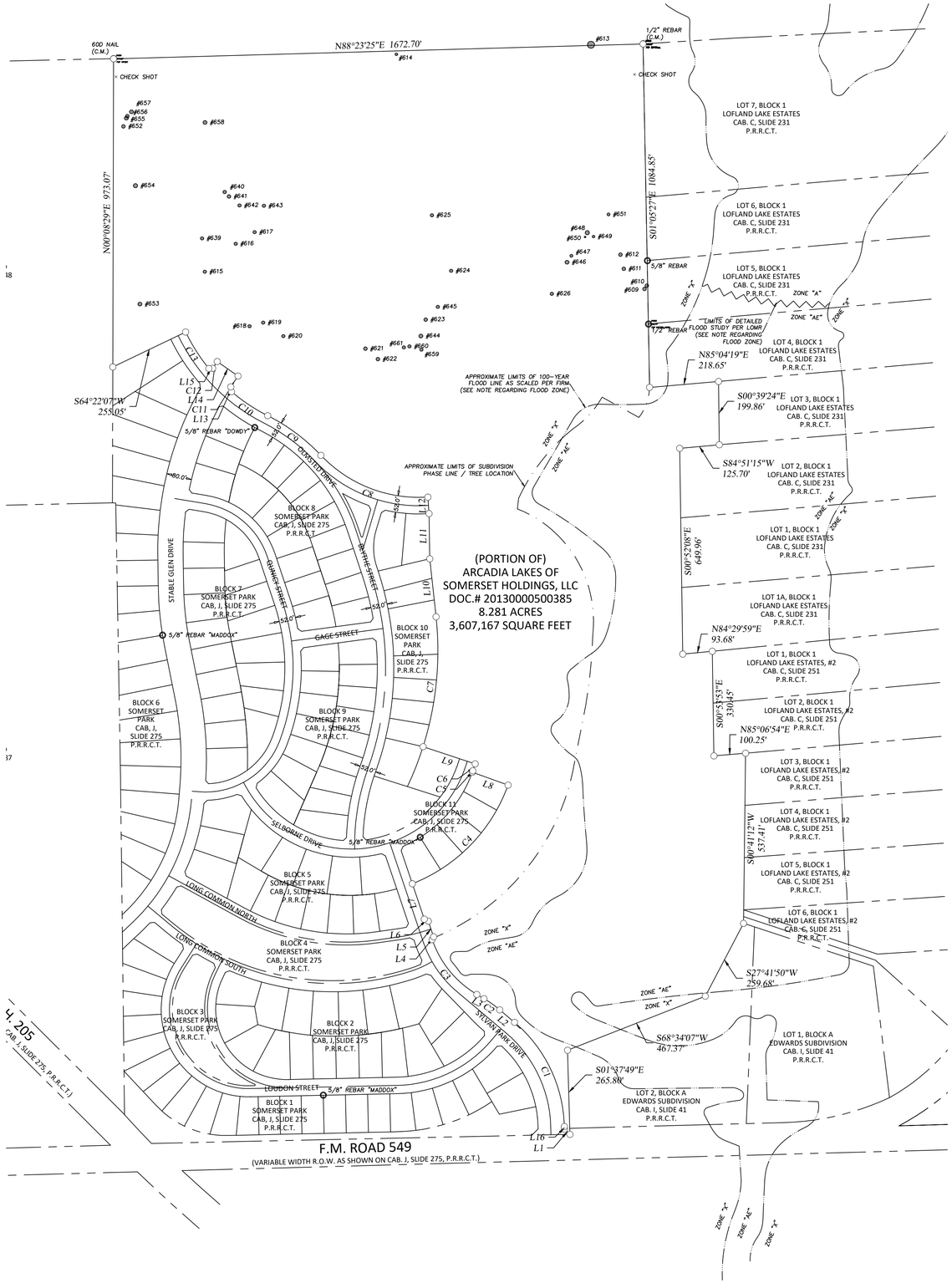
SOMERSET PARK

ROCKWALL, TEXAS

SHEET:

VO1

TREE SURVEY



TAG #	DIAMETER (INCHES)	GEN. SPECIES	TREE CONDITION ASSESSMENT	REMOVE	REMAIN	MITIGATION INCHES
609	11	CEDAR	HEALTHY	X		5.5
610	11	CEDAR	HEALTHY	X		5.5
611	11	CEDAR	HEALTHY	X		5.5
612	11	BOIS D'ARC	HEALTHY	X		5.5
613	22	OAK MULTI TRUNK	HEALTHY	X		22
614	20	CEDAR MULTI-TRUNK	HEALTHY	X		10
615	15	CEDAR MULTI-TRUNK	HEALTHY	X		7.5
616	10	CEDAR	HEALTHY	X		5
617	10	CEDAR	HEALTHY	X		5
618	10	CEDAR	HEALTHY	X		5
619	10	CEDAR	HEALTHY	X		5
620	10	CEDAR	HEALTHY	X		5
621	11	CEDAR	HEALTHY	X		5.5
622	11	CEDAR	HEALTHY	X		5.5
623	11	CEDAR	HEALTHY	X		5.5
624	10	CEDAR	HEALTHY	X		5
625	10	CEDAR	HEALTHY	X		5
626	10	CEDAR	HEALTHY	X		5
639	10	CEDAR	HEALTHY	X		5
640	10	CEDAR	HEALTHY	X		5
641	11	CEDAR	HEALTHY	X		5.5
642	10	CEDAR	HEALTHY	X		5
643	10	CEDAR	HEALTHY	X		5
644	12	CEDAR	HEALTHY	X		6
645	10	CEDAR	HEALTHY	X		5
646	12	WILLOW	HEALTHY	X		12
647	14	WILLOW MULTI-TRUNK	HEALTHY	X		14
648	13	HACKBERRY	HEALTHY	X		6.5
649	11	LOCUST MULTI-TRUNK	HEALTHY	X		11
650	5	LOCUST	HEALTHY	X		5
651	9	ELM	HEALTHY	X		9
652	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
653	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
654	13	CEDAR	HEALTHY	X		6.5
655	12	CEDAR	HEALTHY	X		6
656	16	CEDAR MULTI-TRUNK	HEALTHY	X		8
657	12	CEDAR	HEALTHY	X		6
658	12	CEDAR	HEALTHY	X		6
659	10	CEDAR	HEALTHY	X		5
660	10	CEDAR	HEALTHY	X		5
661	10	CEDAR	HEALTHY	X		5
				TOTAL MITIGATION INCHES		276.5

TREE PROTECTION NOTES

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I AMY LONDON BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

DATE MARCH 1, 2021

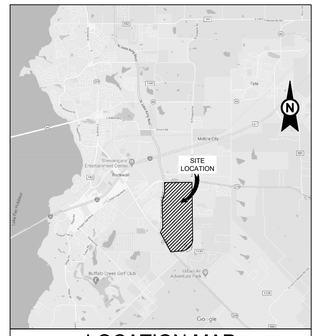
TREE TRIMMING AND REMOVAL NOTES

1. STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE)
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
3. NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
5. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
6. SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 INCH = 20 FEET



LOCATION MAP

PRESERVATION PLAN SUMMARY

TOTAL TREES SURVEYED	41
TOTAL CAL. INCHES SURVEYED	480"
QUANTITY OF PROTECTED TREES SAVED	0
CALIPER INCHES SAVED	0
QUANTITY OF PRIMARY PROTECTED TREES REMOVED	5
CALIPER INCHES REMOVED	73"
TOTAL INCHES TO BE MITIGATED	276.5"
METHOD OF MITIGATION PAY FEE ($121.67)	$33,641.75

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING (BY OTHERS)

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TX 76233 972.800.0676

SOMERSET PARK ADDITION

FM ROAD 549
ROCKWALL, TEXAS

REGISTERED LANDSCAPE ARCHITECT AMY S. LONDON 2871 STATE OF TEXAS
3/1/21

PROJECT NUMBER:	SOMERSET
PROJECT MANAGER:	ASL
DRAWN BY:	AB
CHECKED BY:	ASL
ISSUE DATE:	3/1/21

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

TREE SURVEY AND PRESERVATION PLAN

SHEET NO:
TR1.00

COPYRIGHT © LONDON LANDSCAPES, LLC

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:	November 9, 2021
SUBJECT:	SP2021-029; *Site Plan for Somerset Park Phase 2 Subdivision*

The applicant, Greg Helsel of Spiars Engineering, Inc., is requesting the approval of a site plan for Phase 2 of the Somerset Park Subdivision. The subject property is an 82.809-acre tract of land (*Tract 7 of the A. Johnson Survey, Abstract No. 123*) generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and FM-549. Following the development schedule outlined in Planned Development District 63 (PD-63), Phase 2 of the Somerset Park Subdivision has been approved for a *Master Plat* [*Case No. P2015-003*] and *Preliminary Plat* [*Case No. P2015-004*]. It should be noted that concurrently with the site plan request the applicant has submit a *Final Plat* [*Case No. P2021-056*]. As part of this case the applicant has submitted a site plan, a landscape and hardscape plans, and a treescape plan for the proposed phase. In addition, the applicant has submitted building elevations for the proposed amenity center, which will be constructed with this phase of the subdivision.

The submitted site plan, landscape plan, hardscape plan, treescape plan, and building elevations conform to the technical requirements contained within Planned Development District 63 (PD-63) and the Unified Development Code (UDC). Associated with the amenity center, the site plan indicates an outdoor pool with a solid screening fence will be constructed on a portion of Phase 2. The hardscape plan shows that a wood fence -- *that meets the requirements within Planned Development District 63 (PD-63)* -- will screen the pool equipment along with accent trees. The treescape plan depicts 276.5 caliper inches will be removed during the construction of Phase 2 of the Somerset Park Subdivision; however, the landscape plan indicates that 772 caliper inches (*i.e. 193, four [4] inch caliper trees will be planted equating to 772 caliper inches of trees*) will be planted, reducing the total mitigation balance to zero (0). The proposed elevations for the restroom building meet all the applicable building standards outlined in Planned Development District 63 (PD-63). Based on the site plan conforming with all applicable technical requirements of Planned Development District 63 (PD-63) and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *November 9, 2021* Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* 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) 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.

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	N/A				
SUBDIVISION	SOMERSET PARK PH. 2	LOT	–	BLOCK	–
GENERAL LOCATION	N.E. OF THE INTERSECTION OF SH 205 AND FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-63		CURRENT USE	VACANT	
PROPOSED ZONING	PD-63		PROPOSED USE	SINGLE-FAMILY RESIDENTIAL	
ACREAGE	82.809	LOTS [CURRENT]	1	LOTS [PROPOSED]	165 (RES.) 6 (HOA)

☐ ***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	ARCADIA LAKES OF SOMERSET HOLDINGS, LLC	☒ APPLICANT	SPIARS ENGINEERING, INC.
CONTACT PERSON	BILL GIETEMA	CONTACT PERSON	GREG HELSEL
ADDRESS	3500 MAPLE AVENUE SUITE 1165	ADDRESS	765 CUSTER RD.
CITY, STATE & ZIP	DALLAS, TX 75219	CITY, STATE & ZIP	PLANO, TX 75075
PHONE	(214) 986-5024	PHONE	(903) 408-7486
E-MAIL	bill@arcadiarealty.net	E-MAIL	greg.helsel@spiarsengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Gietema Jr [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 $ 232.00 + 20.00 /ac TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 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."

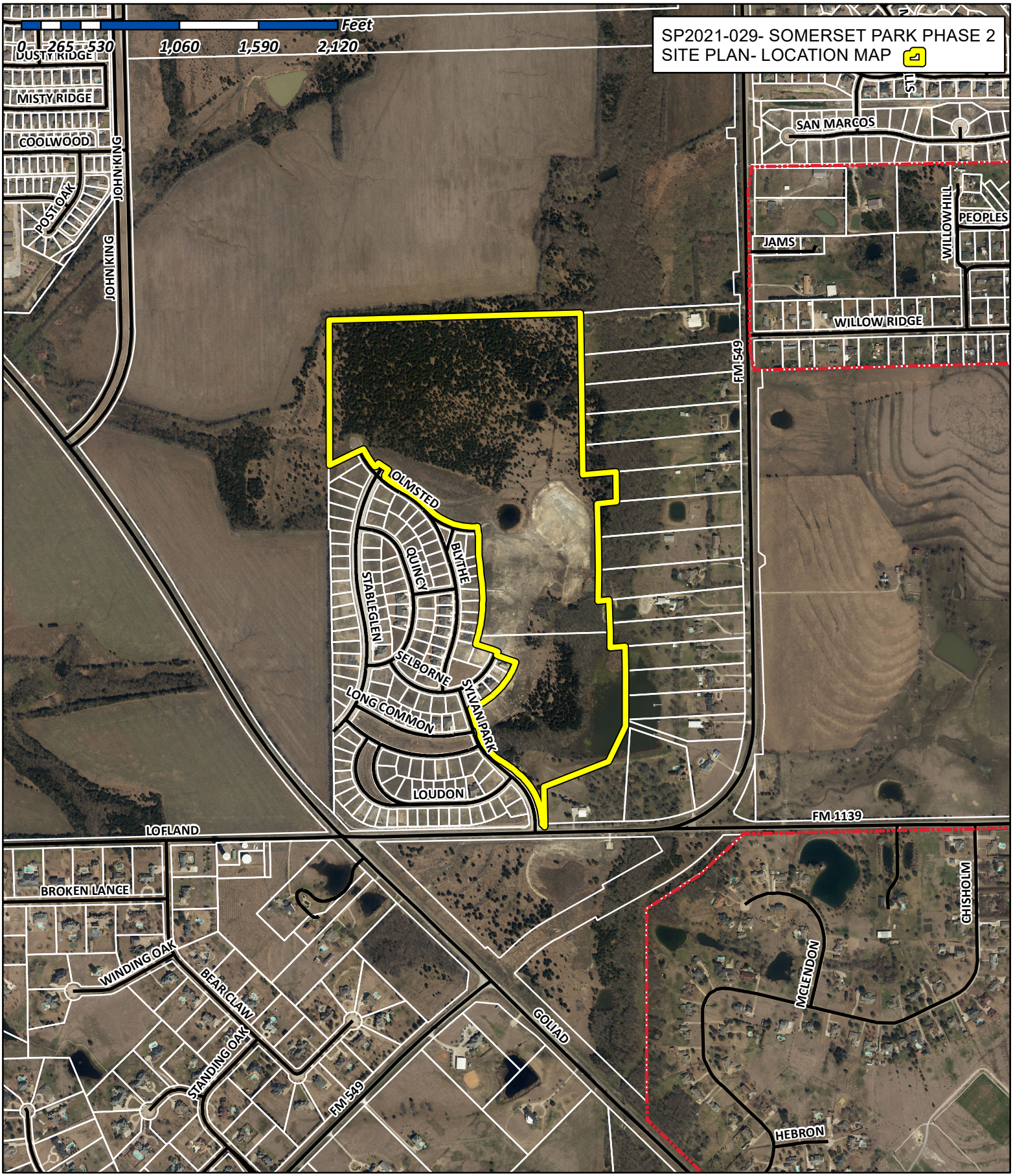
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Pauletta Ratley

PAULETTA RATLEY
My Notary ID # 131572207
Expires May 17, 2022

MY COMMISSION EXPIRES 5/17/22



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.

765 CUSTER ROAD, SUITE 100 I PLANO, TEXAS 75075
MAIN 972.422.0077 I FAX 972.422.0075
TBPE NO. F-2121 I TBPLS NO. F-10043100

October 15, 2021

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Contacts Affiliated with
Somerset Park Phase II
Rockwall, Texas
SEI Project No.: 20-112

Dear Mr. Miller:

Please find below a list of all affiliated contacts for the above mentioned project:

Owner/Developer:
Katherine Hamilton
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue
Suite 1165
Dallas, Texas 75219
katherine@arcadiarealty.net

Project Representative:
Greg T. Helsel, P.E.
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
972-215-7129
972-422-0075 fax
greg.helsel@spiarsengineering.com

If you have any questions, please do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.

Greg T. Helsel, P.E.

ARCADIA

City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Somerset Park- Park Improvement Fee

This letter shall detail the estimated costs Arcadia Lakes of Somerset Holdings, LLC will be spending on park improvements in Phase 2 of Somerset Park. Per City policy, the Park Improvement Fee will be waived provided these outlined costs are equal to or greater than the calculated Park Improvement Fees.

Below we have provided an outline of the cost of the park improvements we will be making in Somerset Park Phase 2 to offset the fee. There will be approximately 21,896 square feet of trail in Phase 2, priced at $4.85 per square foot for a total of $116,815.16 including a 10% contingency to provide for potential cost increases. Additionally, not included in the costs below Arcadia will be building an Amenity Center that can offset any remaining difference. Please let us know if we can provide any additional information.

*Please see the landscaping plan included in the submittal for sheet numbers.

Somerset Park Phase 2: Hike/Bike Trail Costs					
Item	**Qty**	**Description**	**Unit**	**Unit Price**	**Extension**
Sheet LS1.01 Olmsted Drive ROW					
1	6,144	8’ Trail	SF	$4.85	$29,798.40
Sheet LS1.02 Olmsted Drive ROW					
2	4,928	8' Trail	SF	$4.85	$23,900.80
Sheet LS1.04 Olmsted Drive ROW					
3	7,104	8’ Trail	SF	$4.85	$34,454.40
Sheet LS1.05 Olmsted Drive (Open Space ROW)					
4	3,720	8’ Trail	SF	$4.85	$18,042.00
				Subtotal	**$106,195.60**
				10% Contingency	$10,619.56
				TOTAL	**$116,815.16**

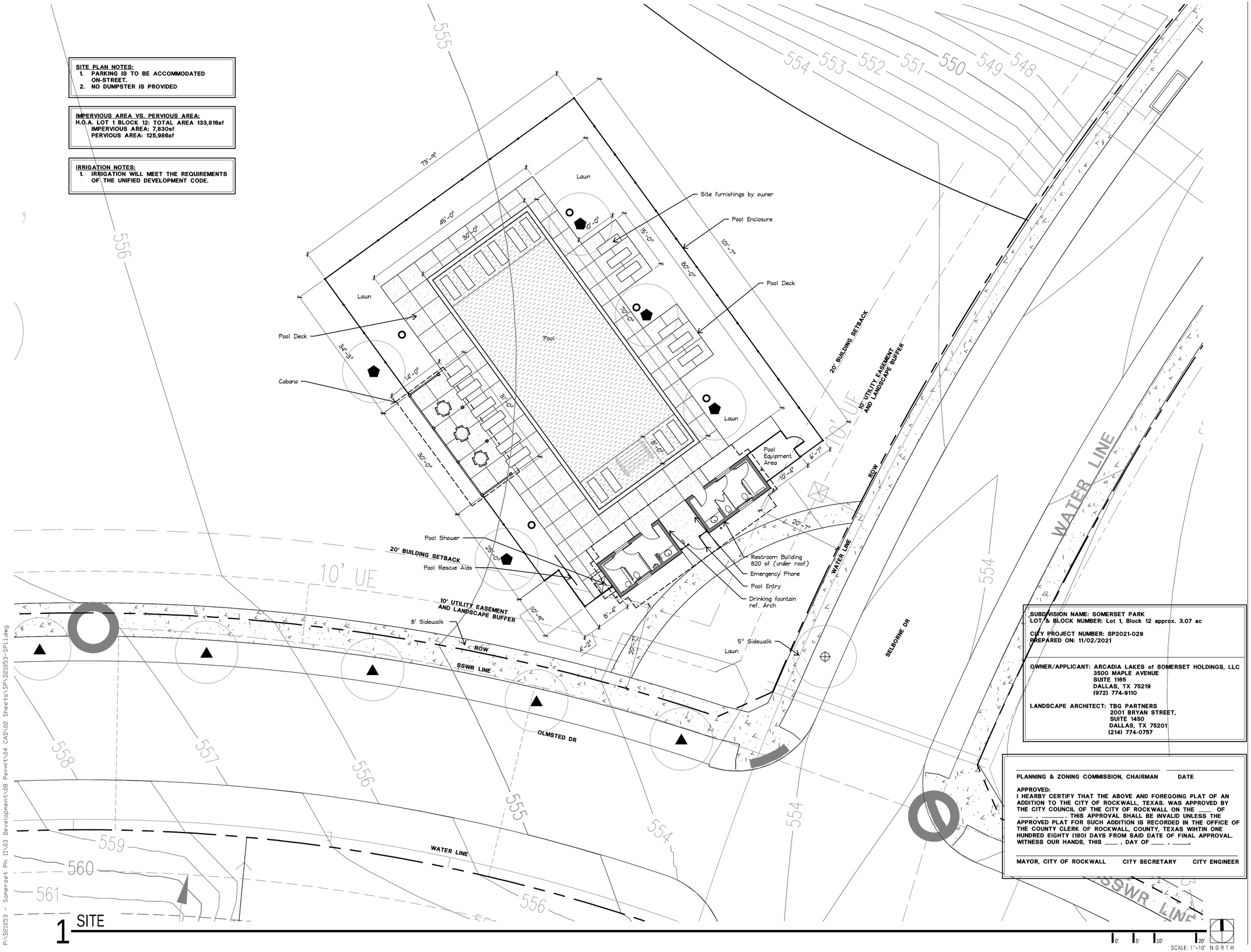
Regards,

Katherine Hamilton
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, TX 75219

SITE PLAN NOTES:
1. PARKING IS TO BE ACCOMMODATED ON-STREET.
2. NO DUMPSTER IS PROVIDED

IMPERVIOUS AREA VS. PERVIOUS AREA:
H.O.A. LOT 1 BLOCK 12: TOTAL AREA 133,816sf
IMPERVIOUS AREA: 7,830sf
PERVIOUS AREA: 125,986sf

IRRIGATION NOTES:
1. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



1 SITE

SCALE: 1"=10' NORTH

P:\D21053 - Somerset Ph II\03 Development\08 Permit\04 CAD\02 Sheets\SP\D21053-SP1.dwg

SUBDIVISION NAME: SOMERSET PARK
LOT & BLOCK NUMBER: Lot 1, Block 12 approx. 3.07 ac

CITY PROJECT NUMBER: SP2021-029
PREPARED ON: 11/02/2021

OWNER/APPLICANT: ARCADIA LAKES of SOMERSET HOLDINGS, LLC
3500 MAPLE AVENUE
SUITE 1165
DALLAS, TX 75219
(972) 774-9110

LANDSCAPE ARCHITECT: TBG PARTNERS
2001 BRYAN STREET,
SUITE 1450
DALLAS, TX 75201
(214) 774-0757

PLANNING & ZONING COMMISSION, CHAIRMAN DATE

APPROVED:
I HEARBY 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 ___ OF ___ , _____. 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 WIHTIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.
WITNESS OUR HANDS, THIS ___ , DAY OF ___ , ____.

MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

TBG

landscape architects, planners & designers

2001 bryan street
suite 1450
dallas, tx 75201

[214] 744-0757
tbgpartners.com

REGISTERED LANDSCAPE ARCHITECT 2088 STATE OF TEXAS
10/15/2021

project
Somerset Phase 2

ISSUE FOR PERMIT

Arcadia Reality Corp
Rockwall, TX

project number
D21053

issue date
10/15/2021

designed: JD BD
drawn: BD AC
reviewed: JD, MM

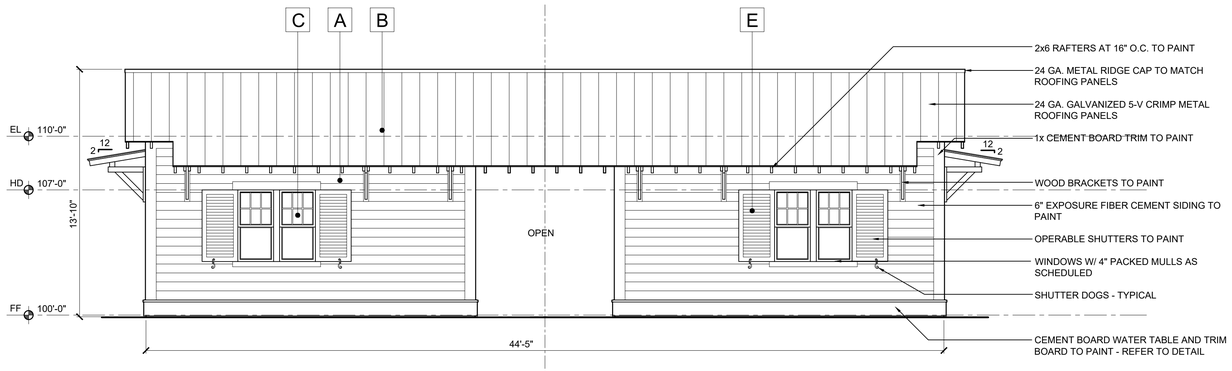
RE-SUBMITTAL 11 / 02 /2021

sheet title
site plan

sheet
SP 1.1

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 560 S.F.)

	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	248 S.F.	44 %
(B) GALVANIZED METAL ROOFING:	248 S.F.	44 %
(C) GLASS:	32 S.F.	6 %
(E) PAINTED WOOD SHUTTERS	32 S.F.	6 %



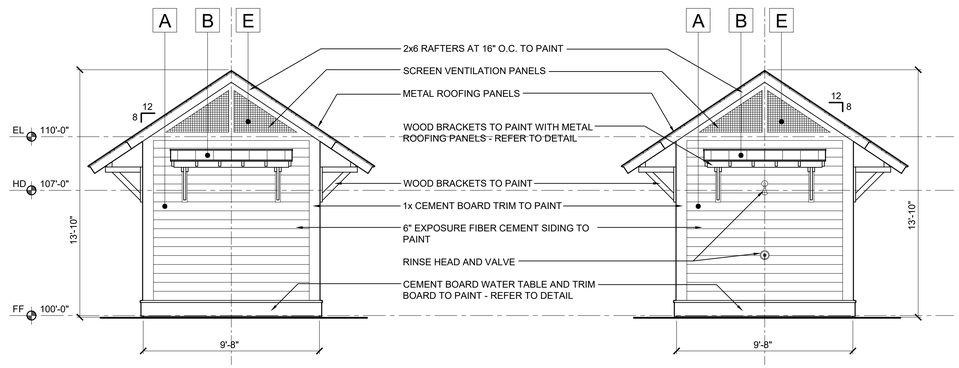
4 SOUTH ELEVATION
1/4" = 1'-0"

TABULATIONS

CONSTRUCTION TYPE:	5-B (NON-SPRINKLERED)
SQUARE FOOTAGE:	352 SF
SQUARE FOOTAGE ALLOWED:	5500 SF
OCCUPANCY:	U
OCCUPANT LOAD @ 1/50 GROSS:	7
HEIGHT:	13'-10"
HEIGHT ALLOWED:	40'
STORIES:	1

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 123 S.F.)

	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	111 S.F.	90 %
(B) GALVANIZED METAL ROOFING:	4 S.F.	3 %
(E) BRONZE SCREEN:	8 S.F.	7 %



3 EAST ELEVATION
1/4" = 1'-0"

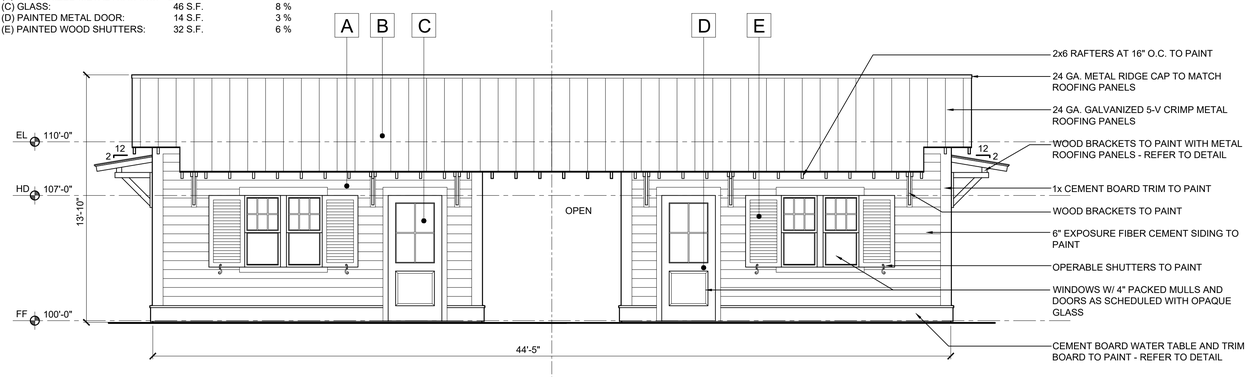
2 WEST ELEVATION
1/4" = 1'-0"

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 123 S.F.)

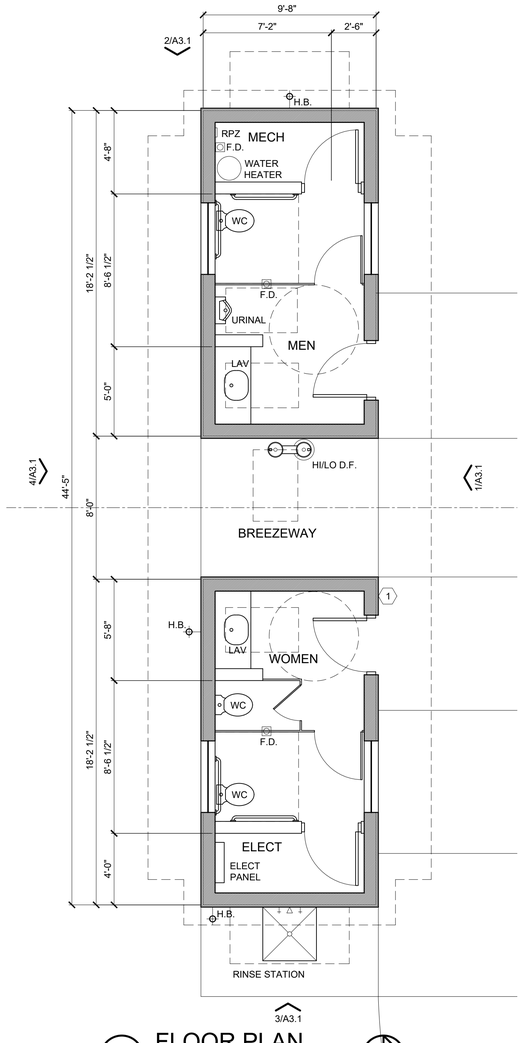
	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	111 S.F.	90 %
(B) GALVANIZED METAL ROOFING:	4 S.F.	3 %
(E) BRONZE SCREEN:	8 S.F.	7 %

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 560 S.F.)

	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	220 S.F.	39 %
(B) GALVANIZED METAL ROOFING:	248 S.F.	44 %
(C) GLASS:	46 S.F.	8 %
(D) PAINTED METAL DOOR:	14 S.F.	3 %
(E) PAINTED WOOD SHUTTERS:	32 S.F.	6 %



1 NORTH ELEVATION
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

0' 1' 3' 7' 15'

BUILDING FACADE / ELEVATION PLAN

SUBDIVISION NAME: SOMERSET PARK
LOT & BLOCK NUMBER: Lot 1, Block 12 approx. 3.07 ac

CITY PROJECT NUMBER: XXXXXX-XXXX

PREPARED ON: 10-15-2021

OWNER/APPLICANT:	ARCADIA LAKES of SOMERSET HOLDINGS, LLC 3500 MAPLE AVENUE SUITE 1165 DALLAS, TX 75219 (972) 774-9110
ARCHITECT:	LARSON & PEDIGO ARCHITECTS 3012 CANTON STREET DALLAS, TX 75226 (214) 939-0995

SUBMISSION / REVISION LOG:

SUBMISSION DATE	REVISION DATE
10/15/2021	

FACADE PLAN NOTES:
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE

PRELIMINARY
NOT FOR CONSTRUCTION

LARSON & PEDIGO
ARCHITECTS
3012 CANTON
DALLAS TX 75226
(214) 939-0995
WWW.LARSONPEDIGO.COM

OCTOBER 15, 2021

SOMERSET PARK
ROCKWALL, TEXAS

FACADE PLAN SUBMITTAL

A2.1

LarsPed3.dwg

Exterior Elevation Example

This is a representative photo, the finished building will have revised colors. Please see color board as a part of this submittal.

Somerset Park – HOA Lot 1, Block 12

15 October 2021

Owner/Applicant:
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue * 1165
Dallas, Texas 75219
972.774.9110

Engineer/Surveyor:
Spiars Engineering & Surveying
765 Custer Rd., Suite 100
Plano, Texas 75075
469.395.0529

Architect:
Larson & Pedigo Architects
3012 Canton Street
Dallas, Texas 75226
214.939.0995

Shutters
Benjamin Moore 840 – Kensington Blue

Painted Trim
Benjamin Moore OC-85 – Mayonnaise

Painted Doors
Benjamin Moore 2021-50 – Yellow Lotus

Painted Siding
Benjamin Moore 2062-70 – Harbor Fog

Metal Roofing
Preweathered Galvalume, Berridge

Somerset Park – HOA Lot 1, Block 12

10 October 2021

Owner/Applicant:
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue * 1165
Dallas, Texas 75219
972.774.9110

Engineer/Surveyor:
Spiars Engineering & Surveying
765 Custer Rd., Suite 100
Plano, Texas 75075
469.395.0529

Architect:
Larson & Pedigo Architects
3012 Canton Street
Dallas, Texas 75226
214.939.0995

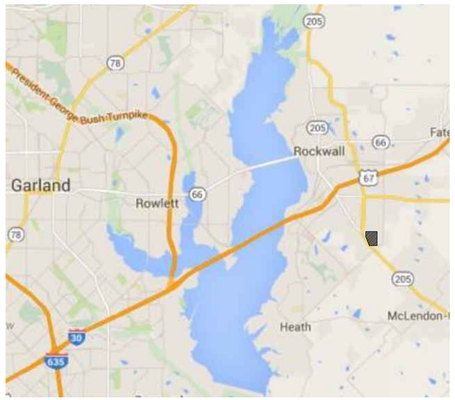
ISSUE FOR PERMIT:

SOMERSET PARK

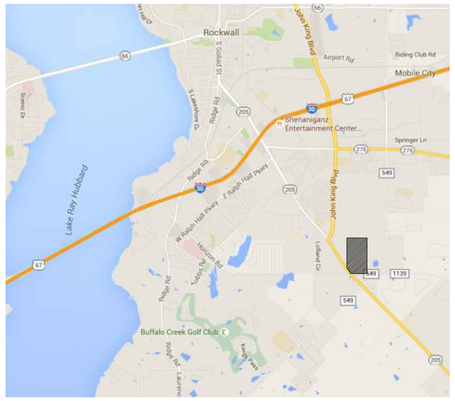
Rockwall, Texas

Sitework / Planting

VICINITY MAP



LOCATION MAP



A PROJECT BY

OWNER:
Arcadia Realty

CONTACT: Will Gietema/ Katherine Hamilton
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
O: 214.986.5024

LANDSCAPE ARCHITECT:
TBG PARTNERS

CONTACT: Jonathan Dunbar
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
O: 214.744.0757

CIVIL ENGINEER:
Spiars Engineering & Surveying

CONTACT: Greg Helsel
765 Custer Road, Suite 100
Plano, TX 75075
O: 469.395.0529

INDEX OF SHEETS

INC.	DATE	ISSUE	SHEET TITLE	PAGE #
Reference				
	NOVEMBER 02, 2021	PERMIT	Cover Sheet	LC 1.00
	NOVEMBER 02, 2021	PERMIT	General Notes	LC 1.01
	NOVEMBER 02, 2021	PERMIT	Material Schedule	LC 1.02
	NOVEMBER 02, 2021	PERMIT	Keymap	LC 1.03
Grading				
	NOVEMBER 02, 2021	PERMIT	Grading Enlargement	LG 3.01
Sitework				
	NOVEMBER 02, 2021	PERMIT	Sitework Plan	LS 1.01
	NOVEMBER 02, 2021	PERMIT	Sitework Plan	LS 1.02
	NOVEMBER 02, 2021	PERMIT	Sitework Plan	LS 1.03
	NOVEMBER 02, 2021	PERMIT	Sitework Plan	LS 1.04
	NOVEMBER 02, 2021	PERMIT	Sitework Plan	LS 1.05
	NOVEMBER 02, 2021	PERMIT	Sitework Details	LS 2.01
	NOVEMBER 02, 2021	PERMIT	Sitework Details	LS 2.02
	NOVEMBER 02, 2021	PERMIT	Sitework Details	LS 2.03
	NOVEMBER 02, 2021	PERMIT	Sitework Details	LS 2.04
	NOVEMBER 02, 2021	PERMIT	Sitework Enlargement	LS 3.01
Planting				
	NOVEMBER 02, 2021	PERMIT	Planting Plan	LP 1.01
	NOVEMBER 02, 2021	PERMIT	Planting Plan	LP 1.02
	NOVEMBER 02, 2021	PERMIT	Planting Plan	LP 1.03
	NOVEMBER 02, 2021	PERMIT	Planting Plan	LP 1.04
	NOVEMBER 02, 2021	PERMIT	Planting Plan	LP 1.05
	NOVEMBER 02, 2021	PERMIT	Planting Details	LP 2.01
	NOVEMBER 02, 2021	PERMIT	Planting Schedule	LP 2.02
	NOVEMBER 02, 2021	PERMIT	Planting Enlargement	LP 3.01

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REGISTERED LANDSCAPE ARCHITECT
MICHAEL MARTIN
2088
STATE OF TEXAS
10/15/2021

project
Somerset
Phase 2

ISSUE FOR PERMIT

Arcadia Reality Corp
Rockwall, TX

project number
D21053

issue date
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designed: JD BD
drawn: BD AC
reviewed: JD, MM

RE-SUBMITTAL 11 / 02 /2021

sheet title
cover sheet

sheet
LC 1.00

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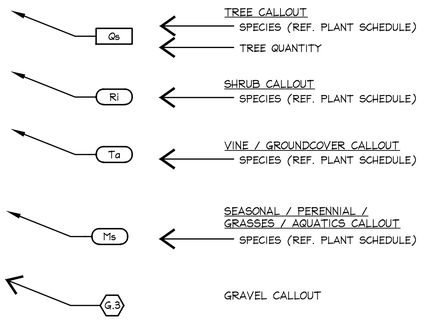
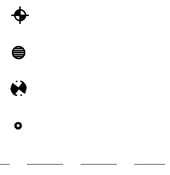
PLANTING LEGEND



GRADING LEGEND

56.23	PROPOSED SPOT ELEVATION (BY LANDSCAPE ARCHITECT)
852.31	PROPOSED SPOT ELEVATION (BY CIVIL ENGINEER)
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
TS	TOP OF STAIR ELEVATION
BS	BOTTOM OF STAIR ELEVATION
TD	TOP OF DRAIN ELEVATION
HP	HIGH POINT ELEVATION
SHP	SWALE HIGH POINT ELEVATION
TC	TOP OF CURB ELEVATION
BC	BOTTOM OF CURB ELEVATION
2%	PERCENT & DIRECTION OF SLOPE FLOWLINE ELEV. / CALLOUT

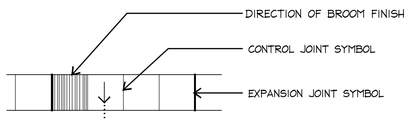


GENERAL LEGEND

SIM.	SIMILAR
P.O.B	POINT OF BEGINNING
P.O.T	POINT OF TANGENCY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
PA	PLANTING AREA
BOC	BACK OF CURB
FOW	FACE OF WALL
℄	CENTERLINE CALLOUT
	POINT OF BEGINNING
ALIGN / ALIGN	ALIGN ELEMENTS
C.1	HARDSCAPE / MATERIAL CALLOUT
3 / LS3.02	DETAIL REFERENCE: DETAIL NUMBER, SHEET NUMBER
2 / LG 2.01	SECTION REFERENCE: DETAIL NUMBER, SHEET NUMBER
1 / LS 2.03	ELEVATION REFERENCE: ELEVATION NUMBER, SHEET NUMBER
2 / LP 2.04	ENLARGEMENT REFERENCE: ENLARGEMENT NUMBER, SHEET NUMBER
ENLARGED AREA	
	EXISTING TREE TO REMAIN
	LIMIT OF CONSTRUCTION LINE
	PROPERTY LINE
	SHEET MATCHLINE
	CENTERLINE

SITEWORK LEGEND

CJ	CONTROL JOINT
EJ	EXPANSION JOINT



LANDSCAPE PLANTING NOTES:

1) THE CONTRACTOR SHALL RECEIVE THE SITE AT APPROXIMATELY FINAL GRADE. ALL SLOPES SHALL BE SMOOTH AND UNIFORM WITH A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE NOTED. TIE INTO EXISTING ADJACENT GRADES SMOOTHLY AND FINE GRADE FOR POSITIVE DRAINAGE AND TO PREVENT WATER FROM STANDING. CUT SWALES TO DIRECT WATER AWAY FROM ALL STRUCTURES AND PROPERTY LINES, AND TOWARDS STORM SEWER INLETS. DO NOT DRAIN ANY WATER TOWARDS LOTS/EASEMENTS. THE FINAL LOCATION AND HEIGHT OF BERMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

2) TREE PLANTING: REFERENCE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION, (INCLUDING STAKING METHODS, PLANT PIT DIMENSIONS, AND BACKFILL REQUIREMENTS.) REFERENCE DETAILS FOR PROPER STAKING METHOD, STAKE SIZE AND COMPANY INFORMATION.

BACKFILL ALL TREE PITS WITH SPECIFIED PLANTING MIX AND INCORPORATE 5 LBS OF 13-13-13 FERTILIZER PER CU. YD. OF MIX INTO ALL TREE PITS. ALL TREE WATER RETENTION BASINS SHALL RECEIVE MIN. 3" DEEP COMPOSTED HARDWOOD BARK MULCH TO WITHIN 1' OF THE TREE ROOT FLARE. 2" WITHIN 1' OF THE ROOT FLARE.

3) MACHINE MOVE OR HAND DUG TREES: ALL TREES TO BE MACHINE MOVED OR HAND DUG DIRECTLY FROM SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO RELOCATION. COORDINATE TREE PRUNING TO BALANCE ROOT LOSS WITH LANDSCAPE ARCHITECT. TREES TO BE MECHANICALLY TRANSPLANTED USING TREE SPADE MUST ALLOW 9" OF ROOTBALL PER CALIPER INCH OF TREE.

SET TREE STRAIGHT AND PLUMB, AND FILL ANY AIR SPACES AROUND TREE WITH SPECIFIED SAND OR SANDY LOAM TOPSOIL. WATER IN TO DISPLACE AIR POCKETS. INSTALL 3" HIGH WATER RETENTION BASIN PER SPECIFICATIONS WITH 2" DEEP COMPOSTED BARK MULCH AND WATER THE SPADED TREES THE DAY OF TRANSPLANTING.

4) TREES SHALL BE LOCATED A MINIMUM OF 5' - 0" FROM WALLS, OVERHEADS, WALKS, EDGING, CURBS AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT MAY RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

5) ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. ALL MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.

6) LAWN INSTALLATION: PRIOR TO APPLICATION OF HYDROMULCH OR SOD, THE CONTRACTOR SHALL APPLY CONTACT HERBICIDE (RECOMMENDED MIXTURE OF IMAGE AND ROUNDUP) TO REMOVE ALL EXISTING WEEDS AS NECESSARY, AND SCARIFY EXISTING SOIL TO SPECIFIED DEPTHS. REMOVE ALL LUMPS, CLODS, TRASH AND STICKS GREATER THAN 1". FINE GRADE TO PROVIDE POSITIVE DRAINAGE AND SMOOTH LAWN AREAS AND CUT SWALES AS NECESSARY TO ENSURE NO PONDING OF WATER. FINISHED GRADE OF LAWN AND PLANTING BED AREAS TO BE MINIMUM 1/2" BELOW FINISHED GRADE OF ADJACENT PAVEMENT.

7) ALL QUANTITIES ON THIS PLAN ARE FOR INFORMATION ONLY (PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED). IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.

8) THE CONTRACTOR SHALL PROVIDE THE SOILS TESTING LAB SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS, AND ON GRADE SOILS. REFER TO SPECIFICATIONS.

9) THE CONTRACTOR SHALL APPLY RECOMMENDED PRE-EMERGENT HERBICIDE FOR PREVENTION OF NUTGRASS AND WEEDS UPON ESTABLISHMENT OF BERMUDA LAWN APPROXIMATELY ONE MONTH AFTER HYDROMULCH APPLICATION. FERTILIZE AT SPECIFIED RATES MONTHLY DURING 90 DAY MAINTENANCE PERIOD.

GENERAL SITEWORK NOTES:

1) THE CONTRACTOR SHALL BE FAMILIAR WITH EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES,SMALL PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO BODILY INJURY AND/OR DAMAGE TO OWNER'S PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE EXCAVATION.

2) THE CONTRACTOR SHALL LOCATE AND VERIFY THE CONDITION OF UTILITIES PRIOR TO ANY EXCAVATION. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL HAND DIG PLANTING PITS AND HAND RAKE LAWN AREAS AS REQUIRED.

3) ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

4) THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.

6) THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR.

8) ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER FOR APPROVAL.

9.) THE CONTRACTOR SHALL COORDINATE THE STORAGE OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.

10) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES & CODE REQUIREMENTS. REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

11) THE CONTRACTOR SHALL PROVIDE UNIT PRICES BASED UPON THE QUANTITIES SHOWN WITHIN THE DOCUMENTS. FIELD CONDITIONS MAY REVISE ACTUAL LOCATION, INCREASING OR DECREASING THE EXTENT OF WORK PERFORMED. CHANGES TO THE EXTENT OF WORK RESULTING IN AN INCREASE OR DECREASE WILL BE BASED ON UNIT PRICES AND PERFORMED SUBJECT TO APPROVAL OF THE OWNER AND THE LANDSCAPE ARCHITECT IN THE FORM OF A CHANGE ORDER.

12) UNIT PRICES SHALL NOT ONLY INCLUDE THE COST OF THE ITEM BUT ALSO ALL LABOR, EQUIPMENT, AND OTHER MATERIALS (I.E. BACKFILL MIX, MULCH, STEEL EDGING, ETC.) ASSOCIATED WITH AND NECESSARY TO DELIVER THE ITEM COMPLETE AS DOCUMENTED IN THE DRAWINGS AND SPECIFICATIONS.

13) THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS, UNLESS OTHERWISE NOTED.

14) ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (I.E. TOOLS, OPEN HOLES, ETC.) ON A DAILY BASIS BY END OF WORK DAY.

15) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAPS, BRICK, ROCKS, MORTAR, ETC. REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS OR ANY SETTLING OR EROSION OCCURRING PRIOR TO COMPLETION.

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project number
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issue date
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designed: JD BD
drawn: BD AC
reviewed: JD MM

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sheet title
general notes

sheet
LC 1.01

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MATERIALS SCHEDULE

CONCRETE

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
C.1	STANDARD GRAY CONCRETE	GRAY	MEDIUM BROOM		
C.2	CONCRETE PAVING STANDARD GRAY CONCRETE @ POOL	GRAY	ROCK SALT FINISH		CONTRACTOR TO PROVIDE MOCK-UP FOE FINAL APPROVAL BY OWNERSHIP AND LANDSCAPE ARCHITECT. REF. SPECIFICATION FOR MOCK-UP SIZE REF. PLANS FOR LAYOUT.

DRAINAGE

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
D.1	DECK DRAIN NDS 12" FLAT SQUARE CAST IRON HINGED GRATE			COMPANY: NDS PHONE: 1 (800) 726-1990	REF. TO LANDSCAPE GRADING PLANS

EDGING

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
E.1	3/16"X 4" STEEL EDGING	BLACK	POWDERCOAT	COMPANY: J.D. RUSSELL CONTACT: 270.826.7008	OR APPROVED EQUAL

FENCING

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
F.1	4' HEIGHT POOL FENCE COMPLAINT WITH TEXAS POOL CODE				

LIGHTING

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
L.1	BOLLARD LIGHT	BLACK	FACTORY	N/A	LOCATION AS PER PLANS AT BASE OF TREES OR BACK OF THE WALL, CONTRACTOR TO SUBMIT CUT SHEET FOR APPROVAL; WRAP STRING LIGHTS TO 12' HT IN TREE.

POOL

KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
PL.1	PRECAST POOL COPING	TBD	TBD		EASE ALL EXPOSED EDGES AT COPING OVERHANG; COLOR & FINISH TO MATCH C.6 CAST STONE CAP
PL.2	POOL TILE	TBD			
PL.3	WARNING STRIP TILE NON- SLIP TILE	TBD			
PL.4	6" DEPTH MARKER & 6" NO DIVING TILE	WHITE W/BLACK LETTERING	NON-SLIP		
PL.5	POOL PLASTER	TBD			
PL.6	POOL HANDRAIL - 1-1/2" DIA. TUBE STAINLESS STEEL	BRUSHED STAINLESS STEEL	#4 FINISH		
PL.7	POOL LIFT				

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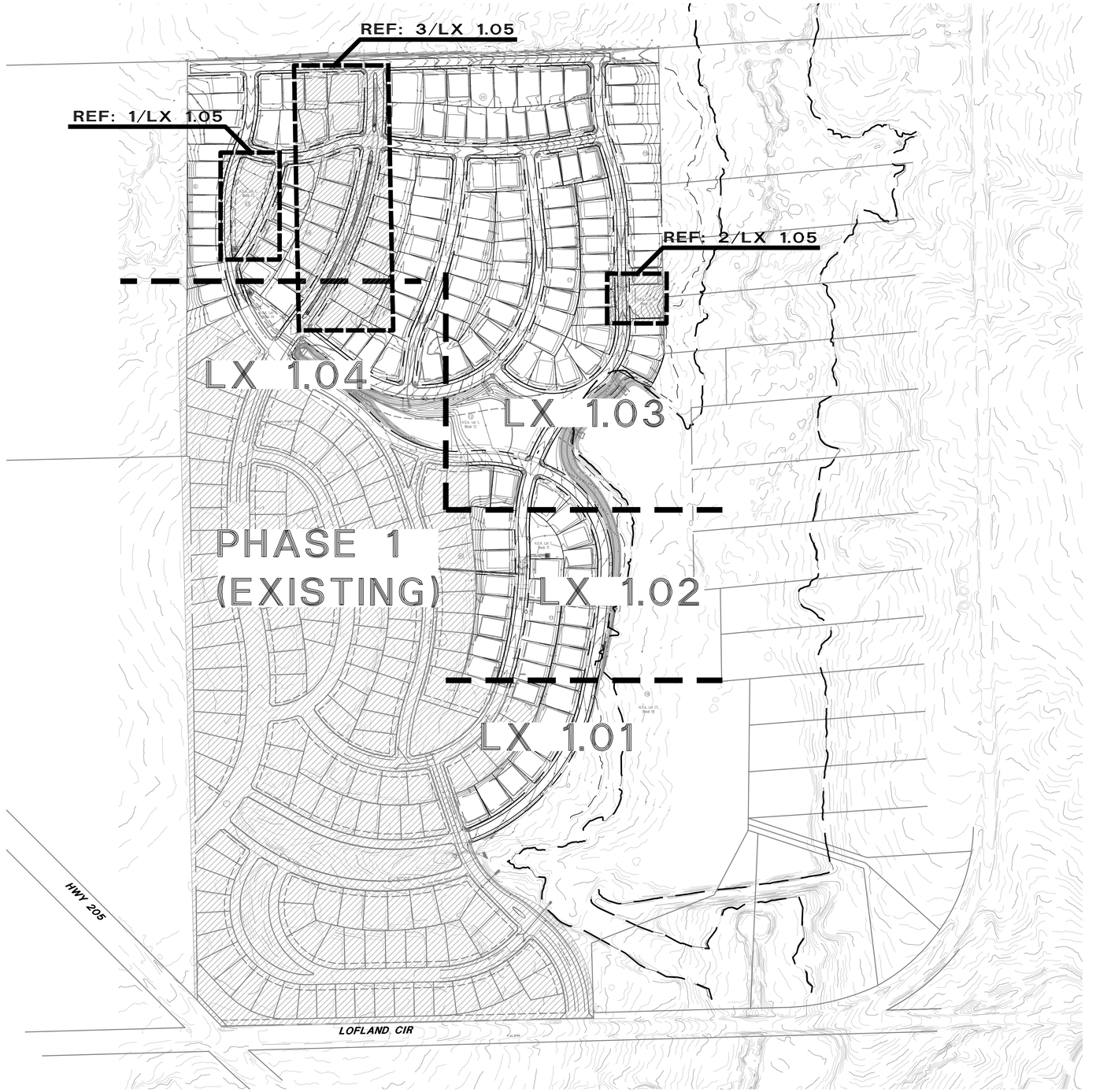

1 Keymap
Plan

0' 100' 200' 400'
SCALE: 1"=200' N O R T H

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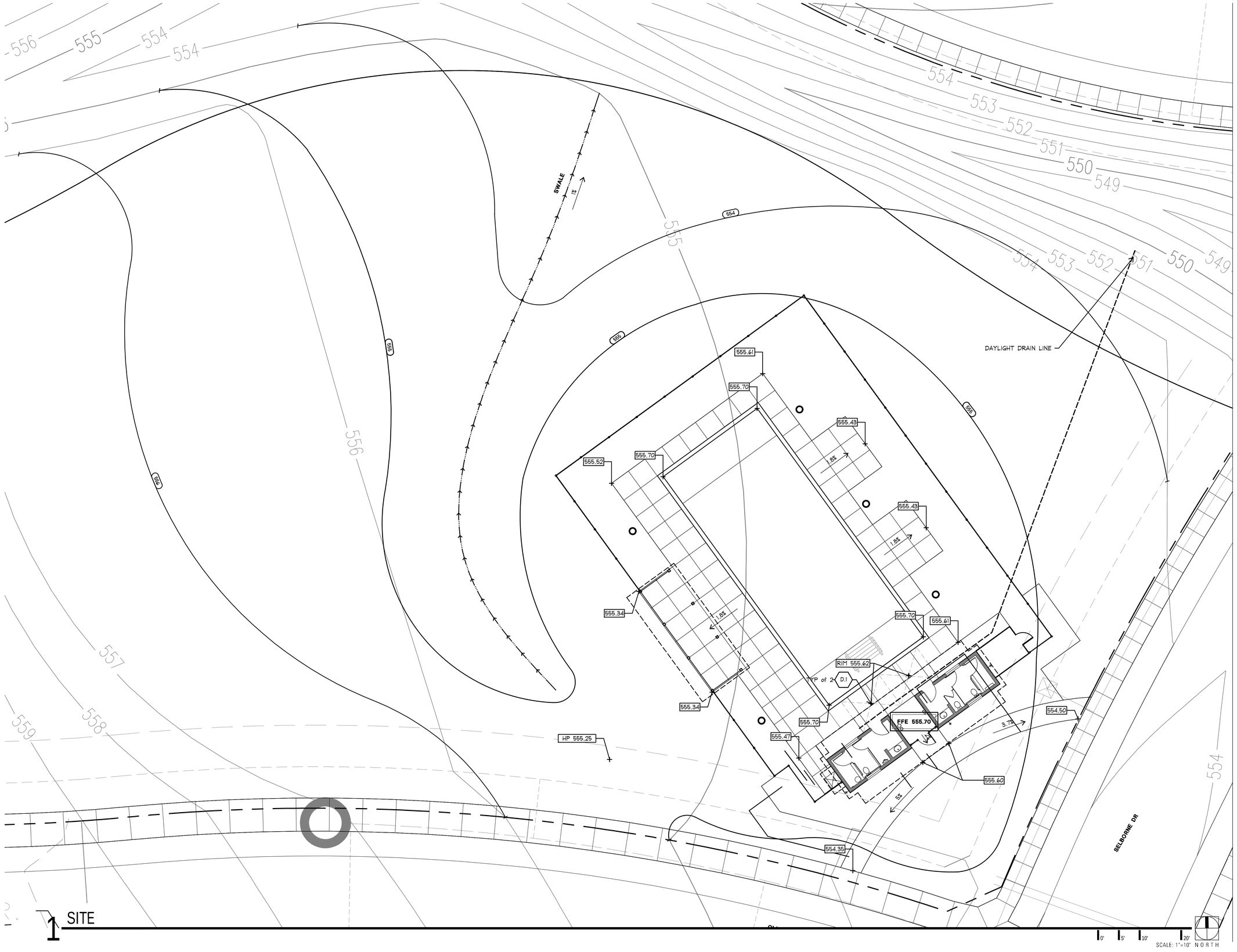

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grading
enlargement

sheet
LG 3.01

MATCHLINE: REF. 1/LS1.02

ELECTRONIC FILES WILL BE PROVIDED FOR ALL SURVEYING & STAKING OF WALKS, GRADE, & WALL EXTENTS. CONTRACTOR IS RESPONSIBLE FOR A BID ALLOWANCE TO INCLUDE STAKING BY A LICENSED SURVEYOR. WALKS TO BE STAKED WITH 10' OFFSETS ON 20' CENTERS FOR SMOOTH CURVES. WALKS NOT TO EXCEED 5% LONGITUDINAL, 2% CROSS SLOPE

PHASE 1
STREET CUT LINE

EA=554.46

EA=553.46

SELBORNE DR

SYLVAN PARK DR

OLMSTED DR

WATER LINE

SEWER LINE

8

20

19

18

17

16

15

14

18'-0"

1
LS 2.01

EXISTING TREE
MASSING TO REMAIN

PHASE 1
STREET CUT LINE

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1 Site Plan

0' 15' 30' 60'
SCALE: 1"=30' NORTH

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JAMES DAVID BERRY
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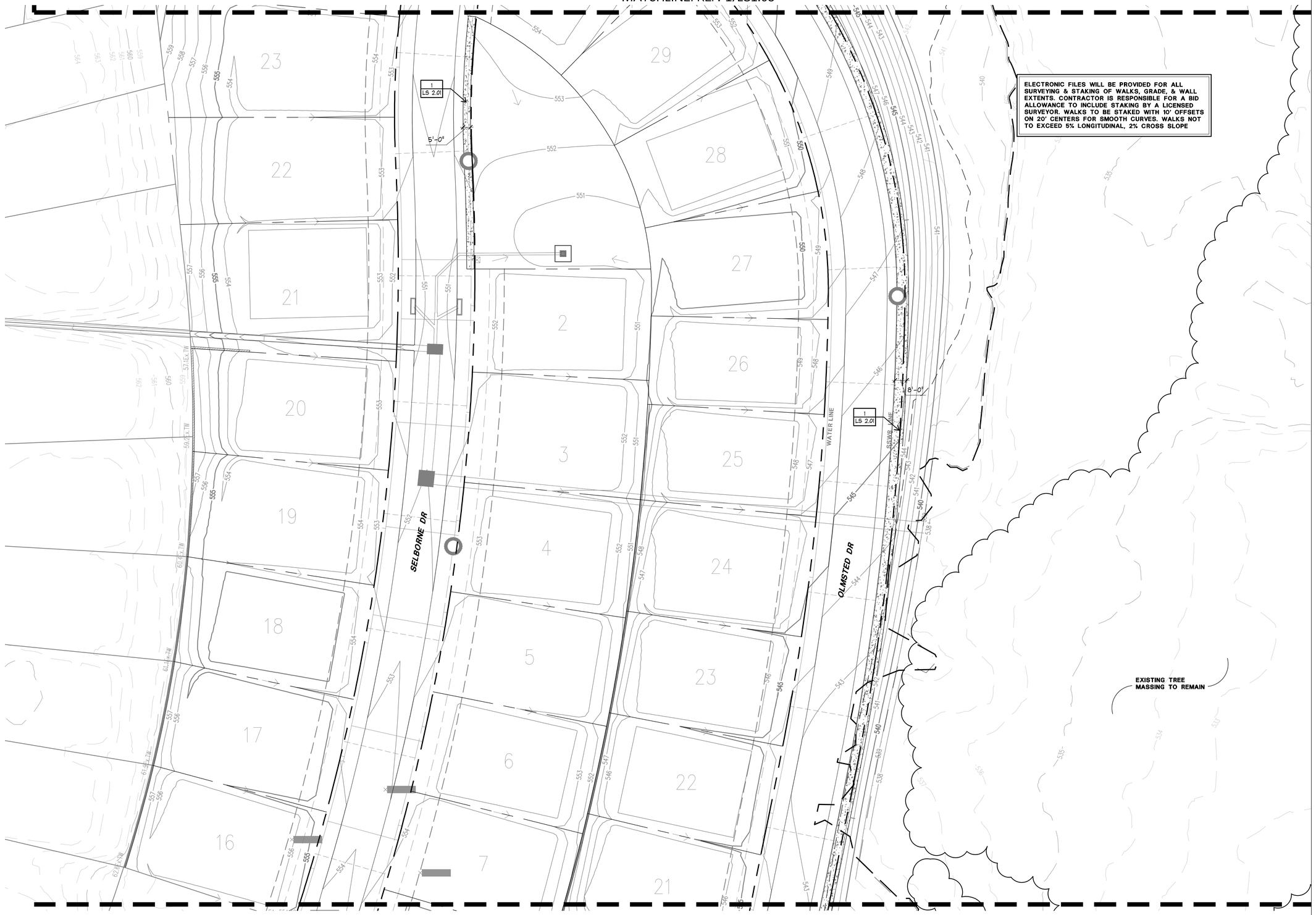

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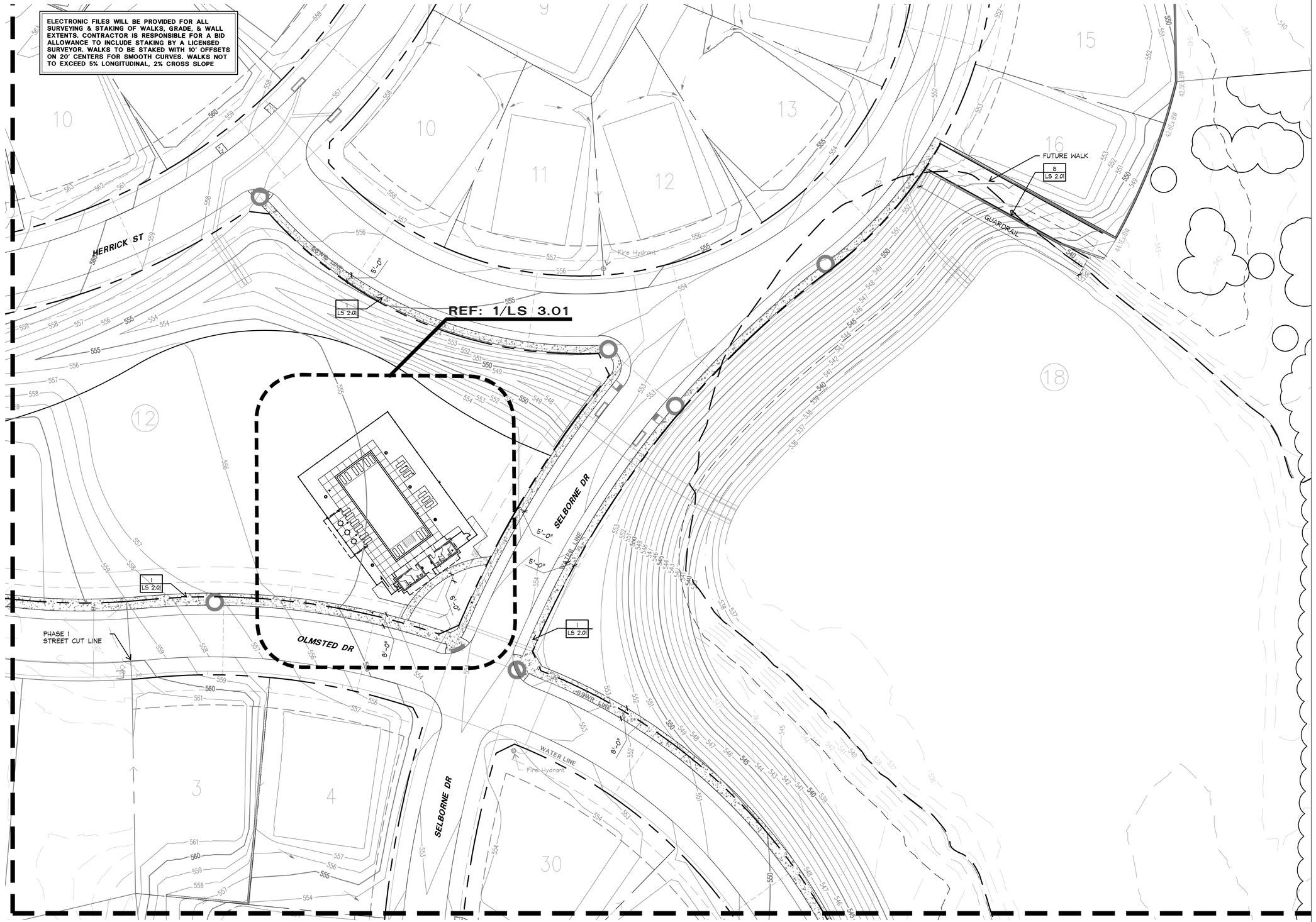

1 Site Plan

SCALE: 1"=30' NORTH

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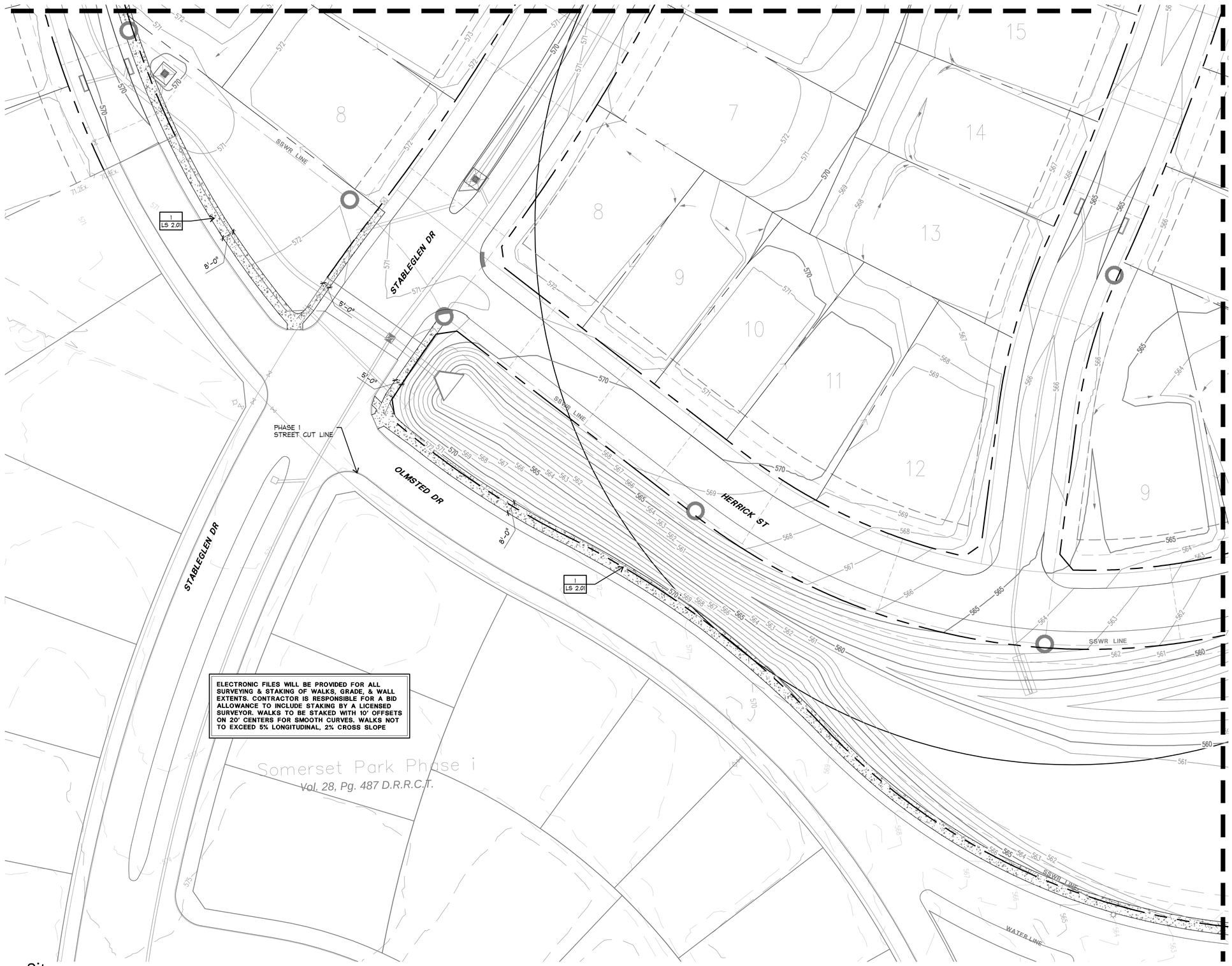

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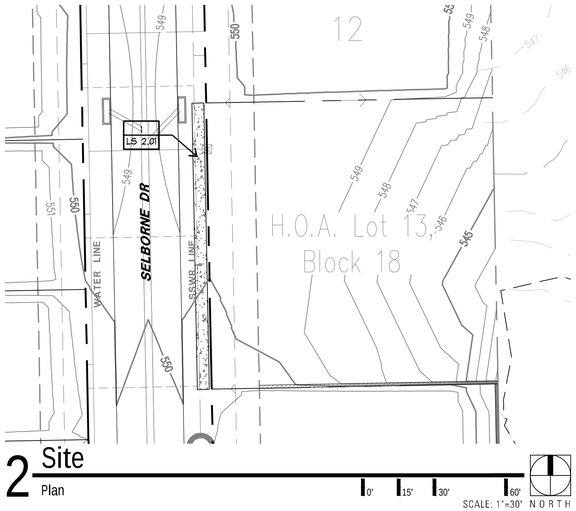
sitework plan

sheet
LS 1.04

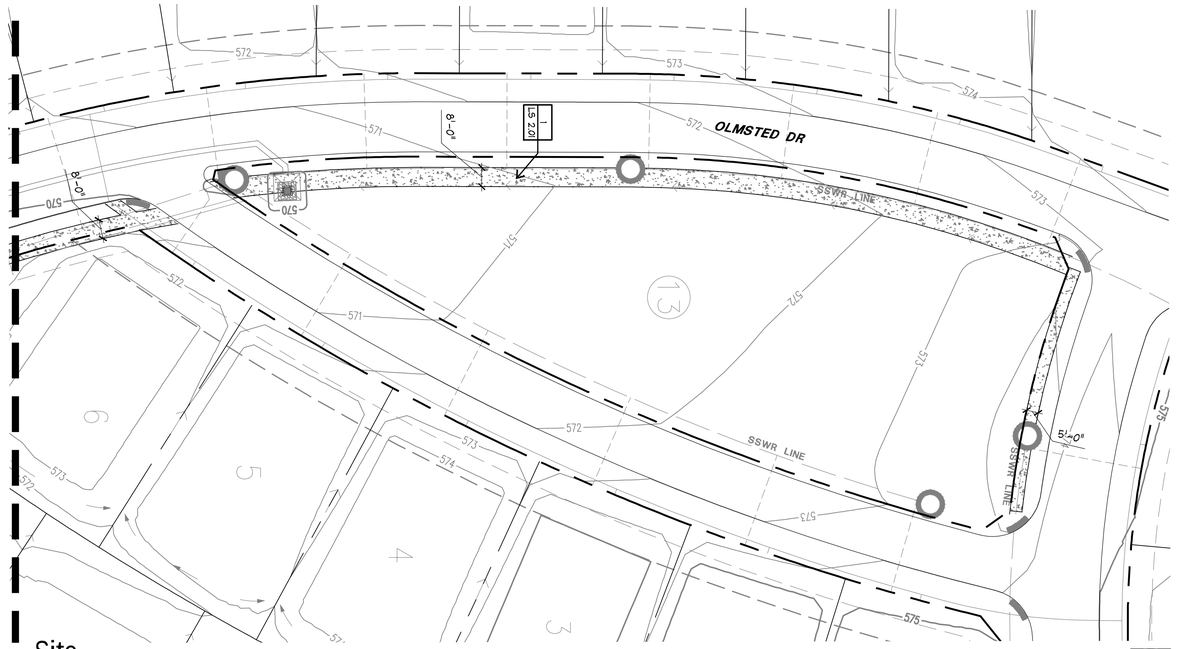
ELECTRONIC FILES WILL BE PROVIDED FOR ALL SURVEYING & STAKING OF WALKS, GRADE, & WALL EXTENTS. CONTRACTOR IS RESPONSIBLE FOR A BID ALLOWANCE TO INCLUDE STAKING BY A LICENSED SURVEYOR. WALKS TO BE STAKED WITH 10' OFFSETS ON 20' CENTERS FOR SMOOTH CURVES. WALKS NOT TO EXCEED 5% LONGITUDINAL, 2% CROSS SLOPE



2 Site Plan

SCALE: 1"=30' NORTH

MATCHLINE: REF. 1/LP 1.04



1 Site Plan

SCALE: 1"=30' NORTH

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2088
STATE OF TEXAS
10/15/2021

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Somerset
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drawn: BD AC
reviewed: JD, MM

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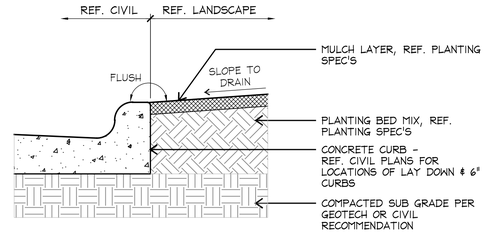
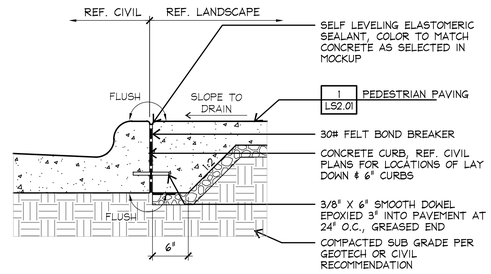


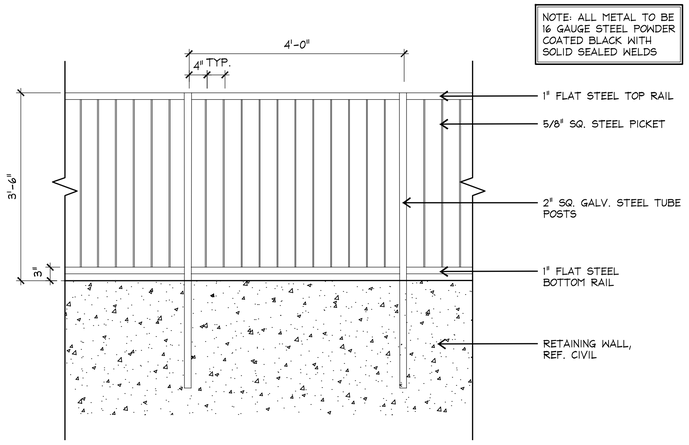
7 PLANTING AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



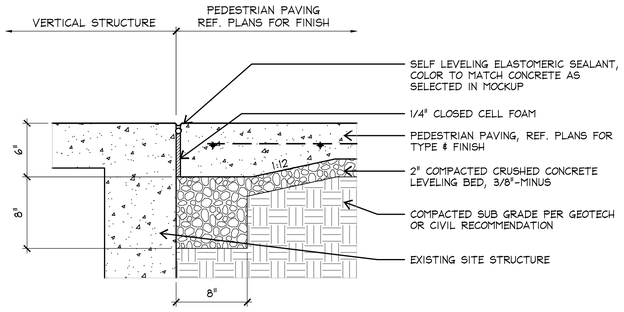
6 CONCRETE AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



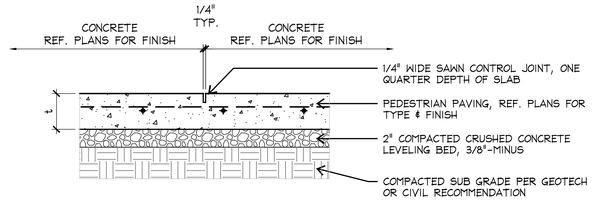
8 RAILING AT RETAINING WALL

SCALE: 3/4"=1'-0"



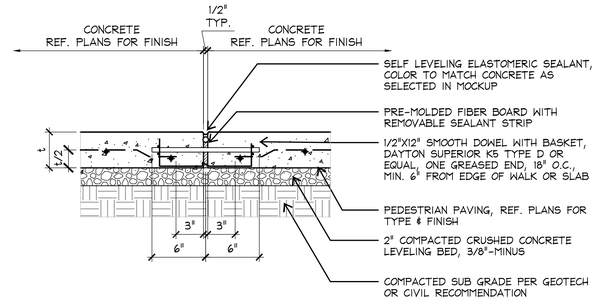
5 ISOLATION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



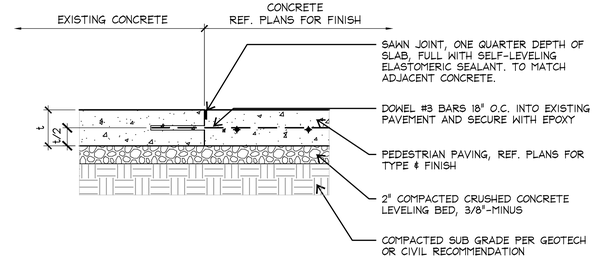
4 CONTROL JOINT

SECTION — SCALE: 1-1/2"=1'-0"



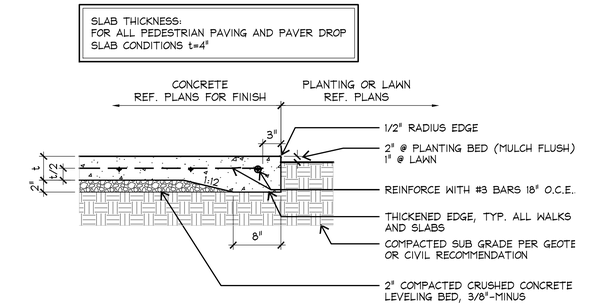
3 EXPANSION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



2 COLD JOINT

SECTION — SCALE: 1-1/2"=1'-0"



1 SIDEWALK DETAIL

SECTION — SCALE: 1"=1'-0"

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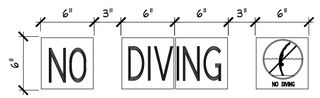
NOTE:

SWIMMING POOL DETAILS PROVIDED FOR DESIGN INTENT ONLY. POOL CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER REPRESENTATIVE PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF DESIGN OR LAYOUT CONFLICTS. CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.

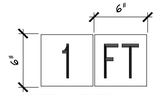
TILE TO BE FLUSH AT EDGE CONDITIONS W/ EVEN GROUT SPACING BETWEEN TILES. TILE PLACED ON THE SLOPE TO LAY OVER TILE PLACED ON VERTICAL WALL AS NOT TO REVEAL ANY ROUGH TILE EDGES. TILE ON SLOPE MUST BE FLUSH WITH TILE ON VERTICAL WALLS.

POOL MEP, LIGHTING, SHELL DESIGN & ENGINEERING BY POOL CONTRACTOR.

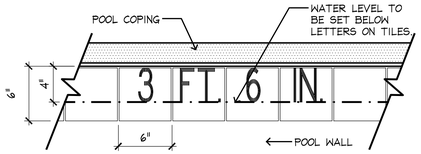
NOTE:
NON-SLIP TILE REQUIRED ON ALL DECK SURFACES



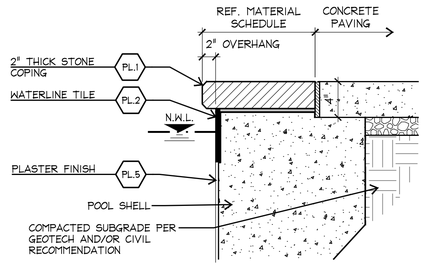
"NO DIVING" MARKERS 6" X 6" GLAZED CERAMIC TILE SET INTO CONCRETE POOL DECK. QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES.
INTEGRAL COLORS FOR LETTERS



DEPTH MARKERS 6" X 6" GLAZED CERAMIC TILE SET INTO CONCRETE POOL DECK. QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES.
INTEGRAL COLORS FOR LETTERS

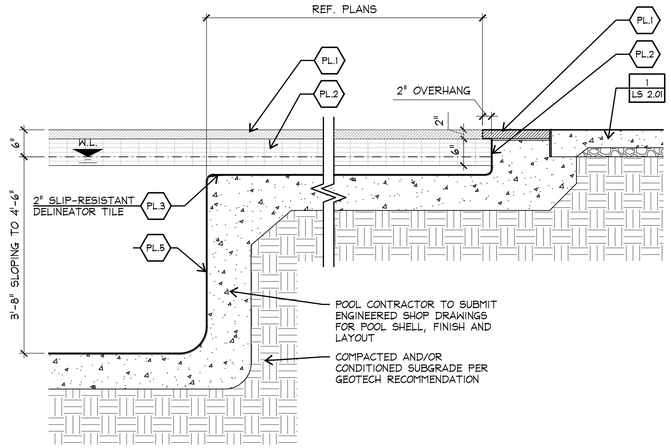


DEPTH MARKER IN VERTICAL WALL OF POOL AT WATERLINE TILE. QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES.
INTEGRAL COLORS FOR LETTERS



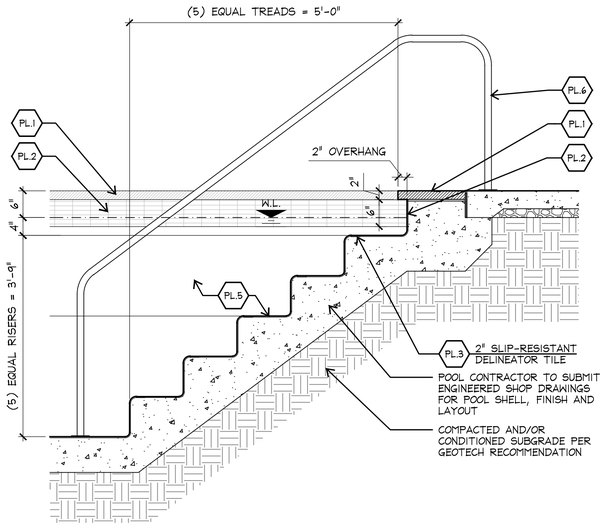
3 POOL COPING EDGE, TYP

SECTION — SCALE: 1-1/2"=1'-0"



5 POOL SIGNATURE, TYP

SECTION — SCALE: 1-1/2"=1'-0"

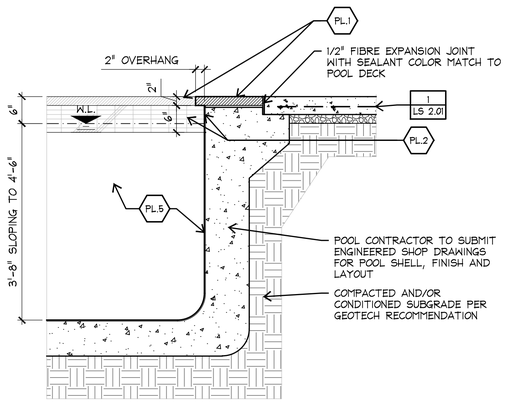


4 POOL STEPS, TYP

SECTION — SCALE: 1"=1'-0"

2 POOL SUN SHELF, TYP

SECTION — SCALE: 1-1/2"=1'-0"



1 POOL WALL, TYP

SECTION — SCALE: 1"=1'-0"

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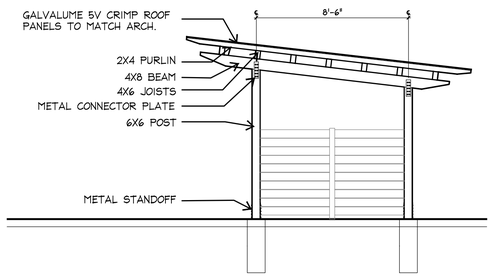
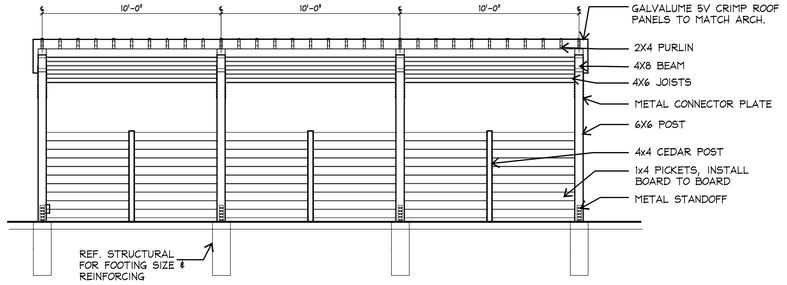
NOTE:

ALL WOOD TO BE DOUGLAS FIR #2 OR BETTER.
ALL WOOD TO RECEIVE STAIN AS SELECTED IN MOCKUP.
ALL EXTERIOR PLATES, FASTENERS & METAL TO BE GALVANIZED.



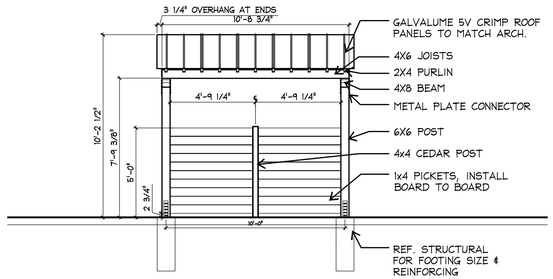
SIDE ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
WOOD PICKETS TO BE #1 GRADE ROUGH CEDAR, TYP.
STAIN w/ TWO (2) COATS BEHR SEMI-TRANSPARENT STAIN, COLOR TBS

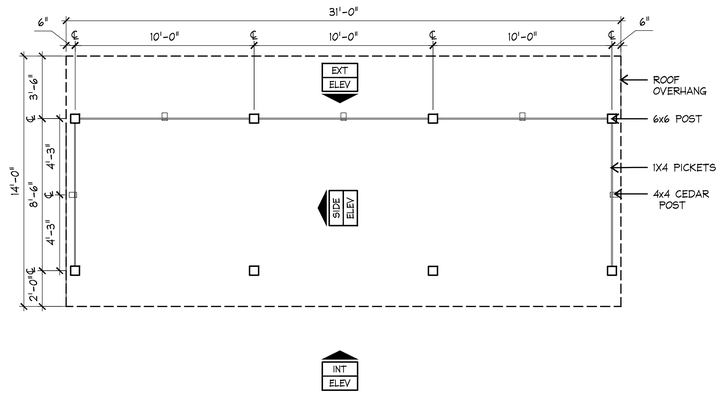


INTERNAL ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
WOOD PICKETS TO BE #1 GRADE ROUGH CEDAR, TYP.
STAIN w/ TWO (2) COATS BEHR SEMI-TRANSPARENT STAIN, COLOR TBS



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



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

1 CABANA

AS SHOWN

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

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NOT USED

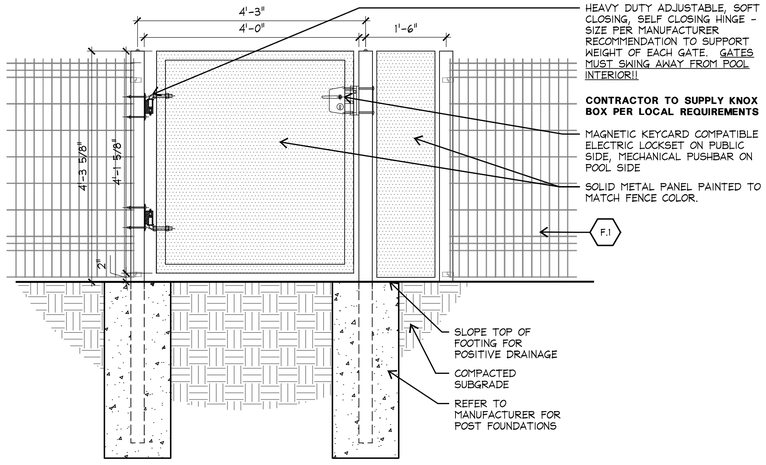
2 POOL EQUIPMENT - SCREEN FENCE

ELEVATION

SCALE: 3/4"=1'-0"

NOTE: PROVIDE ELECTRIC LOCK/LATCH OPERATED BY KEY FOB AND COMPLY WITH STATE HEALTH AND SAFETY CODE CHAPTER 757, SUPPLIED AND WIRED BY ELECTRICAL CONTRACTOR.

NOTE: FENCE GATE SHOWN AS MANUFACTURED BY DESIGNMASTER FENCING SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



3 POOL ENTRY DOOR

ELEVATION

SCALE: 3/4"=1'-0"

NOT USED

1 POOL EQUIPMENT- SCREEN FENCE

PLAN

SCALE: 3/4"=1'-0"

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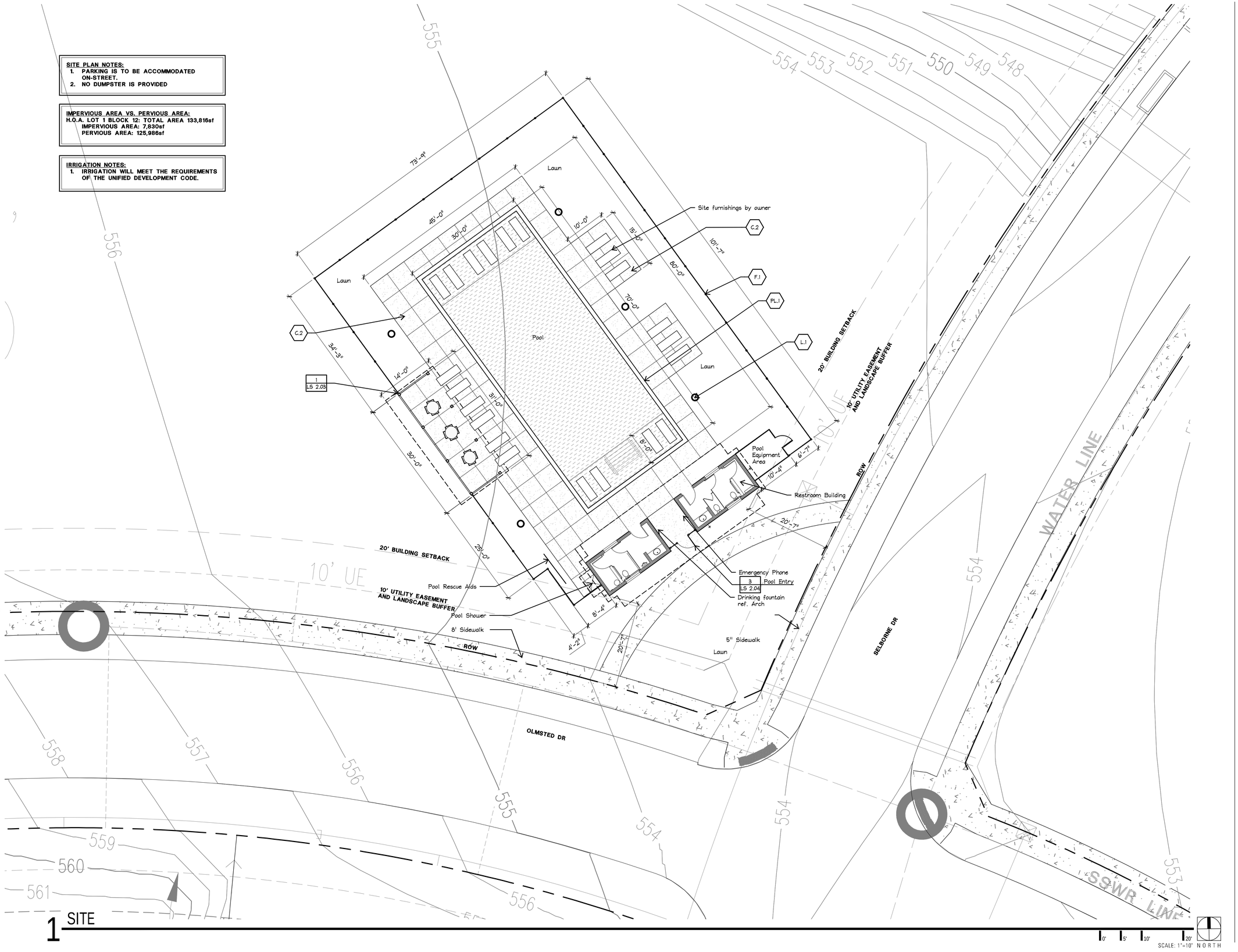
SITE PLAN NOTES:
1. PARKING IS TO BE ACCOMMODATED ON-STREET.
2. NO DUMPSTER IS PROVIDED

IMPERVIOUS AREA VS. PERVIOUS AREA:
H.O.A. LOT 1 BLOCK 12: TOTAL AREA 133,816sf
IMPERVIOUS AREA: 7,830sf
PERVIOUS AREA: 125,986sf

IRRIGATION NOTES:
1. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



1 SITE

SCALE: 1"=10' NORTH

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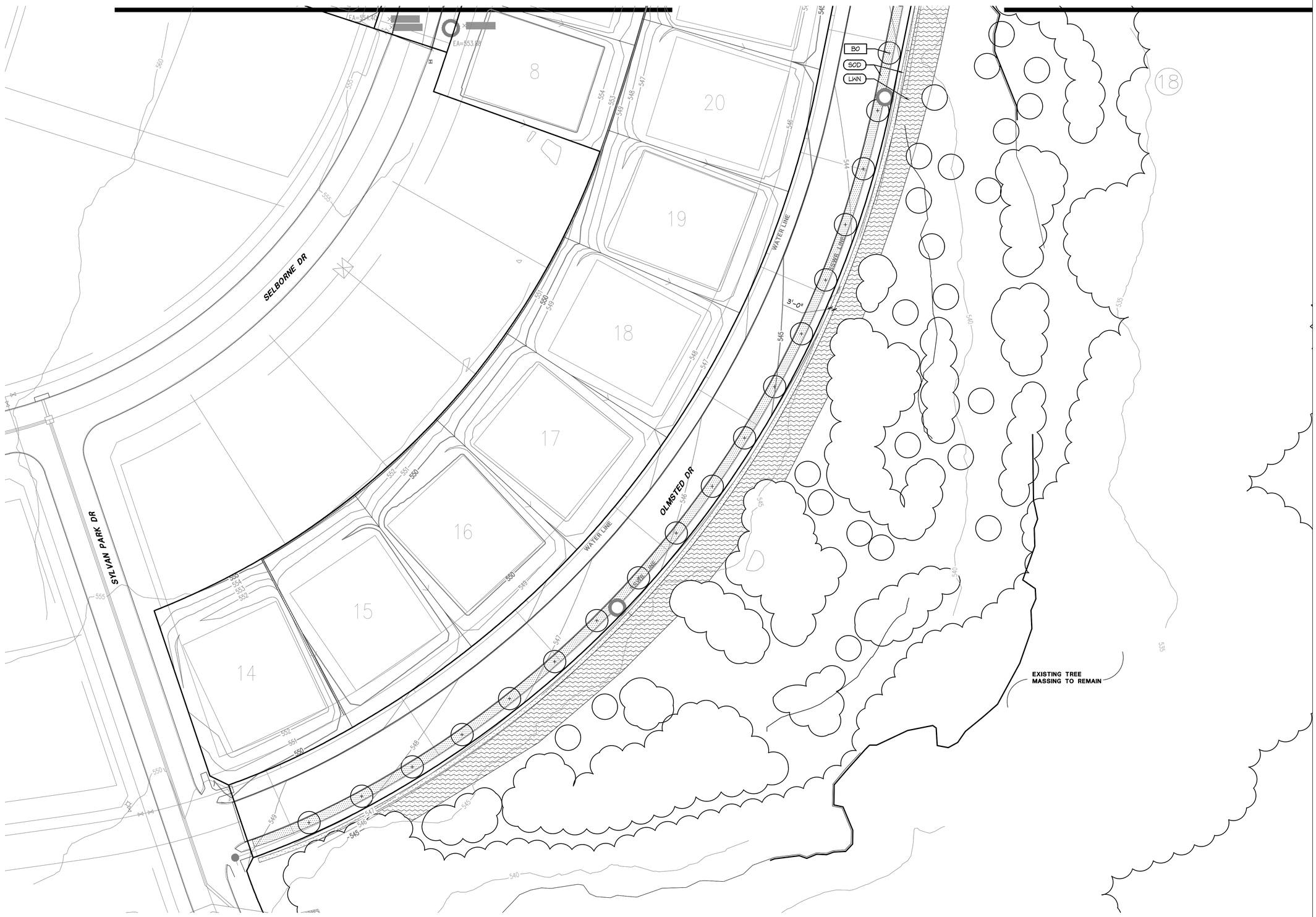
sheet title
sitework plan

sheet
LS 3.01

MATCHLINE: REF. 1/LP 1.02



1 Site
Plan

0' 10' 20' 40'
SCALE: 1"=20' NORTH

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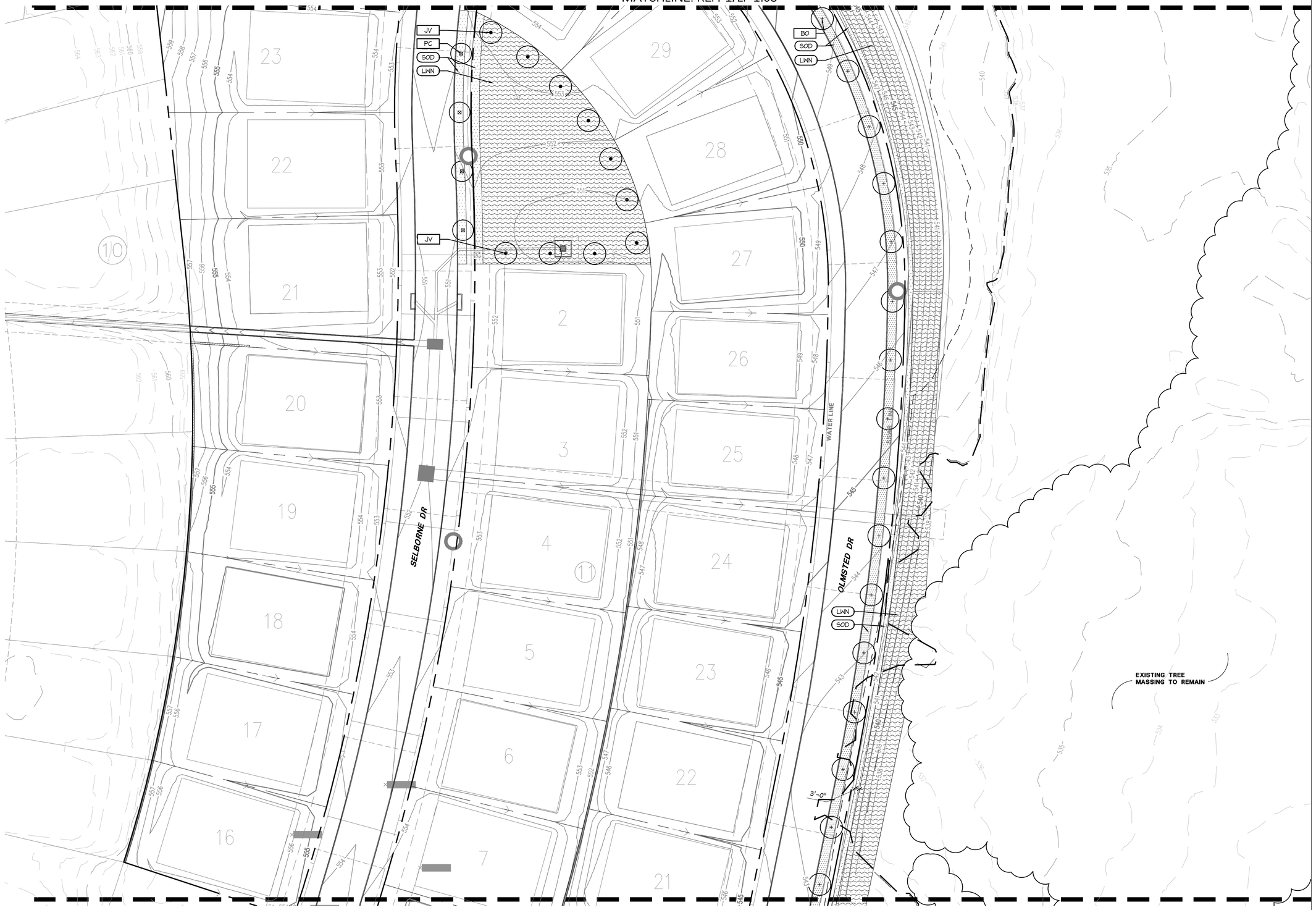
sheet title
planting plan

sheet
LP 1.01

MATCHLINE: REF. 1/LP 1.03



MATCHLINE: REF. 1/LP 1.01

1 Site Plan

0' 15' 30' 60'
SCALE: 1"=30' NORTH

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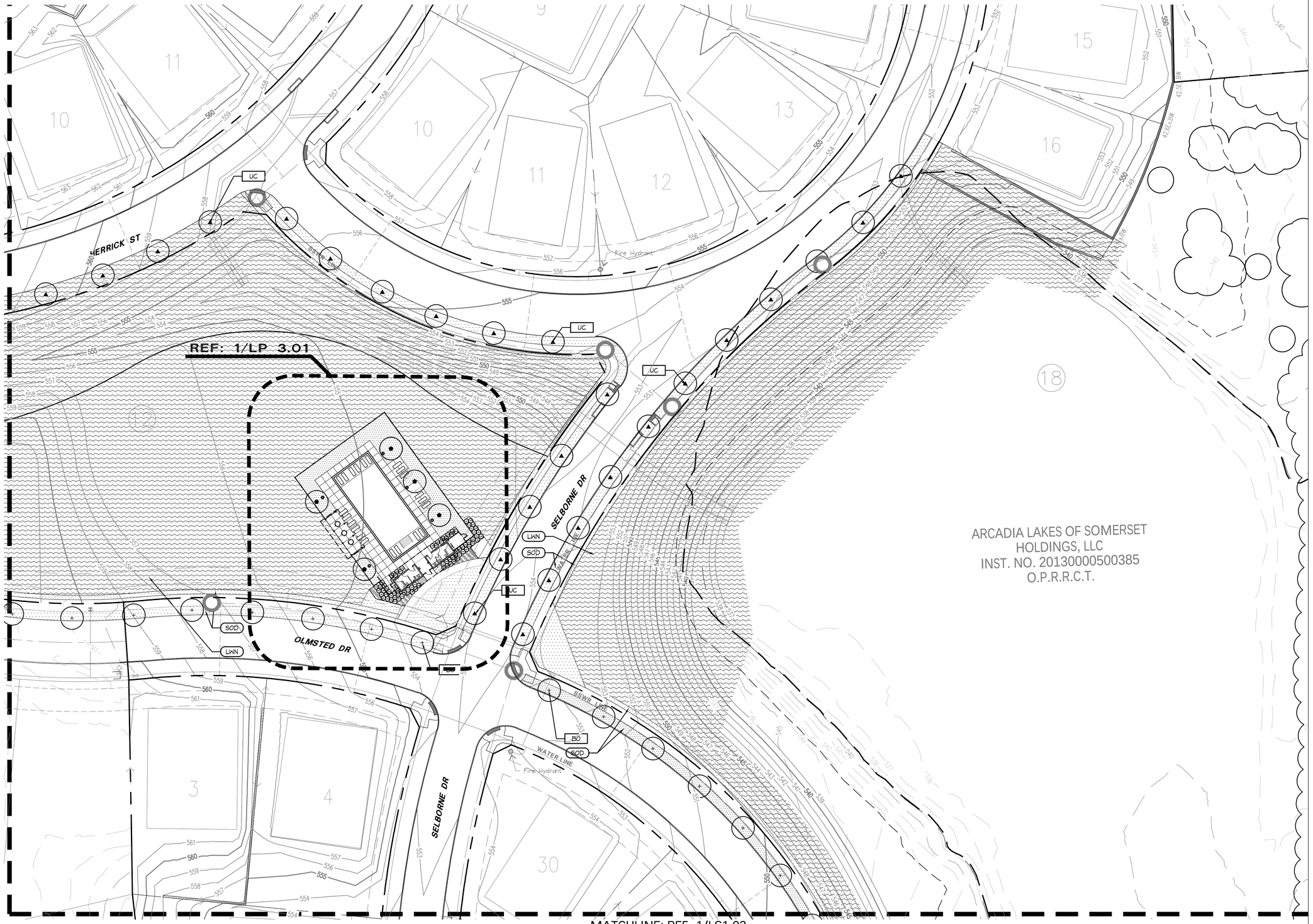
planting plan

sheet
LP 1.02

MATCHLINE: REF. 1/LS1.04



MATCHLINE: REF. 1/LS1.02

1 Site Plan

0' 15' 30' 60'
SCALE: 1"=30' NORTH

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REGISTERED LANDSCAPE ARCHITECT
MATTHEW MOORE
2088
STATE OF TEXAS
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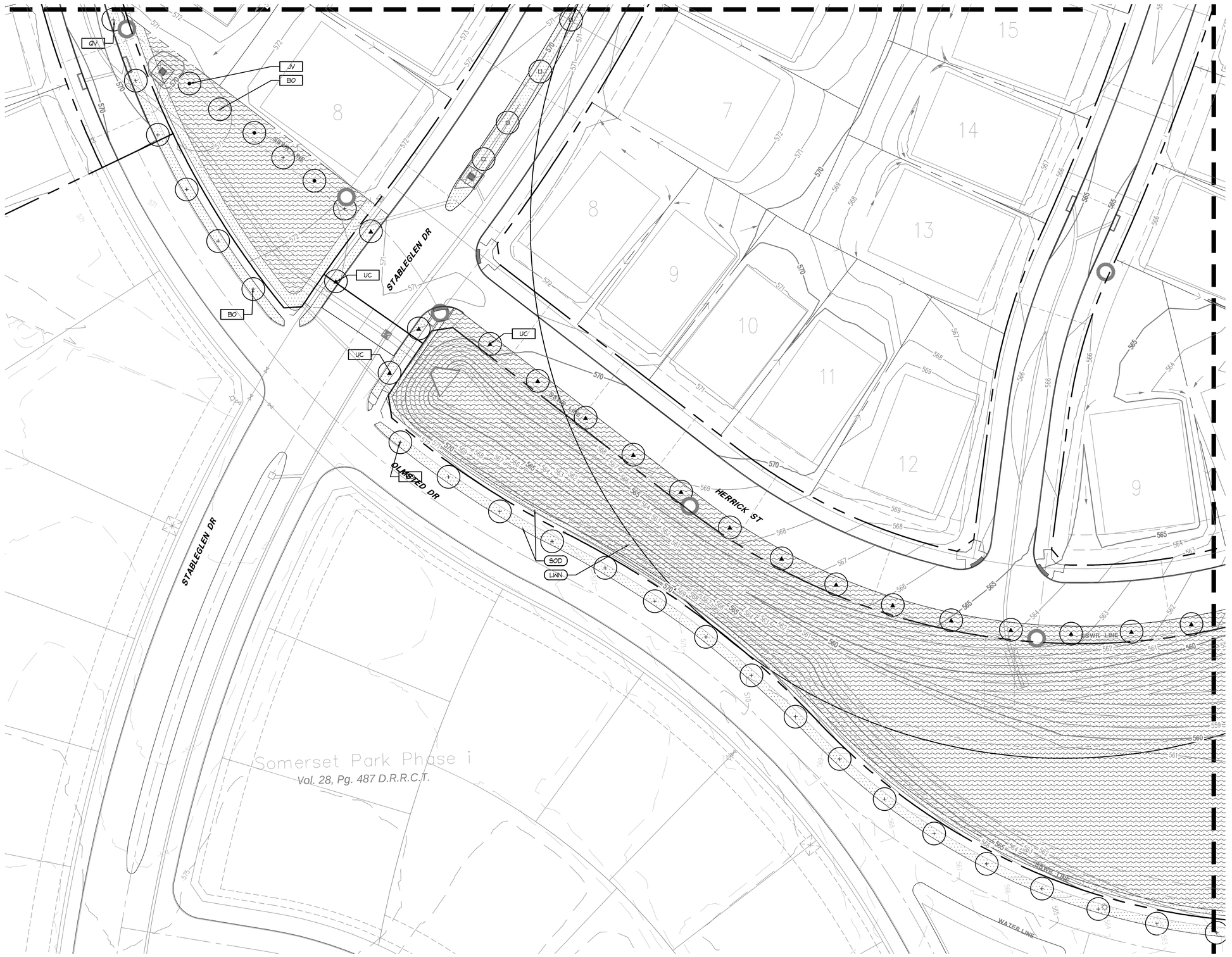
MATCHLINE: REF. 1/LS 1.05



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1 Site Plan

0' 15' 30' 60'
SCALE: 1"=30' NORTH

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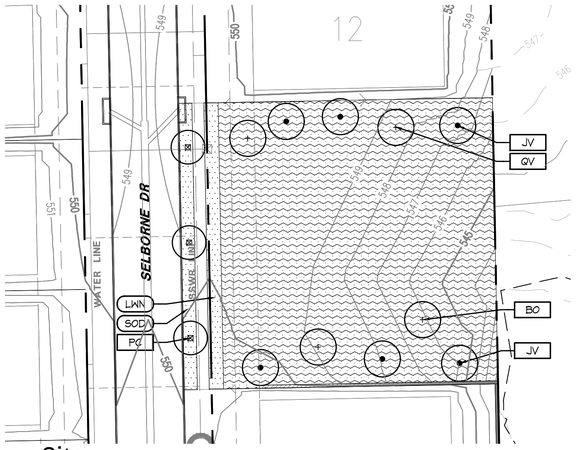
sheet
LP 1.04

3 Site Plan

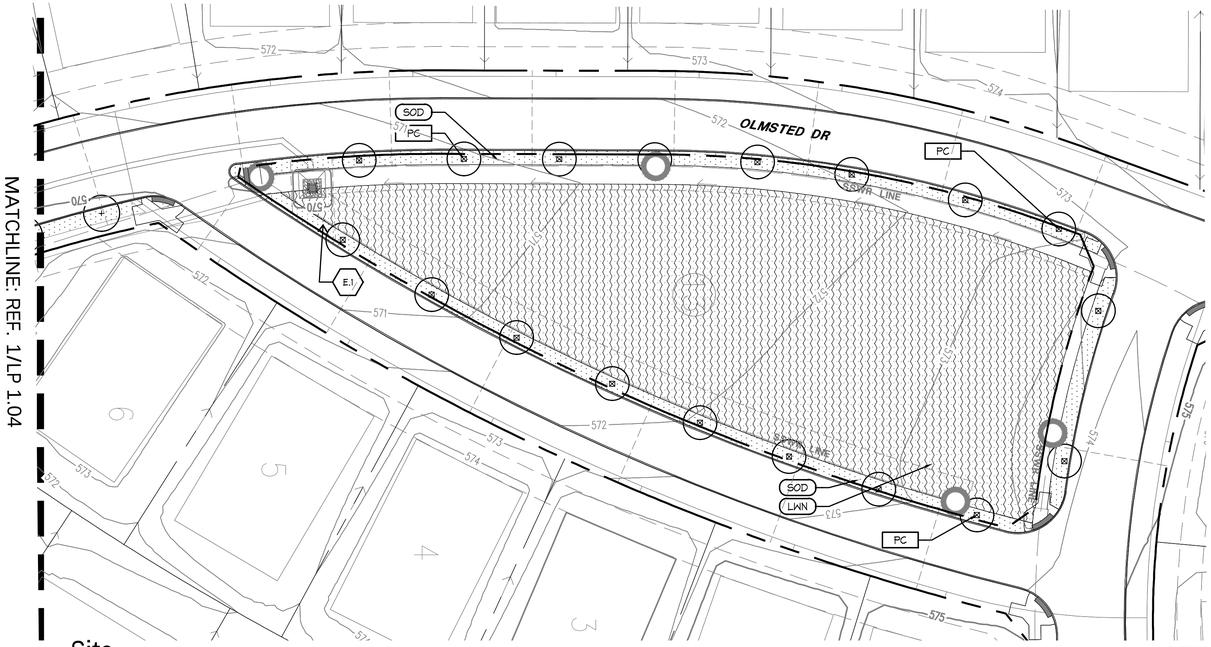
0' 15' 30' 60'
SCALE: 1"=30' NORTH



2 Site Plan

0' 15' 30' 60'
SCALE: 1"=30' NORTH

MATCHLINE: REF. 1/LP 1.04



1 Site Plan

0' 15' 30' 60'
SCALE: 1"=30' NORTH

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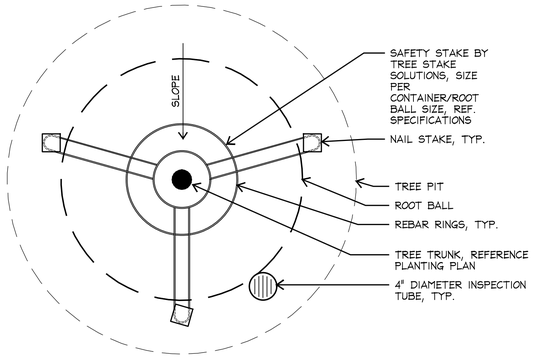
drawn: BD AC
reviewed: JD, MM

RE-SUBMITTAL 11 / 02 /2021

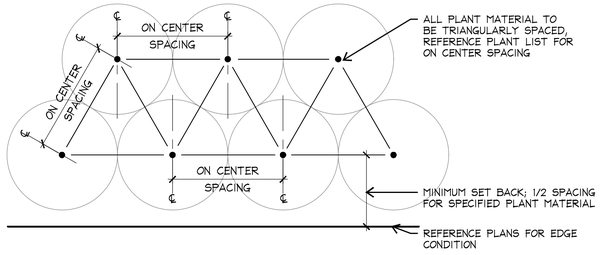
sheet title
planting plan

sheet
LP 1.05



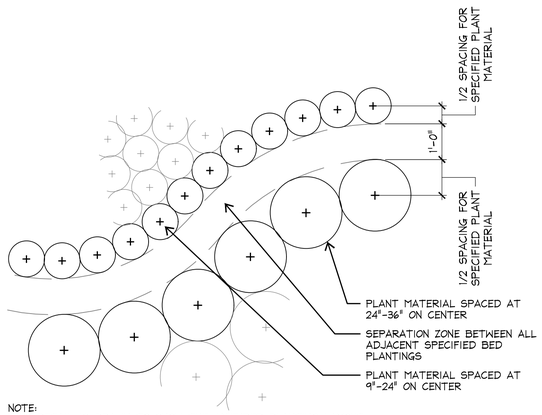
5 TYPICAL TREE STAKING

PLAN — NOT TO SCALE



4 PLANT SPACING DIAGRAM

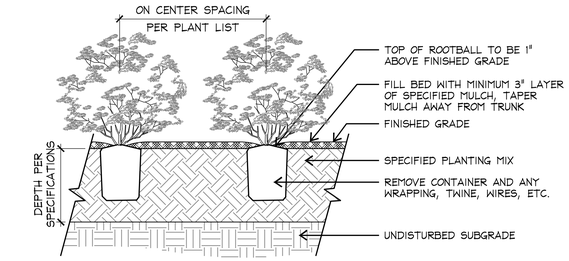
PLAN — NOT TO SCALE



NOTE:
THIS DETAIL IS DRAWN TO SHOW THE INTENDED PLANTING LAYOUT OF ADJACENT SHRUB BEDS ALONG CURVES. CONTRACTOR TO PLANT ALL PERIMETER OF BED AREAS AS SHOWN AND THEN PLANT THE REMAINDER OF THE BED TRIANGULARLY AT THE SPECIFIED SPACING.

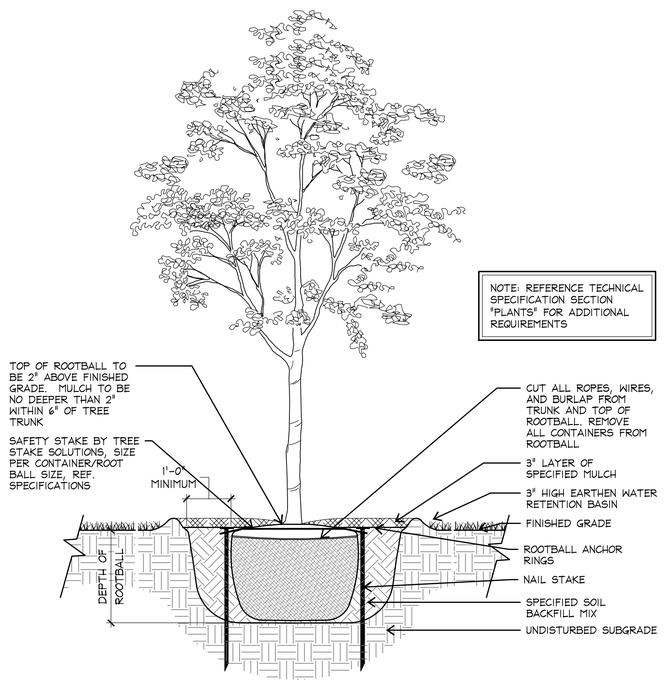
3 CURVED BED LAYOUT

PLAN — NOT TO SCALE



2 SHRUB BED PLANTING

SECTIONS — NOT TO SCALE



1 TREE PLANTING - STANDARD TRUNK

SECTION — NOT TO SCALE

TBG

landscape architects, planners & designers

2001 bryan street
suite 1450
dallas, tx 75201

[214] 744-0757
tbgpartners.com

REGISTERED LANDSCAPE ARCHITECT 2088 STATE OF TEXAS
10/15/2021

project
Somerset Phase 2

ISSUE FOR PERMIT

Arcadia Reality Corp
Rockwall, TX

project number
D21053

issue date
10/15/2021

designed: JD BD
drawn: BD AC
reviewed: JD MM

RE-SUBMITTAL 11 / 02 /2021

sheet title
planting details

sheet
LP 2.01

P:\d21053 - somerset ph ii\03 development\08 permit\04 CAD\02 sheets\04-LP\D21053-LP2-01.dwg

TREE MITIGATION:
TOTAL REPLACEMENT TREES = 174 @ 4" CAL = 696"

IRRIGATION NOTES:
1. **IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.**

PLANT LIST

SHADE TREES

QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
78	+	BO	BUR OAK	*QUERCUS MACROCARPA*	4" CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
19	●	JV	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	----	----
25	⊠	PC	CHINESE PISTACHE	*PISTACHIA CHINENSIS*	4" CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
21	□	TD	BALD CYPRESS	*TAXODIUM DISTICHUM*	4" CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
44	▲	UC	CEDAR ELM	*ULMUS CRASSIFOLIA*	4" CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
6	⬟	UP	LACEBARK ELM	*ULMUS PARVIFOLIA*	4" CAL.	None

SHRUBS, ORNAMENTAL GRASSES, AND VINES

QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
		MSA	ADAGIO MISCANTHUS	*MISCANTHUS SINENSIS 'ADAGIO'*	5 GAL @40" OC	None

PERENNIALS, GROUNDCOVERS, AND ANNUALS

QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
25		LNG	NEW GOLD LANTANA	*LANTANA X 'NEW GOLD'*	5 GAL. 24" O.C.	DENSE. UNIFORM.
40		SG	LIPSTICK AUTUMN SAGE	*SALVIA GREGGII 'LIPSTICK'*	5 GAL. 24" O.C.	DENSE. UNIFORM.

TURF GRASS AND SEED MIXES

QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
82408		LWN	COMMON BERMUDA	*CYNODON DACTYLON*	HYDROSEED	HYDROSEED
22494		SOD	COMMON BERMUDA	*CYNODON DACTYLON*	SOD	SOD

1 Planting Schedule

SCALE: AS SHOWN

NORTH

P:\d21053 - somerset ph II\03 development\08 permit\04 CAD\02 sheets\04-LP\D21053-LP2-01.dwg

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2001 bryan street
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dallas, tx 75201

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REGISTERED LANDSCAPE ARCHITECT 2088 STATE OF TEXAS

10/15/2021

project
Somerset Phase 2

ISSUE FOR PERMIT

Arcadia Reality Corp
Rockwall, TX

project number
D21053

issue date
10/15/2021

designed: JD BD
drawn: BD AC
reviewed: JD MM

RE-SUBMITTAL 11 / 02 /2021

sheet title
planting schedule

sheet
LP 2.02

IRRIGATION NOTES:
1. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

IMPERVIOUS AREA VS. PERVIOUS AREA:
H.O.A. LOT 1 BLOCK 12: TOTAL AREA 133,816sf
IMPERVIOUS AREA: 7,830sf
PERVIOUS AREA: 125,986sf

SELBORNE DR

OLMSTED DR

WATER LINE

10' UE

UP
SOD
MSA
MSA
SG

LNG
LNG
MSA
SG
SOD

E.I
E.I

SOD
SOD
UP
MSA
SG

1 Site Plan

0' 5' 10' 20'
SCALE: 1"=10' NORTH

P:\d21053 - somerset ph ii\03 development\08 permit\04 CAD\02 sheets\04-LP\D21053-LP3-01.dwg

TBG

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REGISTERED LANDSCAPE ARCHITECT 2088 STATE OF TEXAS
10/15/2021

project
Somerset Phase 2

ISSUE FOR PERMIT

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sheet title
planting plan

sheet
LP 3.01

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	November 9, 2021
APPLICANT:	Kenneth Selden
CASE NUMBER:	Z2021-043; *Specific Use Permit (SUP) for a Residential Infill for 601 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kenneth A. Selden on behalf of Johnathan Brown 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 0.426-acre tract of land identified as a portion of Lot 3, Block B, F & M 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 601 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the May 16, 1911 Sanborn Map. At some point prior to May 16, 1911, the subject property was platted with the F & M Addition, and is currently identified as a portion of Lot 3, Block B, F & M Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On January 8, 2015, the Board of Adjustment passed an order to approve a variance [*Case No. BOA 2015-1-V*] in order to reduce the front yard building setback from 20-feet to 15-feet for the purpose of allowing a single-family home to be constructed on the subject property. On February 19, 2015, the Historic Advisory Preservation Board (HPAB) approved a Certificate of Appropriateness (COA) [*Case No. H2015-003*] to allow for the construction of a single-family home on the subject property, which is a *Non-Contributing Property* situated within the Old Town Rockwall (OTR) Historic District.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 601 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) parcels of land (*i.e. 607, 703, 705, 803, 805, & 807 Kernodle Street*) that are developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Kernodle Street, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this there are multiple single-family residential lots zoned Single-Family 7 (SF-7) District. These properties are mostly developed with single-family homes. Beyond this is Austin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Margaret Street, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. This is followed by multiple single-family residential lots zoned Single-Family 7 (SF-7) District. These properties are mostly developed with single-family homes. Beyond this is Williams Street, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple single-family residential lots zoned Single-Family 7 (SF-7) District. These properties are mostly developed with single-family homes.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the F & M Addition, which has been in existence since prior to 1911, consists of approximately 64 lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Single-Family 7 (SF-7) District requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Kernodle Street, Margaret Street, N. Fannin Street and Williams Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Kernodle Street, Margaret Street, N. Fannin Street and Williams Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes located along Kernodle Street are oriented toward Kernodle Street	The front elevation of the home will face onto Margaret Street.
Year Built	1885-2006	*N/A*
Building SF on Property	1,008 SF – 2,359 SF	3,400 SF
Building Architecture	Single-Family Homes	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	Estimated Between 15-Feet and 20-Feet	20-Feet along Kernodle and 15-feet along Margaret
Side	The side yard setbacks appear to be between zero (0) and greater than six (6) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Wood, Masonite, and Hardie Board Siding and Brick.	Combination of Cementitious Siding and Brick Masonry Wainscot
Paint and Color	Yellow, Tan, Brown, White, Blue, Green, and Red	*Undefined by the Applicant*
Roofs	Composite Shingles	Asphalt Composite Shingle
Driveways/Garages	The majority of the driveways are in the front of the home and visible from Kernodle Street; however, a few of the homes have driveways located in the rear yard. Only a few of the homes have enclosed garages.	The proposed home will have a garage on the north side of the home and will not be visible from the street.

The proposed single-family home meets all of the zoning requirements for a property located in a Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Kernodle Drive, Margaret Street, Williams Street and N. Fannin Street with the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On October 22, 2021, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received three (3) notices from property owners within the notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

   (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

   (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

   (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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. Z2021-043

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] $215.00
- ☐ 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	601 KERNODLE ST.		
SUBDIVISION	FARMERS AND MERCHANTS NATIONAL BANK	LOT	PORTION OF BLOCK 3
GENERAL LOCATION	CORNER OF KERNODLE ST. & MARGARET ST.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SINGLE FAMILY	CURRENT USE	VACANT LOT
PROPOSED ZONING		PROPOSED USE	SINGLE FAMILY DWELLING
ACREAGE	.426	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	JOHATHAN BROWN	☑ APPLICANT	KENNETH A. SELDEN
CONTACT PERSON		CONTACT PERSON	
ADDRESS	7814 KILLARNEY LANE	ADDRESS	5 SHEPHERDS WAY
CITY, STATE & ZIP	ROWLETT TX 75089	CITY, STATE & ZIP	HEATH TX 75032
PHONE	214.476.2936	PHONE	214-274-2327
E-MAIL	JBROWN@JHPARCH.COM	E-MAIL	SELDENCONSTRUCTION@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. SELDEN [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, *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* ____ *DAY OF* OCT. 06. 2021, *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."*

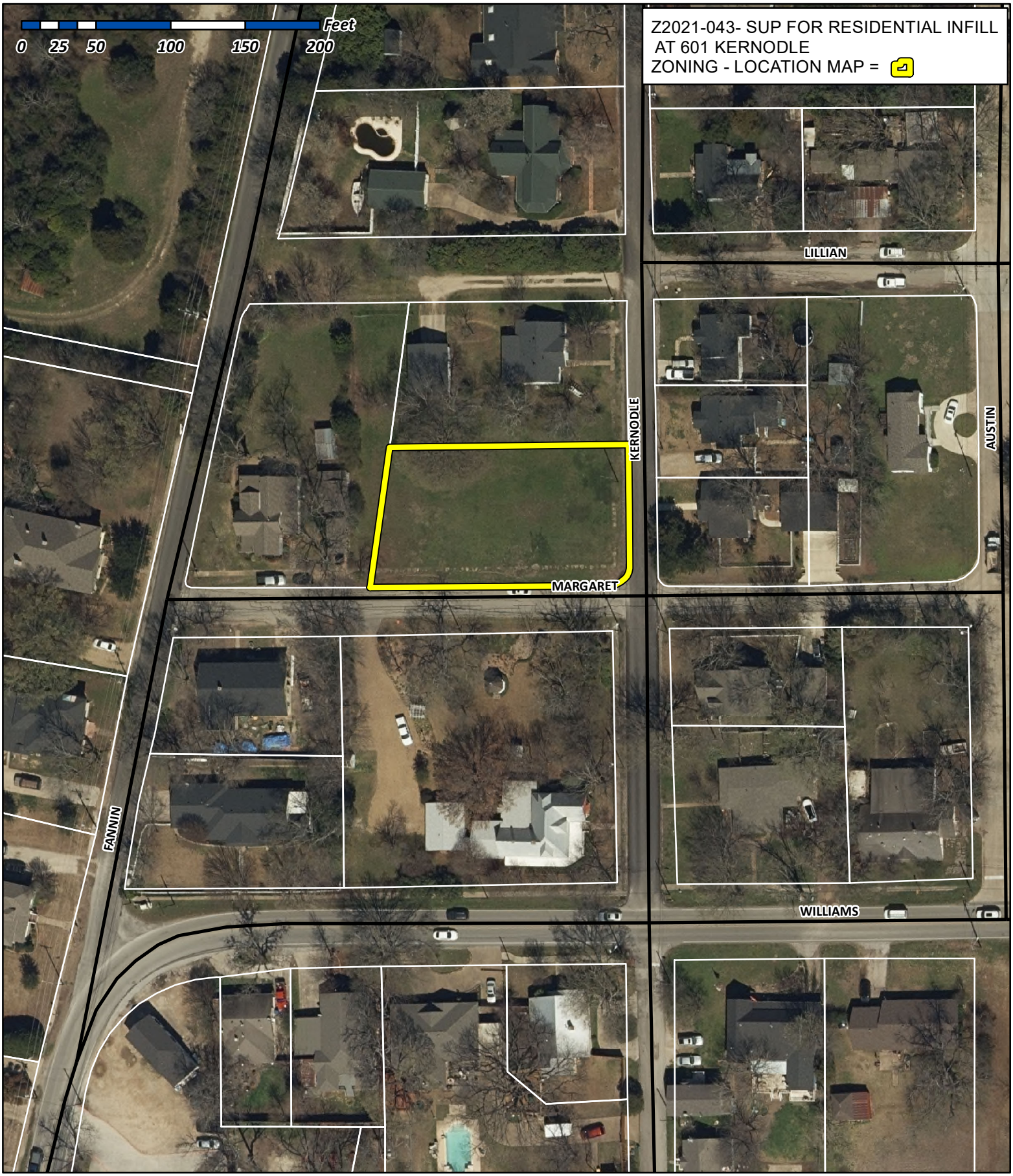
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd *DAY OF* September, *20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Cindy A. Kinnamon
Notary Public, State of Texas
Notary ID 12811819-7
My Commission Exp. 03-21-2022

MY COMMISSION EXPIRES 3-21-22



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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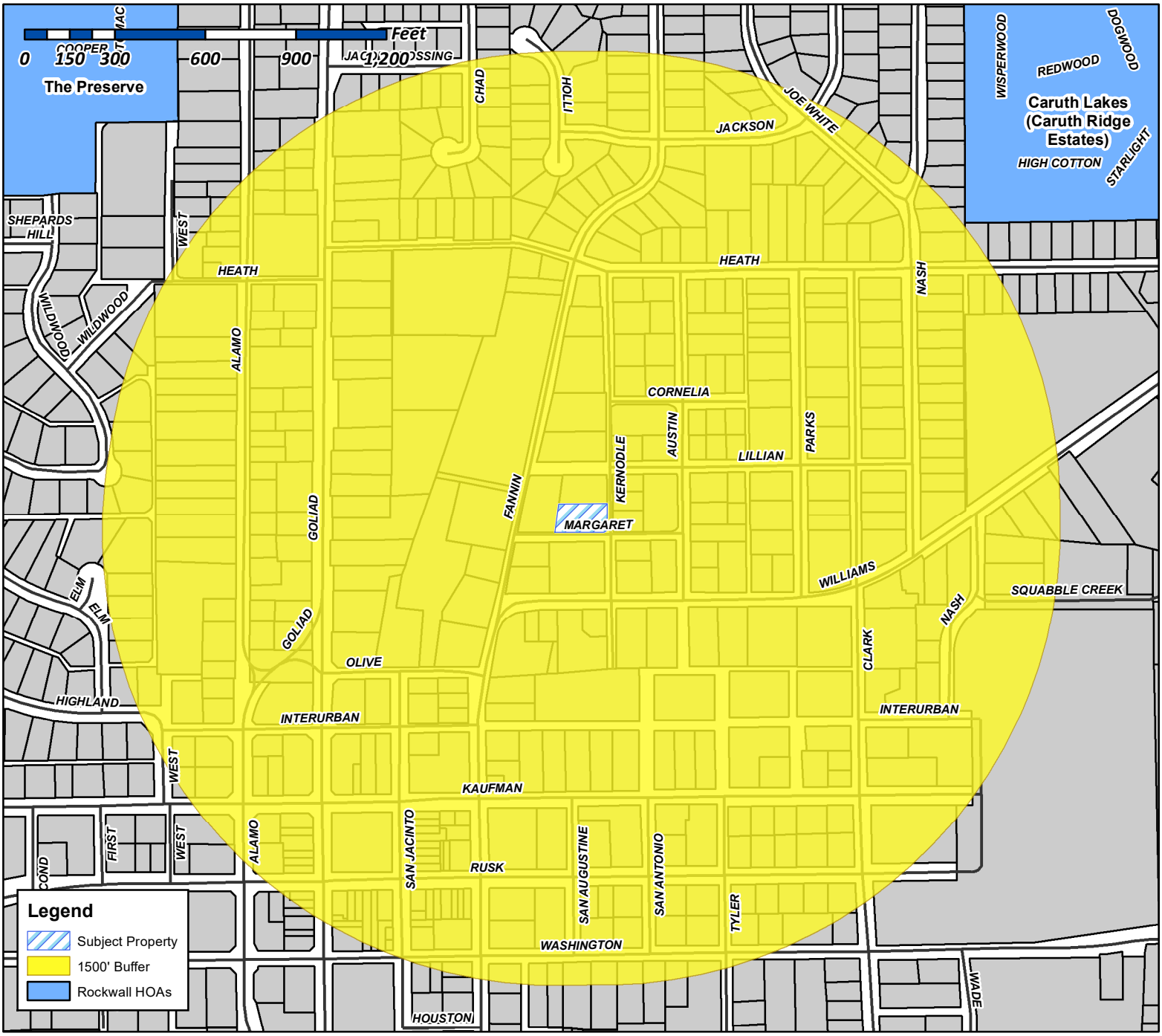
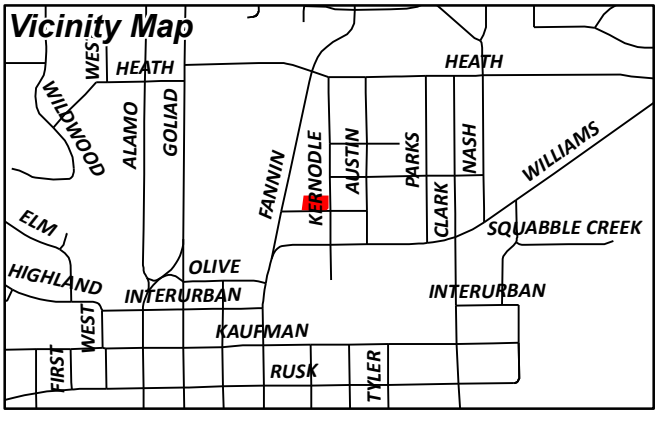


Case Number: Z2021-043
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family (SF-7) District
Case Address: 601 Kernodle

Date Created: *10/18/2021*
For Questions on this Case Call (972) 771-7745



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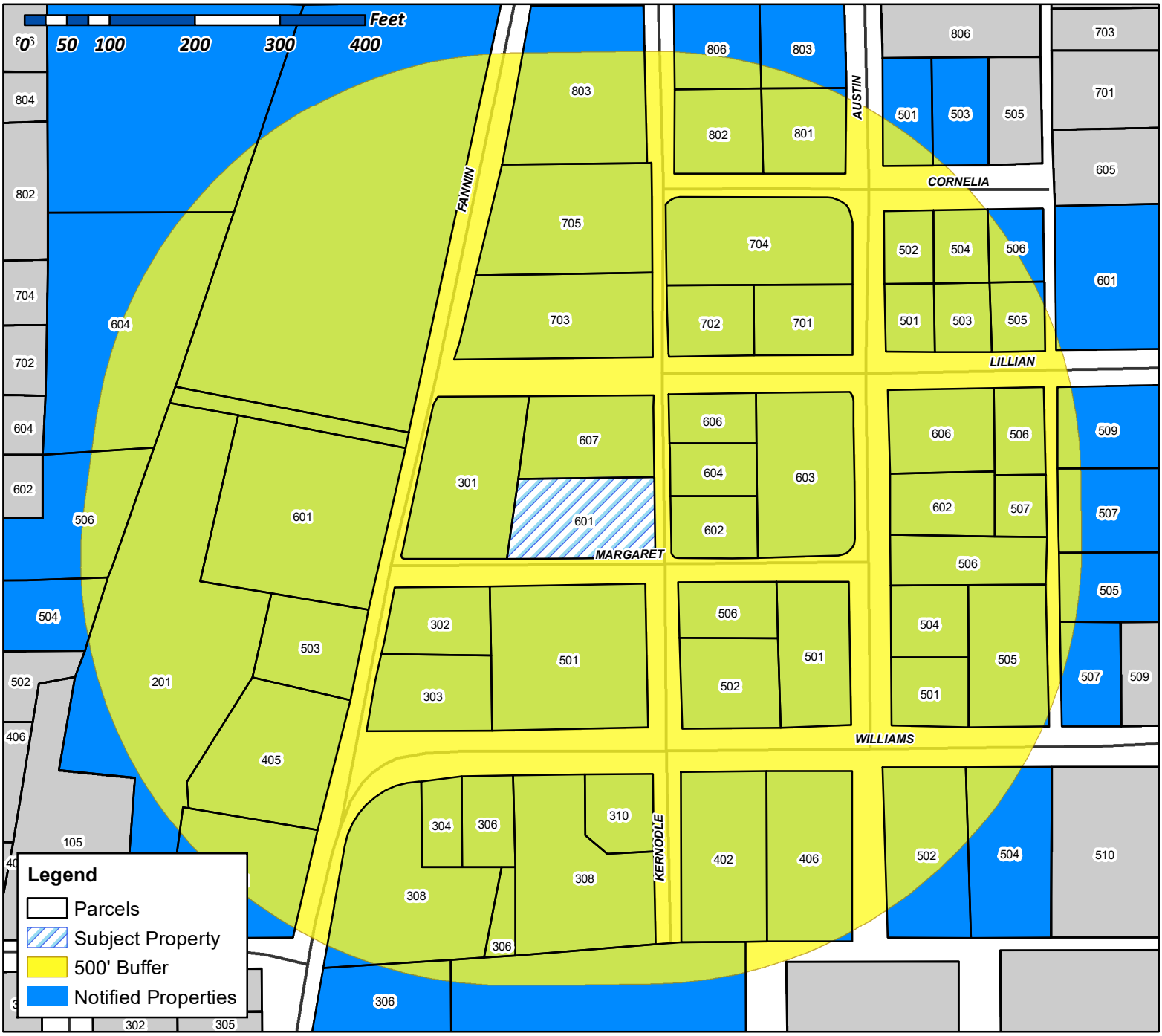

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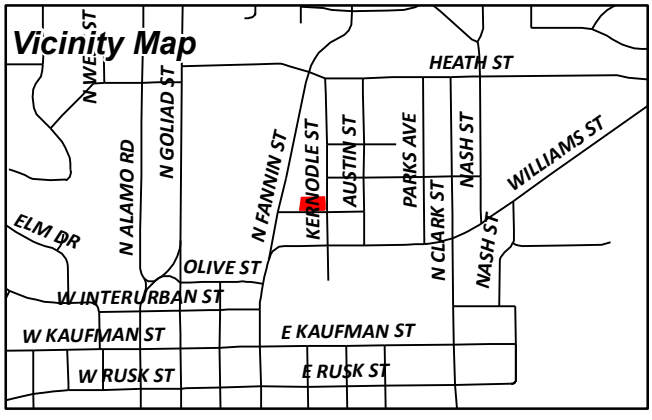

Date Created: *10/18/2021*
For Questions on this Case Call (972) 771-7745

SILVA MANUEL
1041 E FM 552
ROCKWALL, TX 75087

SES 105 LLC
11 E BROADWAY 11TH FLOOR
SALT LAKE CITY, UT 84111

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

KINSEY DONALD H AND TARI L
2 MANOR CT
HEATH, TX 75032

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

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

LAURENCE CROSSING LLC
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN ROSE
303 WILLIAMS ST
ROCKWALL, TX 75087

POINTER PRICE
304 WILLIAMS ST
ROCKWALL, TX 75087

MORALES JOSE L JR AND PHUONG A VUONG
306 WILLIAMS ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
306 WILLIAMS ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
306 N FANNIN ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
308 FANNIN
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
401 N FANNIN ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

PLACE LISANNE
406 WILLIAMS ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
501 AUSTIN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

GREENAWALT PATRICK ALAN
501 LILLIAN ST
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

BARRON JOSE FELIX & MARIA MERCEDES
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
503 CORNELIA
ROCKWALL, TX 75087

PARTNER UP HOMES LLC
503 LILLIAN ST
ROCKWALL, TX 75087

ODOM JAY & ALISON
503 N FANNIN ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
504 AUSTIN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
504 CORNELIA
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

CRAWFORD STEVE
504 N GOLIAD
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC
505 LILLIAN ST
ROCKWALL, TX 75087

SES 105 LLC
505 PARKS AVE
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
506 CORNELIA
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
506 N GOLIAD
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
LINDA CAUBLE
602 AUSTIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

CRISWELL BARBARA
604 GOLIAD
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MATA JAIME AND TRINA THOMAS
606 KERNODLEST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

ESTATE OF BEULAH CHRISTINE MOONEY
701 AUSTIN ST
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H
702 KERNODLEST
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN
705 KERNODLE ST
ROCKWALL, TX 75087

PARTNER UP HOMES LLC
709 W RUSK SUITE B #905
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

MATA JAIME AND TRINA THOMAS
752 WINDSONG LN
ROCKWALL, TX 75032

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

BEASLEY GEORGE
801 AUSTIN ST
ROCKWALL, TX 75087

KINSEY DONALD H AND TARI L
802 KERNODLE ST
ROCKWALL, TX 75087

SILVA MANUEL
803 AUSTIN ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 10 LLC
806 KERNODLEST
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
LINDA CAUBLE
PO BOX 41
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Case No. Z2021-043: SUP for Residential Infill at 601 Kernodle

Hold a public hearing to discuss and consider a request by Kenneth A. Selden on behalf of Johnathan Brown 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 0.426-acre tract of land identified as a portion of Lot 3, Block B, F & M 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 601 Kernodle 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, November 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 15, 2021 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 *Monday, November 15, 2021 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. Z2021-043: SUP for Residential Infill at 601 Kernodle

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

PUBLIC NOTICE

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

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-043: SUP for Residential Infill at 601 Kernodle

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.

It is their land, let them build their house.

Name: Chris Rains

Address: 2500 Discovery Blvd. Suite 300, Rockwall, TX 75032 / 308 N. Fannin st. Rockwall TX 75087

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

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Rockwall, TX 75087

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Sincerely,

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Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-043: SUP for Residential Infill at 601 Kernodle

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: Brad & Ginger Johnson

Address: 803 Kernodle St.

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

11/3/21

TO: MS. ANGELICA GAMEZ
ROCKWALL P&Z

FROM: DAVID DOROTIK
509 PARKS AVE, ROCKWALL

RE: CASE NO. Z2021-043
SUP FOR RESIDENTAL INFILL AT 601 KERNODLE

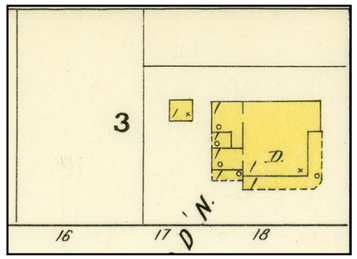
I AM IN FAVOR OF THIS REQUEST

D Dorotik

DAVID W. DOROTIK
509 PARKS AVE
ROCKWALL, TX 75087

VICINITY MAP

HISTORICAL ORIENTATION



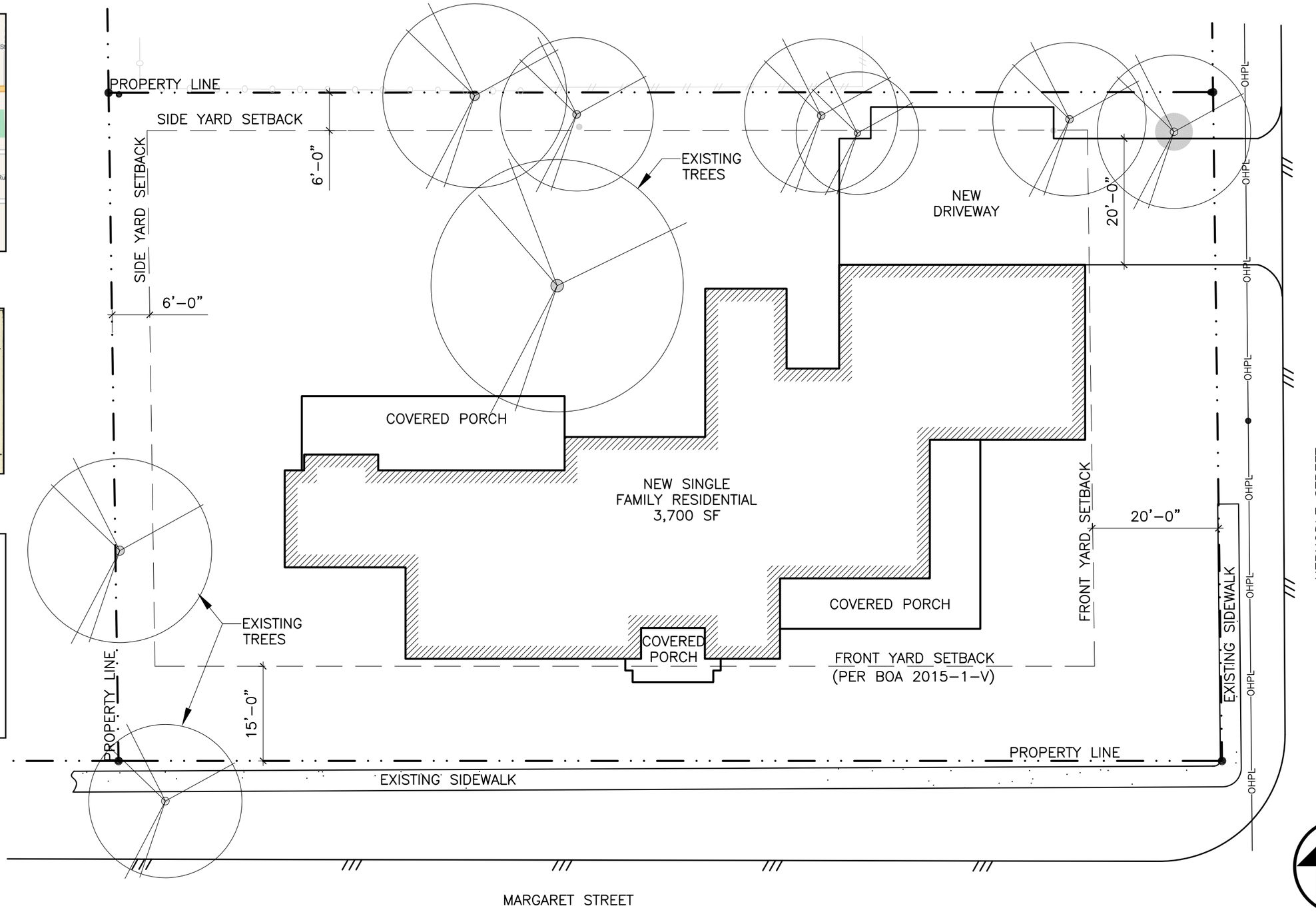
DEVELOPMENT DATA

ZONING: SF-7

ACREAGE: 0.426 ACRES

LOT COVERAGE:
28.1% (45% MAX)

BUILDING HEIGHT:
25'-0" (32'-0" MAX)



JR Brown Architect | **601 KERNODLE** | SITE PLAN
SCALE: 1/16" = 1'-0" | FEB.05.2015

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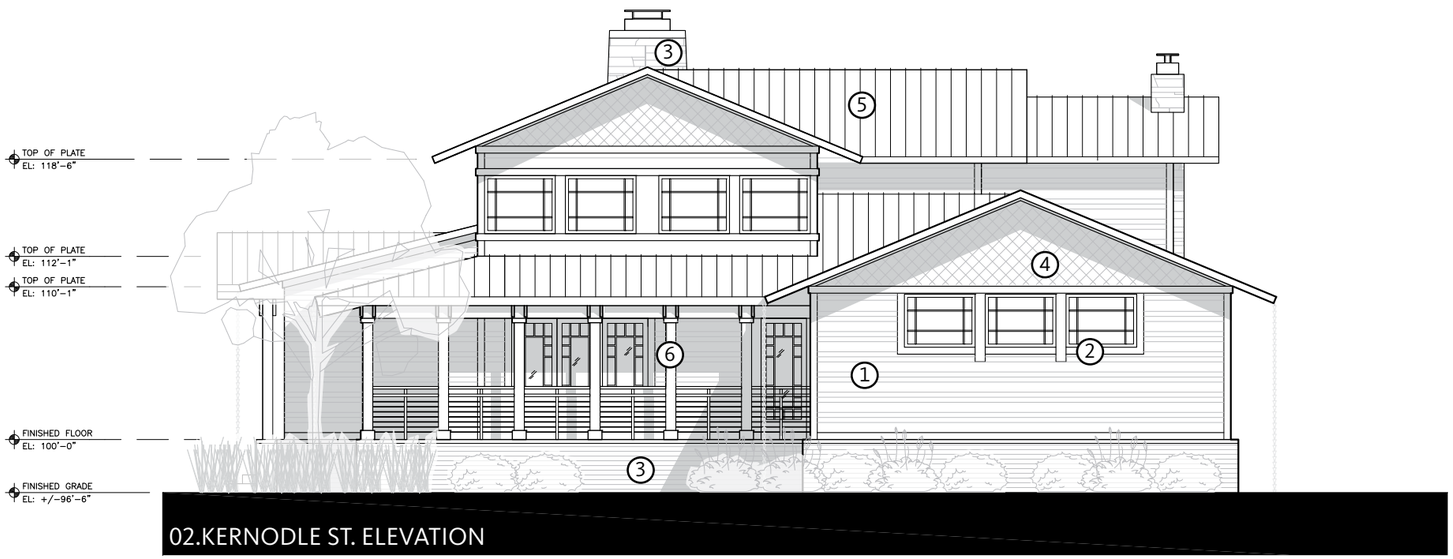
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION: J.R. BROWN, AIA
REGISTERED ARCHITECT OF THE STATE OF TEXAS, REGISTRATION NO. 21886

01.MARGARET ST. ELEVATION

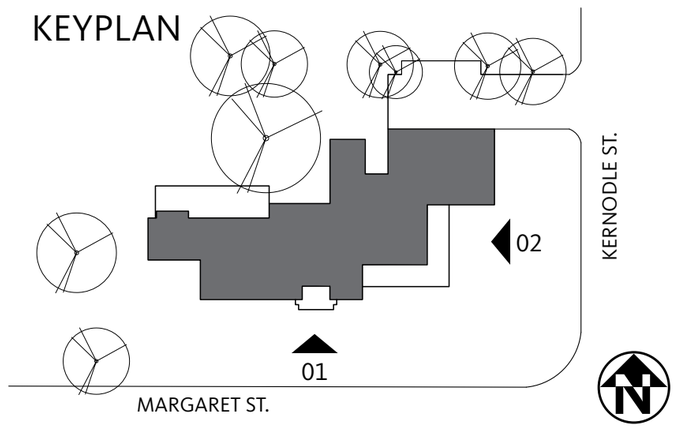


02.KERNODLE ST. ELEVATION

MATERIALS

1. CEMENTITIOUS LAP SIDING
2. CEMENTITIOUS DIMENSIONAL TRIM
3. MASONRY
4. MTL SHINGLE
5. STANDING SEAM MTL ROOF
6. HEAVY TIMBER FRAMING

KEYPLAN



JR Brown Architect | **601 KERNODLE** | PROPOSED ELEVATIONS
SCALE: 1/16" = 1'-0"

FEB.05.2015
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REGISTERED ARCHITECT OF THE STATE OF TEXAS, REGISTRATION NO. 21886

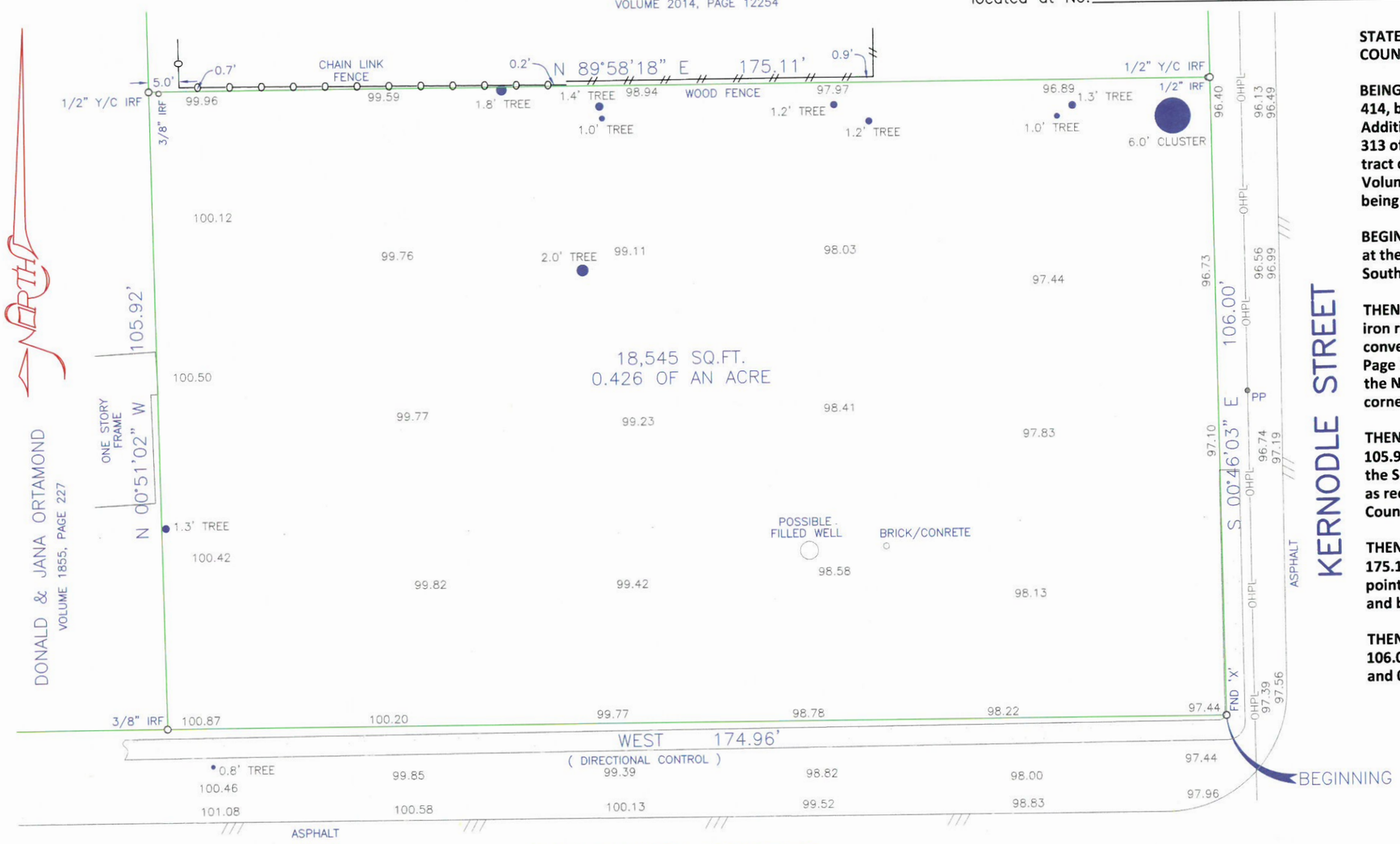
RHODES
Surveying ©
WWW.RHODESSURVEYING.COM

TEXT
IMPROVEMENTS
BOUNDARY LINE
EASEMENT-SETBACK
RESIDENCE/FENCES

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

SURVEY PLAT

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 601 KERNODLE STREET, in the city of ROCKWALL, ROCKWALL COUNTY Texas.



STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a tract of land situated in the B.F. Boydstun Survey, Abstract No. 414, being a portion of Block 3 of Farmers and Merchants National Bank Addition an addition to the City of Rockwall recorded in Volume R, Page 313 of the Map Records, Rockwall County, Texas, and being a portion of a tract of land conveyed to Jonathon and Christy Brown as recorded in Volume 7021, Page 46 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner, being a point in the Right of Way at the intersection of Kernodle Street and Margeret Street, and being the Southeast corner of said Brown tract;

THENCE West (directional control), a distance of 174.96 feet to a 3/8 inch iron rod found for corner, being the Southeast corner of a tract of land conveyed to Donald and Jana Ortamond as recorded in Volume 1855, Page 227 of the Deed Records of Rockwall County, Texas, being a point in the North Right of Way line of Margaret Street, and being a Southwest corner of said Brown tract;

THENCE North 00 degrees 51 minutes 02 seconds West, a distance of 105.92 feet to a 1/2 inch yellow-capped iron rod found for corner, being the Southwest corner of a tract of land conveyed to Paul and Terrie Butler as recorded in Volume 2014, Page 12254 of the Deed Records of Rockwall County, Texas, and being a point in the East line of said Ortamond tract;

THENCE North 89 degrees 58 minutes 18 seconds East, a distance of 175.11 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being a point in the West Right of Way line of said Kernodle Street, and being the Southeast corner of said Butler tract;

THENCE South 00 degrees 46 minutes 03 seconds East, a distance of 106.00 feet the PLACE OF BEGINNING and containing 18,545 square feet and 0.426 of an acre of land.

TITLE AND ABSTRACTING WORK FURNISHED BY URBAN DESIGN

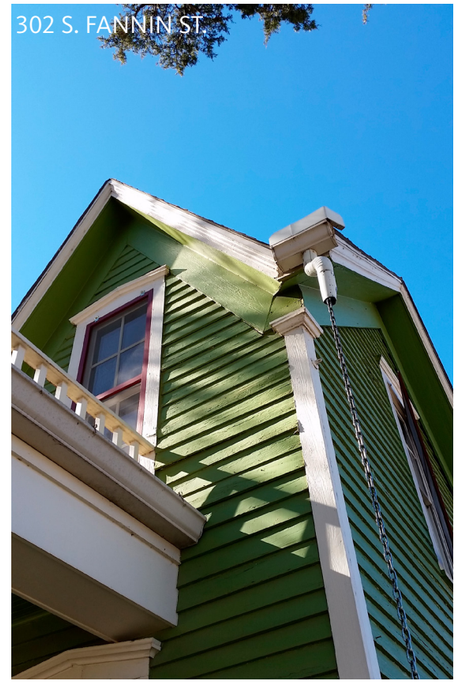
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

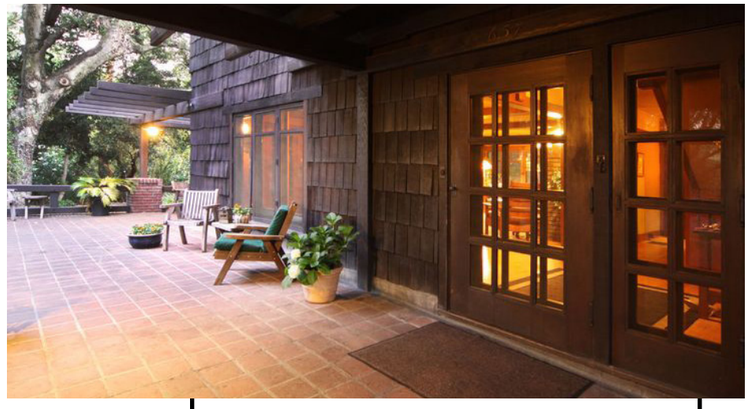
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

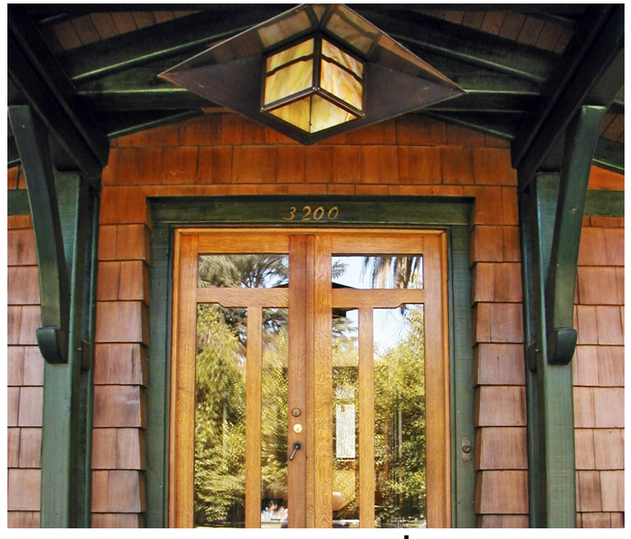
Scale: 1" = 20'
Date: 12/16/2014
G. F. No.:
Job no.: 87341
Drawn by: JW-CM

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR URBAN DESIGN
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR







JR Brown Architect

601 KERNODLE

IMAGE BOARD

FEB.05.2015

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REGISTERED ARCHITECT OF THE STATE OF TEXAS, REGISTRATION NO. 21886

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
602 Kernodle	Single-Family Home	1920	1008	896	Siding
604 Kernodle	Single-Family Home	1945	1038	100	Siding
606 Kernodle	Single-Family Home	1941	825	144	Siding
607 Kernodle	Single-Family Home	1954	1045	720	Siding
703 Kernodle	Single-Family Home	1995	2359	1061	Siding
301 Margaret	Single-Family Home	1900	1632	276	Siding
601 N. Fannin	Single-Family Home	1910	2250		Siding
503 N. Fannin	Single-Family Home	1940	1900	1232	Siding
303 Williams	Single-Family Home	1945	2046	50	Brick & Siding
302 E. Margaret	Single-Family Home	1905	1648		Siding
501 Kernodle	Single-Family Home	1885	2152	580	Siding
506 Kernodle	Single-Family Home	2006	1942	480	Siding
Averages:		1937.17	1653.75	554	

602 Kernodle

604 Kernodle

606 Kernodle

607 Kernodle

703 Kernodle

301 Margaret

601 N. Fannin

503 N. Fannin

303 Williams

302 Margaret

501 Kernodle

506 Kernodle

CITY OF ROCKWALL

ORDINANCE NO. 21-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 0.426-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 3, BLOCK B, 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 Jonathan Brown 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 0.426-acre parcel of land identified as a portion of Lot 3, Block B, F & M 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 601 Kernodle 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 the construction of a single-family home 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 03.07, *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

PRELIMINARY PROOF 10-07-2021

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 11.09.2021

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF DECEMBER, 2021.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

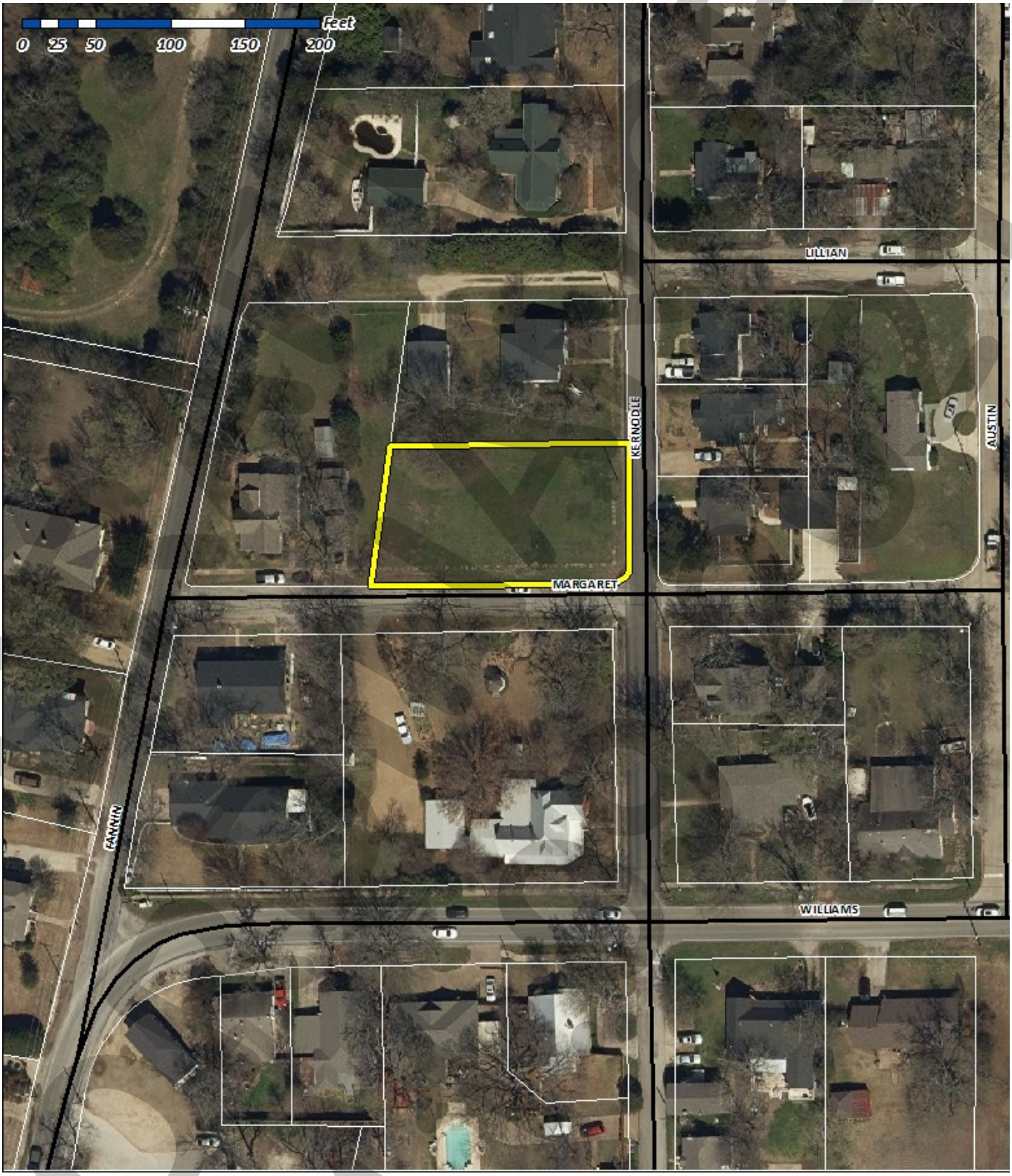
1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

DRAFT ORDINANCE 11.09.2021

Exhibit 'A'
Location Map and Survey

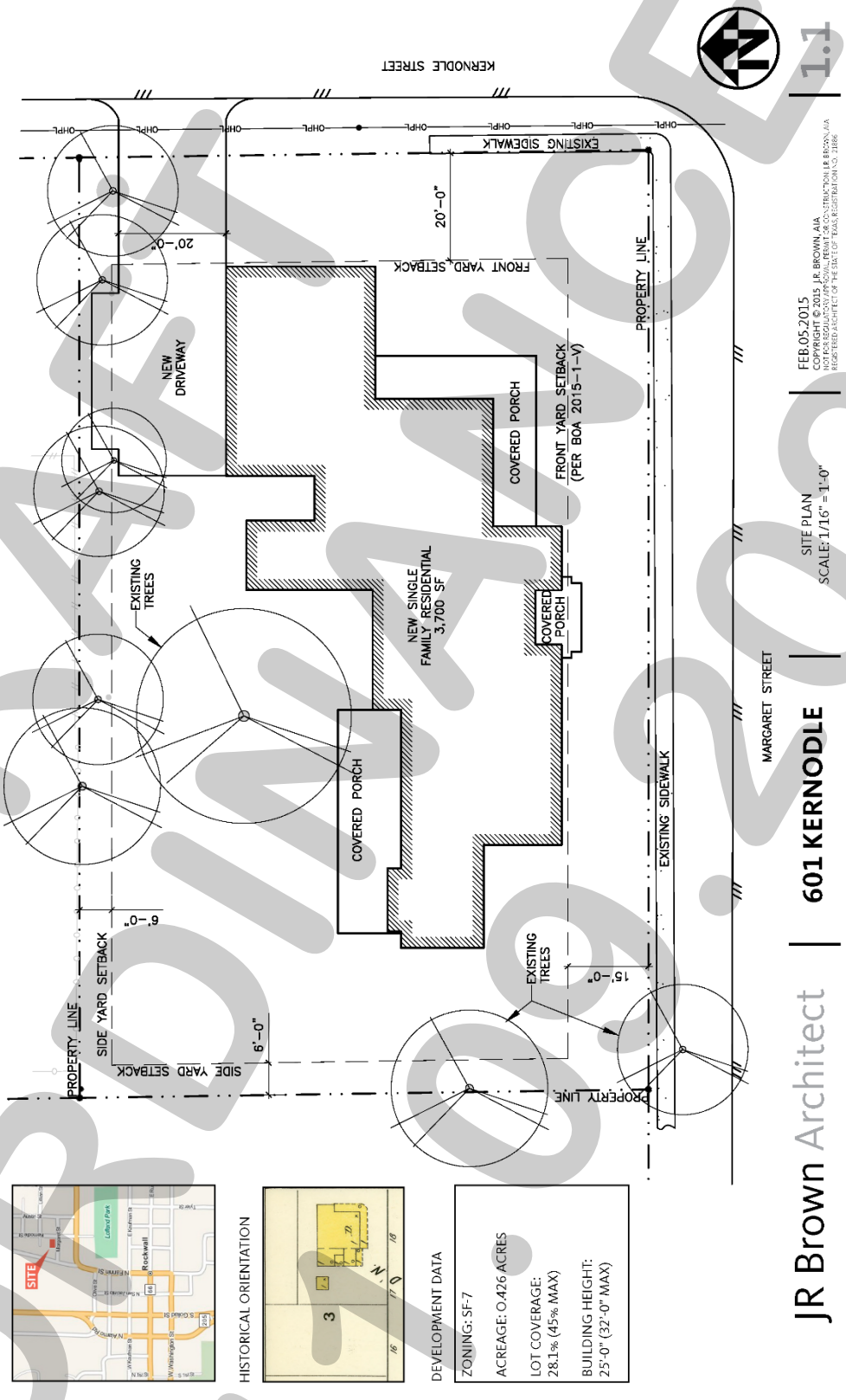
Address: *601 Kernodle Street*
Legal Description: *Lot 3, Block B, F & M Addition*



DRAFT

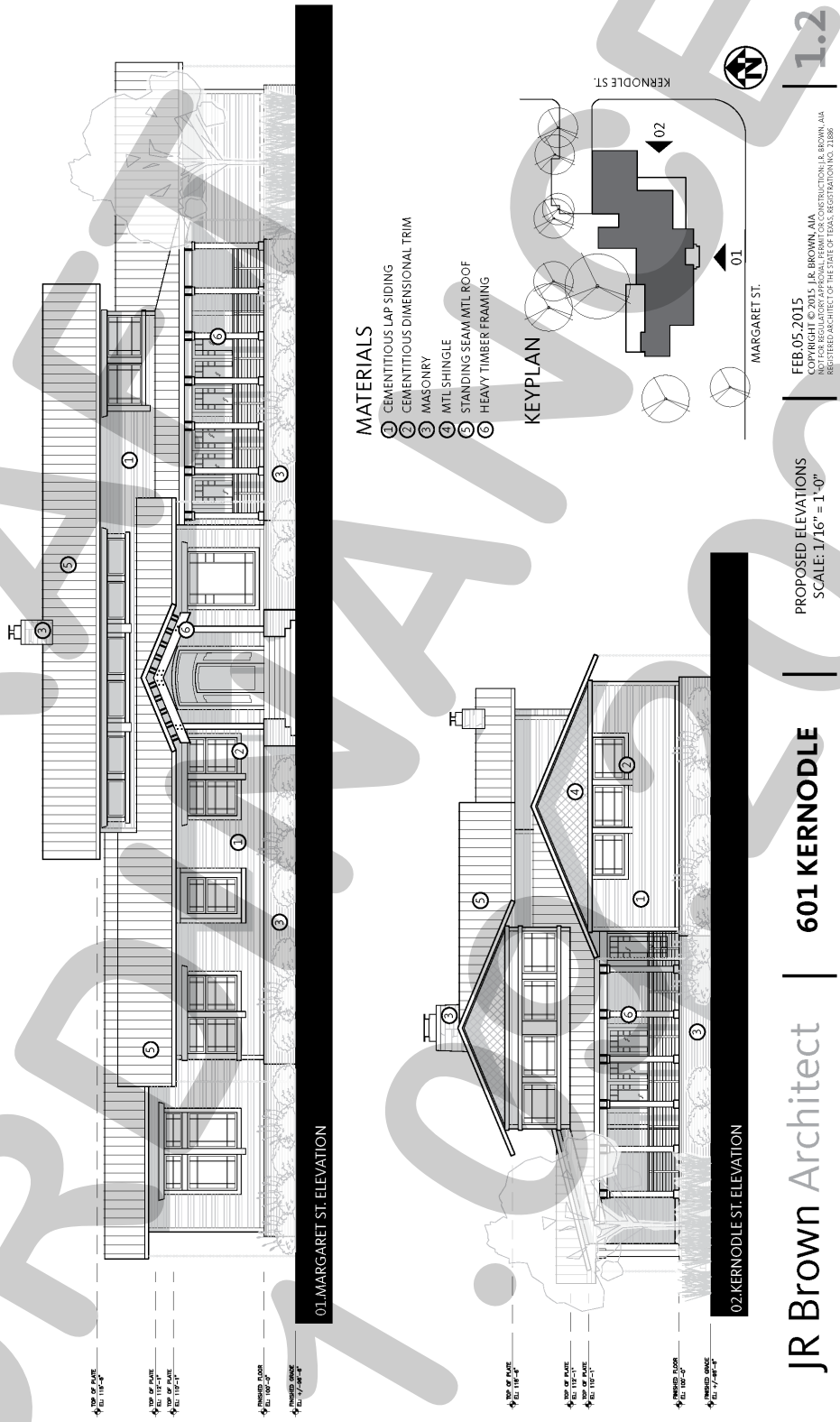
DRAFT
ORDINANCE
X.09.2021

Exhibit 'B':
Residential Plot Plan



DRAFT
ORIGINAL
1.06.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 1.0 2021

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:	November 9, 2021
APPLICANT:	Alex Flores
CASE NUMBER:	Z2021-044; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Alex Flores 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 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive.

BACKGROUND

The subject property was originally platted as Lot 1406 of the Rockwall Lake Estates #2 Addition. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On July 6, 2021, the subject property was replatted as Lot 2, Block M, Lake Rockwall Estates East Addition.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 478 Renee Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Evans Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are three (3) residential lots developed with modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is a 60.00-acre tract of vacant land (*i.e. Tract 4 of the J. R. Johnson Survey, Abstract No. 128*) that is zoned Agricultural (AG) District.

West: Directly west of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Nicole Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An established subdivision is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Lake Rockwall Estates East Subdivision. This subdivision has been in existence since prior to 1968, consists of more than five (5) lots, and more than 90% of the developable lots are developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, Permissible Uses, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Renee Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Renee Drive and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face east towards Renee Drive.
Year Built	1965-1997	*N/A*
Building SF on Property	840 SF – 1,680 SF	1,529 SF
Building Architecture	Single-Family and Modular Homes	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks are 20 to 35-Feet	20-Feet
Side	The side yard setbacks are 0 to 33-Feet	5-Feet
Rear	The rear yard setbacks are 10 to 38-Feet	10-Feet
Building Materials	Wood, Metal, & Vinyl Siding	Brick
Paint and Color	Brown, Tan, Blue, White, & Orange	*N/A*
Roofs	Composite Shingles & Metal	Composite Shingle
Driveways/Garages	Flat-Front Entry, Carports, and Homes without Garages	The garage will be oriented in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant is proposing to put the garage six (6) feet, ten (10) inches in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past.

With the exception of the garage setback requirements, the proposed single-family home meets all of the density and dimensional requirements for the Single-Family 7 (SF-7) District as stipulated by Planned Development District 75 (PD-75) and the Unified Development Code (UDC). For the purpose of comparing the proposed single-family home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Renee Drive. The proposed building elevations have also been provided in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On October 22, 2021, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

   (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

   (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

   (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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. Z2021-044

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	478 RENEE DR ROCKWALL, TX				
SUBDIVISION	ROCKWALL LAKE PROPERTIES		LOT	1405, 1406	BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☑ OWNER	ALEX FLORES	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1650 John King Blvd APT 3710	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	(469) 534-5809	PHONE	
E-MAIL	afchomes75@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alex Flores [*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* 15th *DAY OF* October *, 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 15 *DAY OF* October *, 20* 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DENISE A GANG
Notary Public
STATE OF TEXAS
ID# 12907165-3
My Comm. Exp. JUL. 30, 2024

MY COMMISSION EXPIRES July 30, 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.

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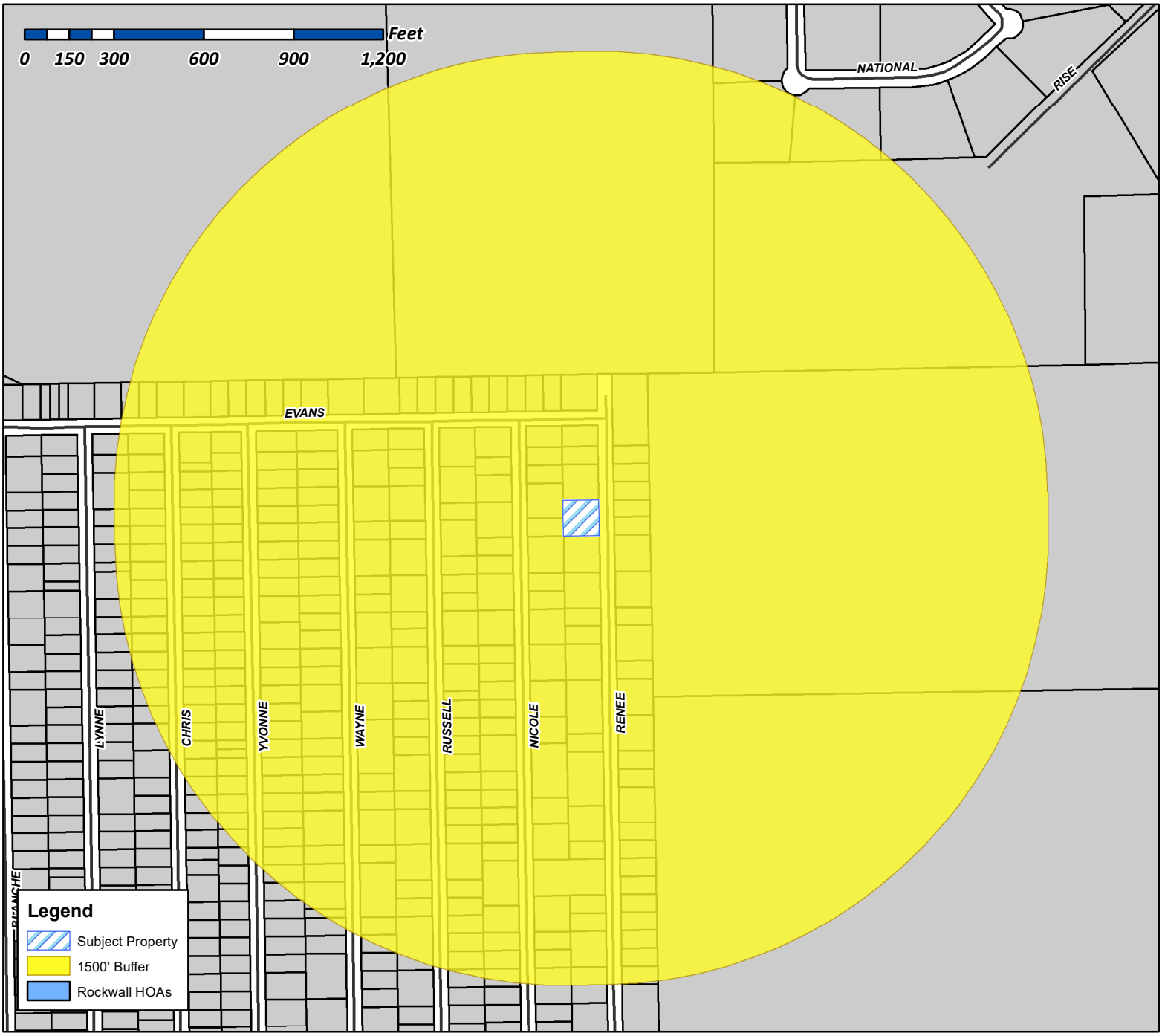
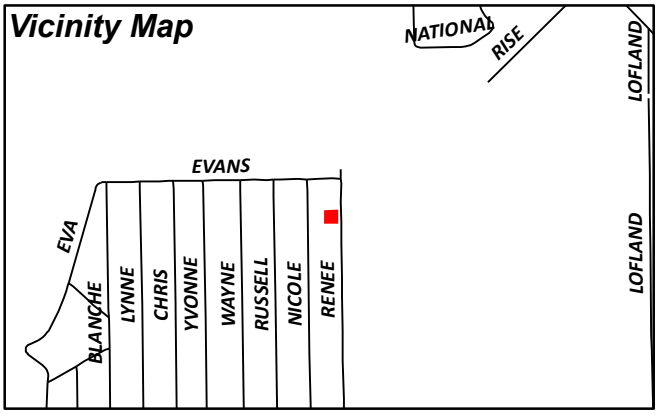


Case Number: Z2021-044
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 478 Renee Drive

Date Created: ***10/18/2021***
For Questions on this Case Call (972) 771-7745



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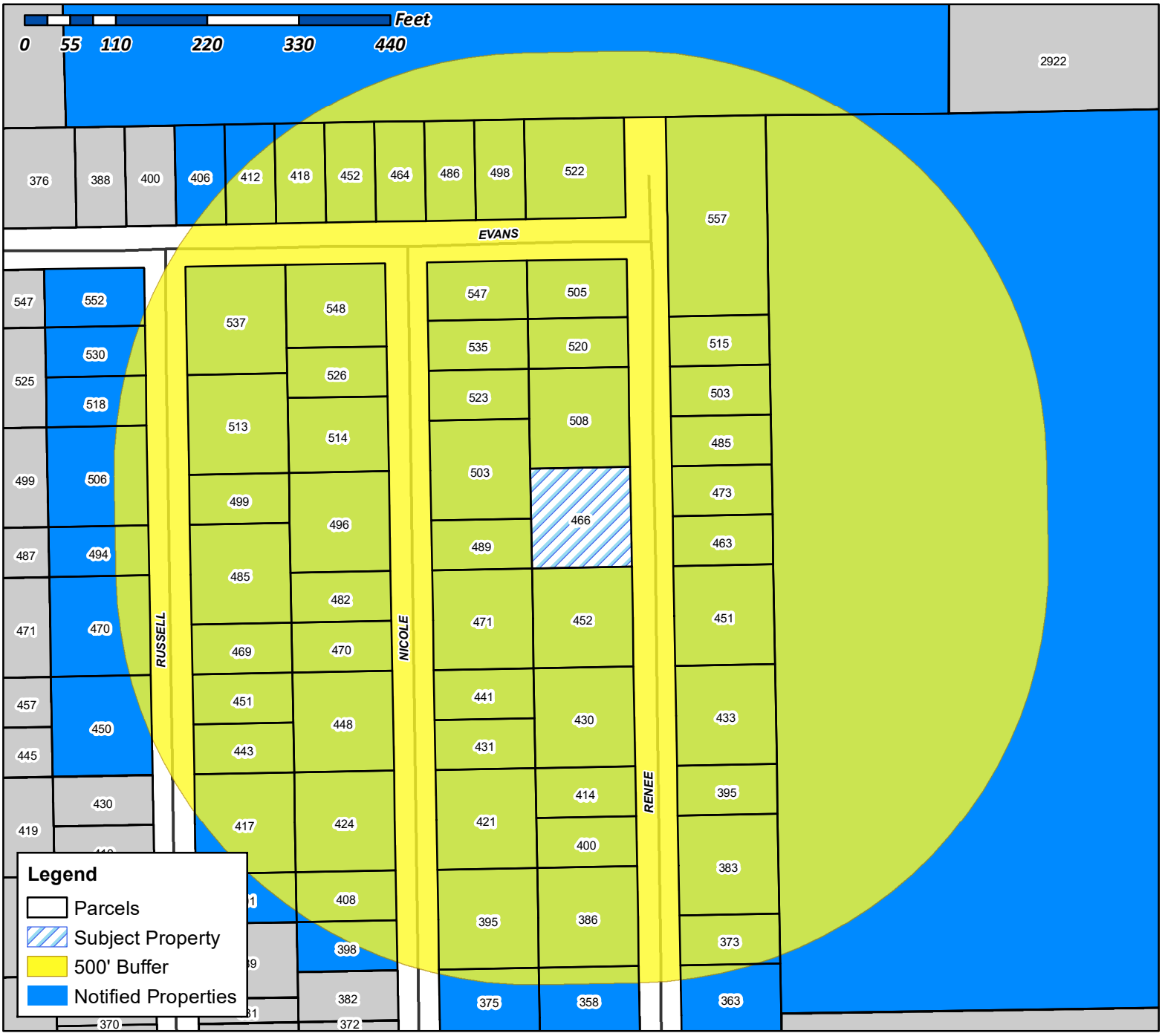

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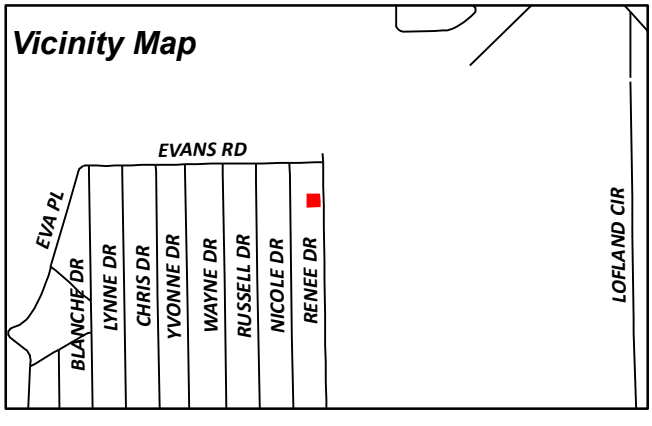
Date Created: *10/18/2021*
For Questions on this Case Call (972) 771-7745

Vicinity Map



SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

FLORES ALEJANDRO
1950 JOHN KING BLVD APT 3710
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

YANEZ ALONSO TORRES
358 RENEE DR
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
363 RENEE DR
ROCKWALL, TX 75032

BARRIENTOS ERIKA
3701 W. ROCHELLE RD
IRVING, TX 75062

MCINTIRE JUANITA
373 RENEE DR
ROCKWALL, TX 75032

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
383 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME B & MARTINA G
386 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

GUTIERREZ EFREN
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

MUNROE MYLES DR
BAHAMAS FAITH MINISTRIES INTER
401 RUSSELL DR
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ
406 EVANS
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
408 NICOLE
ROCKWALL, TX 75032

VINE CONSTRUCTION AND ROOFING
412 EVANS RD
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
414 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ALFREDO GUEVARA
417 RUSSELL DR
ROCKWALL, TX 75032

VINE CONSTRUCTION AND ROOFING
418 EVANS RD
ROCKWALL, TX 75032

DELGADO FRANCISCO PEREZ &
GUADALUPE PEREZ
421 NICOLE DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
424 NICOLE
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

DRCE TRUST
431 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
433 RENEE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

DRCE TRUST
441 NICOLE DR
ROCKWALL, TX 75032

GALLEGOS JOSE ISMAEL OLVERA
443 RUSSELL DR
ROCKWALL, TX 75032

GALLEGOS JOSE ISMAEL OLVERA
448 NICOLE DR
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
448 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
450 RUSSELL DR
ROCKWALL, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

BARRIENTOS ERIKA
451 RUSSELL DR
ROCKWALL, TX 75032

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
463 RENEE DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
464 EVANS RD
ROCKWALL, TX 75032

FLORES ALEJANDRO
466 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
469 RUSSELL DRIVE
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
470 NICOLE
ROCKWALL, TX 75032

JIMENEZ LEONARDO
470 RUSSELL DR
ROCKWALL, TX 75032

MONTALVO ABRAHAM JESUS
471 NICOLE DRIVE
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
482 NICOLE DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
485 RENEE DR
ROCKWALL, TX 75032

TELL MARK ALLEN
485 RUSSELL DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
486 EVANS RD
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
489 NICOLE DR
ROCKWALL, TX 75032

GONZALEZ HIPOLITO CANTU AND
FANIA GARCIA
494 RUSELL LOT 1252
ROCKWALL, TX 75032

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
496 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
498 EVANS RD
ROCKWALL, TX 75032

ARROYO REYES
499 RUSSELL DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
503 RENEE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

MARTINEZ PEDRO & MARIA CELIA
506 RUSSELL DR
ROCKWALL, TX 75032

VALDEZ JOSE G
508 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA
513 RUSSELL DR
ROCKWALL, TX 75032

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
515 RENEE DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
518 RUSSELL DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
520 RENEE DR
ROCKWALL, TX 75032

JIMENEZ LEONARDO
5201 KELSO LN
GARLAND, TX 75043

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
535 NICOLEDR
ROCKWALL, TX 75032

OBRIEN ELLEN K
537 RUSSELL DR
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS
552 RUSSELL DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
557 RENEE DR
ROCKWALL, TX 75032

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ
703 TOWNSEND DR
ROCKWALL, TX 75087

VINE CONSTRUCTION AND ROOFING
7331 WESTER WAY
DALLAS, TX 75248

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

MUNROE MYLES DR
BAHAMAS FAITH MINISTRIES INTER
P O BOX N-9583
NASSAU, BAHAMAS,

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

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. Z2021-044: SUP for Residential Infill at 478 Renee Drive

Hold a public hearing to discuss and consider a request by Alex Flores 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 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee 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, November 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 15, 2021 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:

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

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

Your comments must be received by *Monday, November 15, 2021 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. Z2021-044: SUP for Residential Infill at 478 Renee 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:

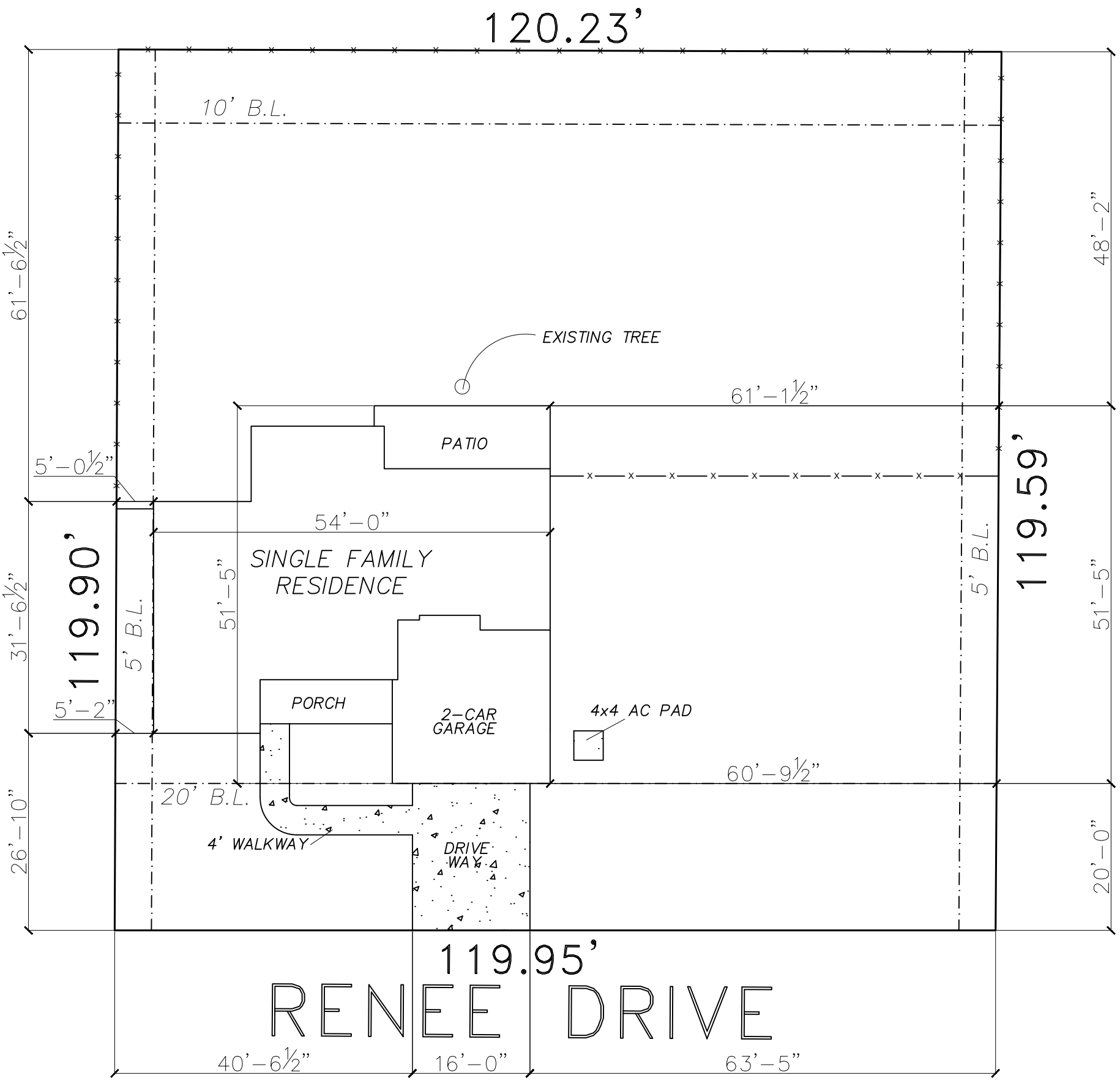
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

NORTH
SCALE: 1' = 16'-0"

AREA CALCULATIONS		
LOT AREA	14380	SF
SLAB COVERAGE	2311	SF
% BUILDING COVERAGE	16.1	% COVERAGE
TOTAL IMP. COVERAGE.	2769	SF
% TOTAL IMP. COVERAGE.	19.3	% COVERAGE
DRIVEWAY COVERAGE	320	SF
% DRIVEWAY COVERAGE	2.2	% COVERAGE
WALKWAY COVERAGE	122	SF
% WALKWAY COVERAGE	0.8	% COVERAGE
4'X4' A.C. PAD COVERAGE	16	SF
% 4'X4' A.C. PAD COVERAGE	0.11	% COVERAGE
FLAT WORK	0	SF
SOD GRASS	1290	SQ YARD
SIDEWALK COVERAGE	0	SF
APPROACH COVERAGE	0	SF
LOT FRONTAGE	0	SF
FENCE	306	LINEAR SF

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.



CUSTOMER SIGNATURE:

DATE:

NOTES:

LEGEND

- DRAINAGE FLOW
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- REQUIRED TREE PLANTING
- REQUIRED BUSH

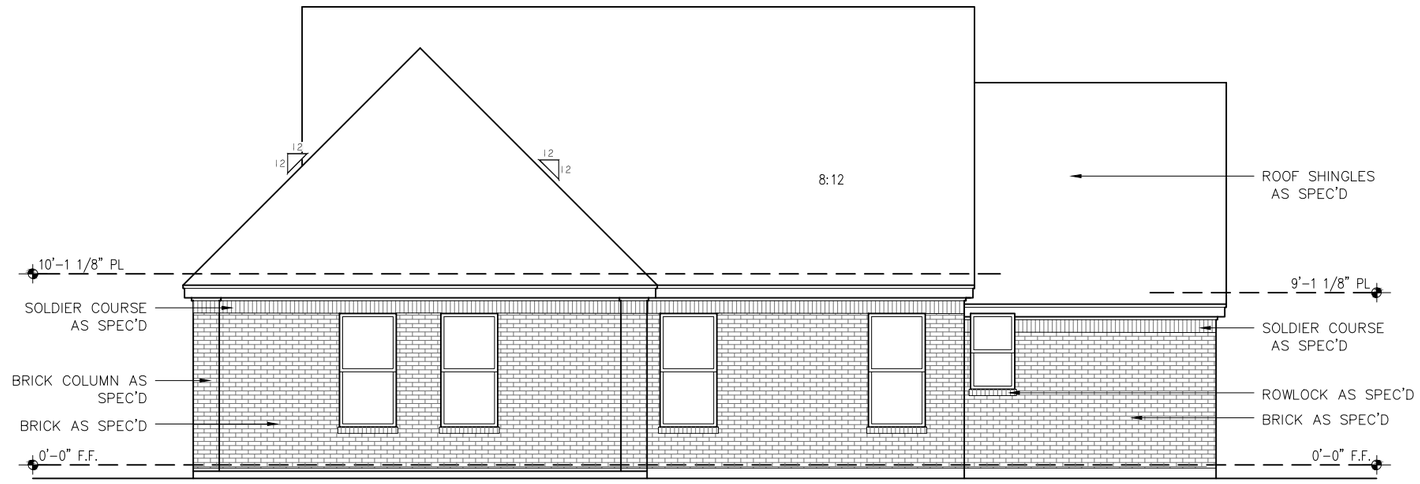
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E.- VISIBILITY EASEMENT
-EXPOSED AGGREGATE CONCRETE

BUILDER: ALEX FLORES CUSTOM	DATE: 09-10-2021
ADDITION: ROCKWALL COUNTY	DRAWN BY: DDSG-A.A
ADDRESS: 478 RENEE DRIVE	CITY: ROCKWALL
LOT: 1405-1406 BLOCK: N/A	PLAN: N/A ELEVATION: N/A
PHASE: N/A	SWING: RIGHT
OPTION: N/A	

DDS GROUP

PLOT PLAN | SP1

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DSGG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.

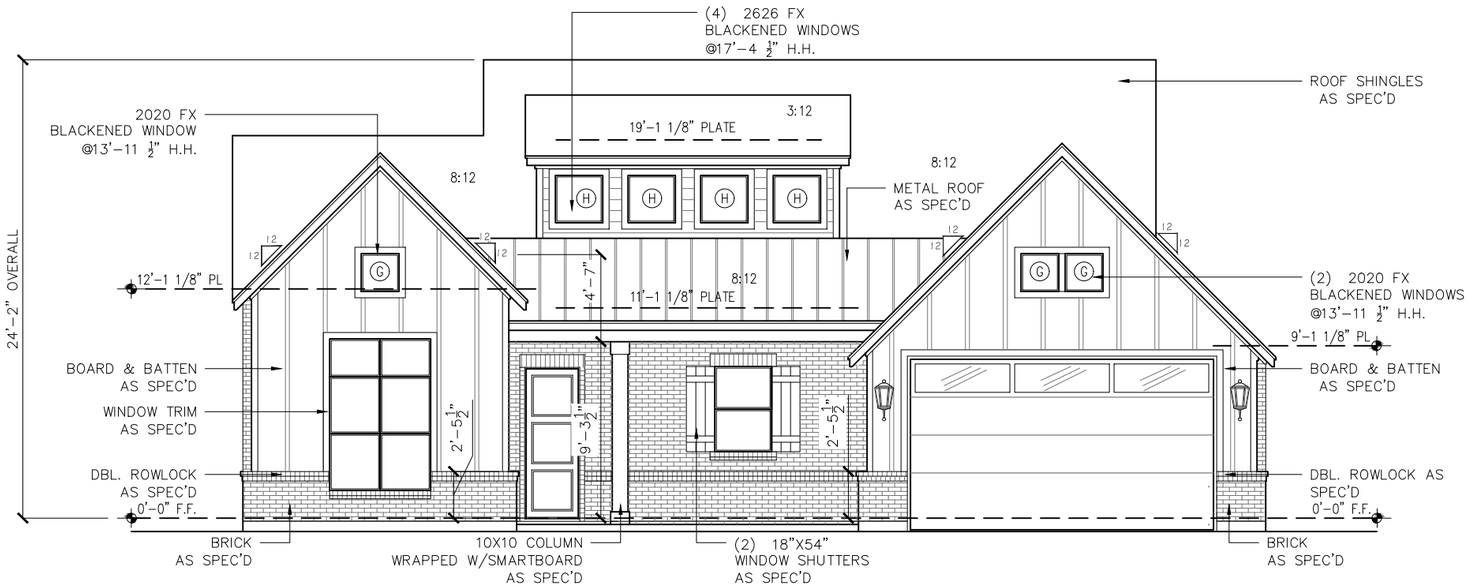


1 PROPOSED REAR ELEVATION

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

MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	**124** SF	26.1%	**351** SF	73.9%
FRONT	**273** SF	46.3%	**316** SF	53.7%
LEFT	**172** SF	25.0%	**517** SF	75.0%
RIGHT	**79** SF	17.5%	**373** SF	82.5%
TOTAL	648 SF	29.4%	1,557 SF	70.6%
TOTAL STONE			46 SF	

TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS



2 PROPOSED FRONT ELEVATION

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

DDS GROUP
123 W. MAIN ST. #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 214-966-0550
SERVICES@DDSG.US 469-999-0800

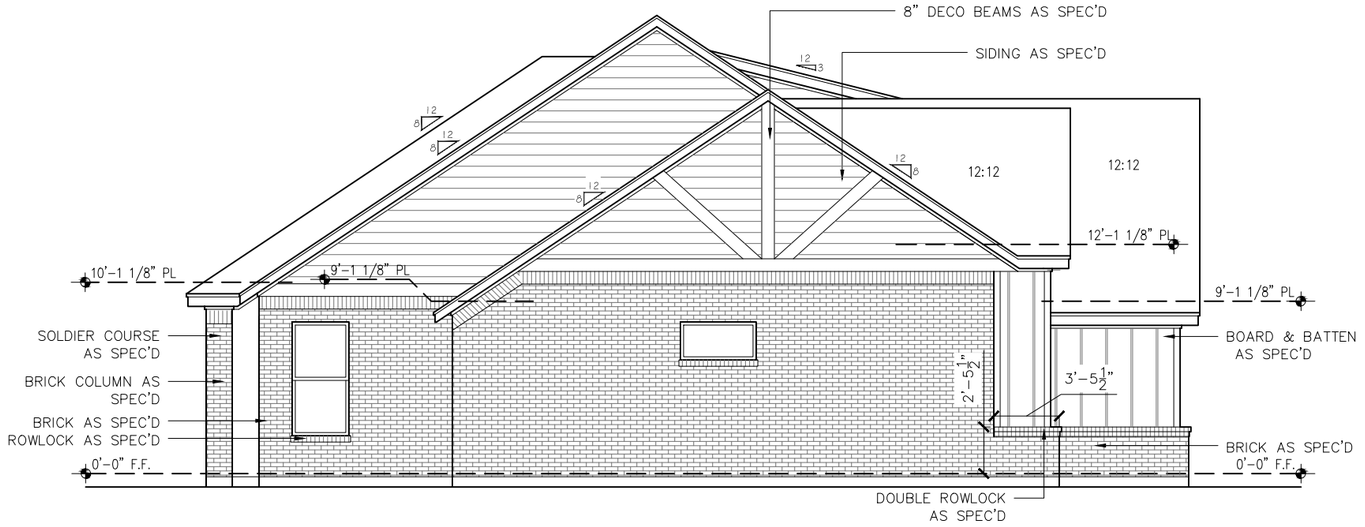
DESIGNER:
DDSG-JO

PROJECT #:

478 RENEE DRIVE ROCKWALL, TX.

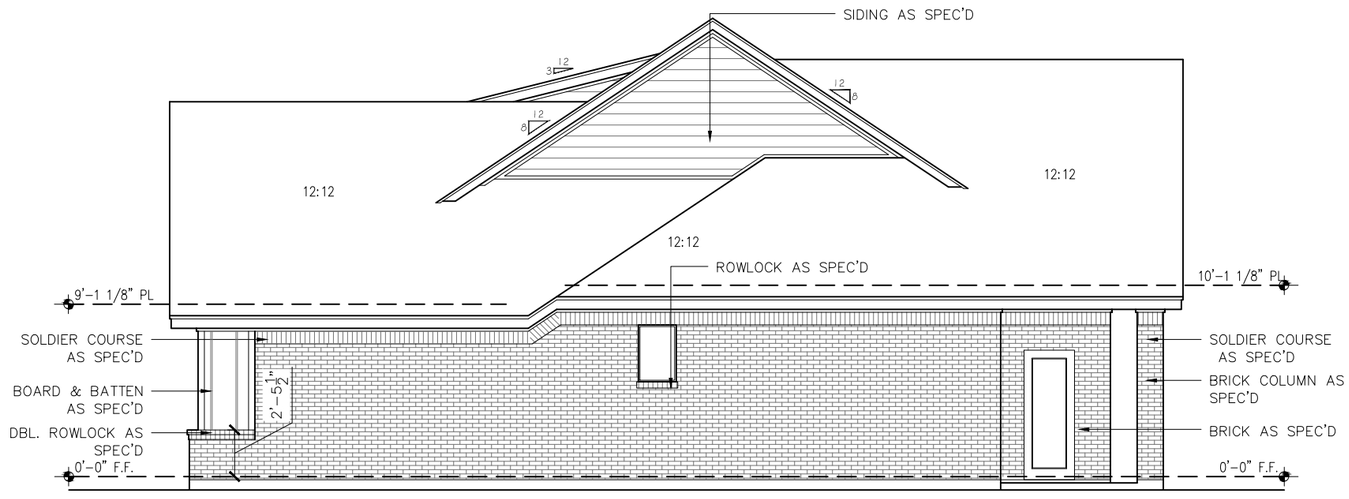
ELEVATION:
A

SHEET NUMBER:
A2



1 PROPOSED LEFT ELEVATION

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



2 PROPOSED RIGHT ELEVATION

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

DDS GROUP
123 W. MAIN ST. #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 214-966-0550
SERVICES@DDSG.US 469-999-0800

DESIGNER: DDSG-JO

PROJECT #:

478 RENEE DRIVE ROCKWALL, TX.

ELEVATION: A

SHEET NUMBER: A3

GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
3. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
4. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
5. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
6. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
7. U.N.O. ALL DOORS TO BE 6'-8."
8. U.N.O. ALL ANGLED WALLS TO BE AT 45' DEGREES.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
10. ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED)TO BE UNDER TREADS (WATERFALL STYLE).
11. U.N.O. HEADER HEIGHTS SHALL BE AS FOLLOWS: 8' PLATE: 6'-10", 9' PLATE: 7'-10", 10' PLATE: 8'-10"
12. "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
13. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
14. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
15. ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
16. PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
17. SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
18. U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

SQUARE FOOTAGE TABLE

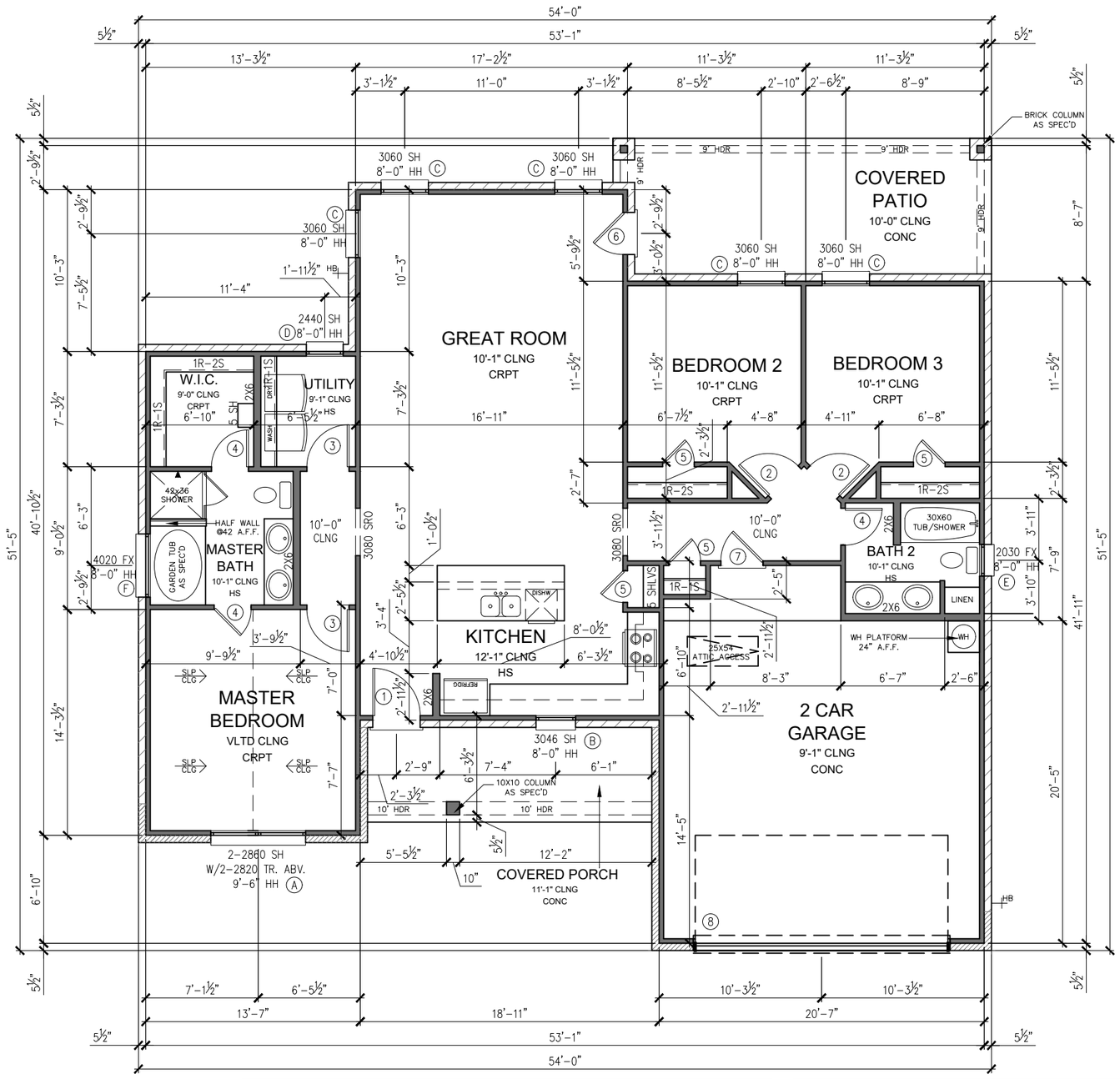
AREA	MASONRY
FLOOR PLAN	1,529 SF
TOTAL LIVING	1,529 SF
GARAGE	477 SF
FRONT PORCH	108 SF
PATIO	198 SF
TOTAL COMBINED	2,312 SF
TOTAL SLAB	2,312 SF

MASONRY LEGEND

BRICK SKIRT WALL BRICK

WALL LEGEND

EXISTING WALL NEW WALL



WINDOW SCHEDULE

LETTER	QUANTITY	TYPE	DESCRIP.
A	1	2-2868	VINYL 3 STAR ENERGY - SH W/2820 TRANSFORM ABV.
B	1	3046	VINYL 3 STAR ENERGY - SINGLE HUNG
C	5	3060	VINYL 3 STAR ENERGY - SINGLE HUNG
D	1	2440	VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	3030	VINYL 3 STAR ENERGY - FIXED OPQ
F	1	4020	VINYL 3 STAR ENERGY - FIXED OPQ
G	3	2020	VINYL 3 STAR ENERGY - FIXED OPQ
H	4	2626	VINYL 3 STAR ENERGY - FIXED OPQ

DOOR SCHEDULE

NUMBER	QUANTITY	TYPE	DESCRIP.
1	1	3080	EXTERIOR ENTRY DOOR
2	2	2668	INTERIOR
3	2	2868	INTERIOR
4	3	2468	INTERIOR
5	4	2068	INTERIOR
6	1	2868	EXTERIOR 1-LT
7	1	2868	EXTERIOR INSULATED DOOR
8	1	16080	GARAGE OHD DOOR

1 PROPOSED FLOOR PLAN

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

DDS GROUP
123 W. MAIN ST. #121
GRAND PRAIRIE TX. 75050
WWW.DDSG.US 214-966-0550
SERVICES@DDSG.US 469-999-0800

DESIGNER: DDSG-JO

PROJECT #:

478 RENEE DRIVE ROCKWALL, TX.

ELEVATION: A

SHEET NUMBER: A1

478 Renee Drive: Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
414 Renee Dr.	Modular Home	1980	980	100	Siding
430 Renee Dr.	Modular Home	1980	980	208	Siding
433 Renee Dr.	Modular Home	1988	1400	400	Siding
451 Renee Dr.	Modular Home	1997	1680	300	Siding
452 Renee Dr.	Modular Home	1982	840	240	Siding
473 Renee Dr.	Modular Home	1987	924	300	Siding
485 Renee Dr.	Vacant	N/A	N/A	N/A	N/A
503 Renee Dr.	Vacant	N/A	N/A	N/A	N/A
515 Renee Dr,	Vacant	N/A	N/A	N/A	N/A
508 Renee Dr.	Modular Home	1974	1136	336	Siding
505 Evans Rd.	Single-Family Home	1981	1344	N/A	Wood/Siding
523 Nicole Dr.	Modular Home	1965	1064	N/A	Siding
503 Nicole Dr.	Modular Home	N/A	N/A	364	Siding
489 Nicole Dr.	Modular Home	1988	1200	N/A	Siding
471 Nicole Dr	Modular Home	1997	1680	N/A	Siding
Averages:		**1982**	**1174.22**	**306.86**	

414 Renee Dr.

430 Renee Dr.

433 Renee Dr.

451 Renee Dr.

452 Renee Dr.

473 Renee Dr.

508 Renee Dr.

505 Evans Rd.

523 Nicole Dr.

503 Nicole Dr.

489 Nicole Dr.

471 Nicole Dr.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK M, LAKE ROCKWALL ESTATES EAST 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 Alex Flores for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home on a 0.33-acre parcel of land identified as Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee 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 75 (PD-75) [*Ordinance No. 16-01*] 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 75 (PD-75) [*Ordinance No. 16-01*] 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 the construction of a single-family home in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT ORDINANCE 10.6.2021

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*] and to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] -- *as heretofore amended and may be amended in the futur*e -- 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

DRAFT ORDINANCE 09.2021

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF DECEMBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

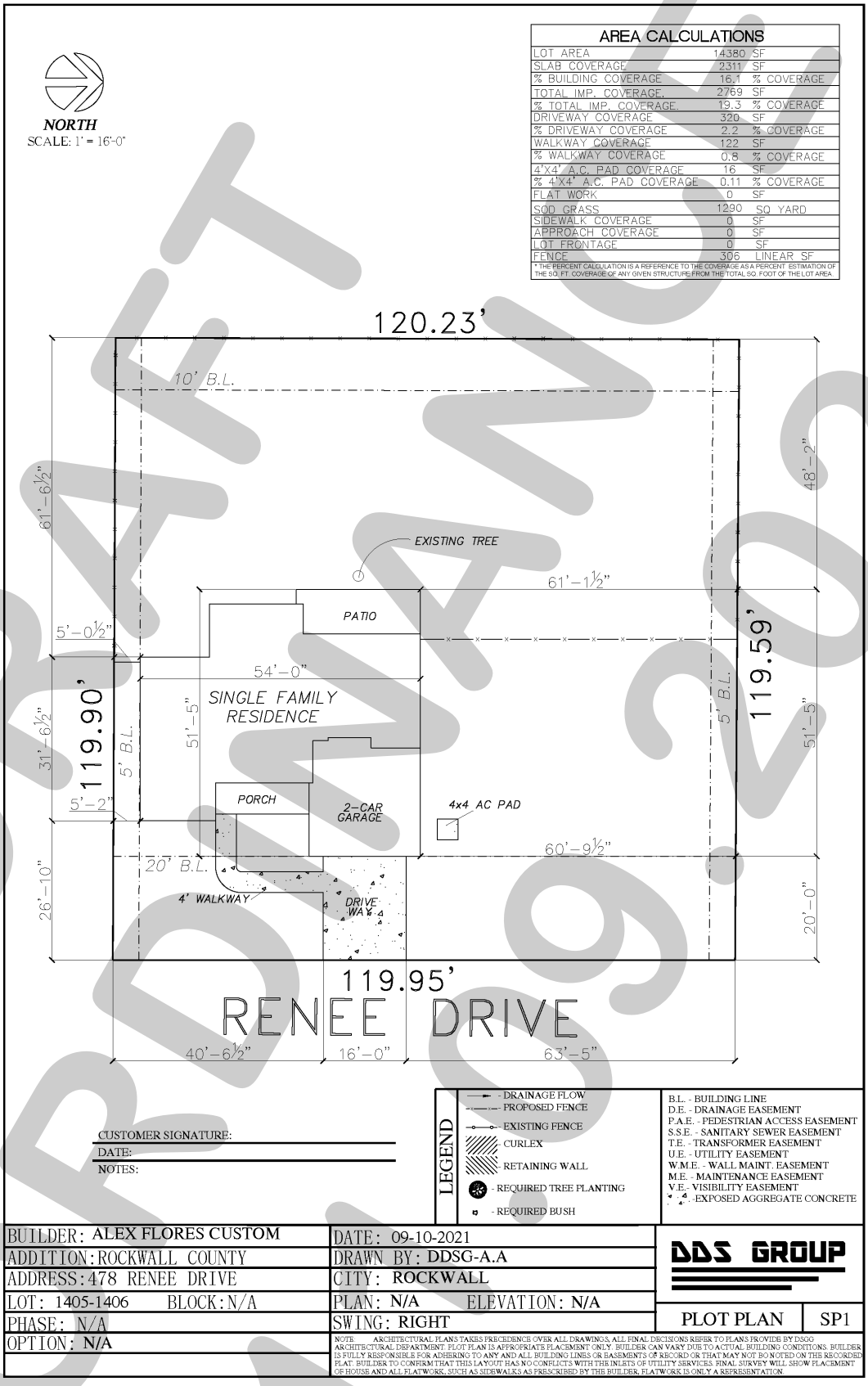
DRAFT ORDINANCE 11.09.2021

Exhibit 'A'
Location Map

Address: *478 Renee Drive*
Legal Description: *Lot 2, Block M, Lake Rockwall Estates East*

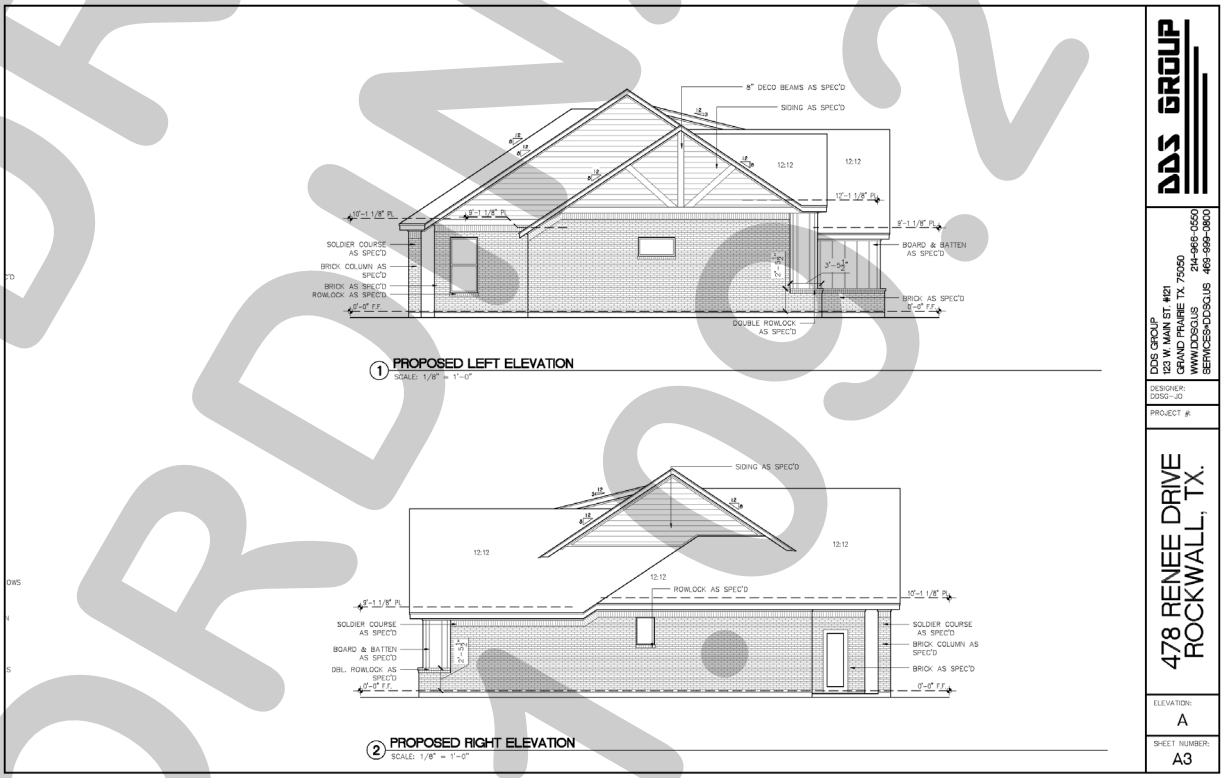
DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 09.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 1.09.2021

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:	November 9, 2021
APPLICANT:	Vanio Dilov
CASE NUMBER:	Z2021-045; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Vanio Dilov 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 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia Drive.

BACKGROUND

On July 9, 1973, a final plat for Phase 2 of the Chandler's Landing Subdivision was filed with Rockwall County. This established the subject property as Lot 40 of Chandler's Landing Phase 2 Addition. The subject property -- *along with the rest of the Chandler's Landing Subdivision* -- was annexed into the City of Rockwall and zoned Agricultural (AG) District on October 29, 1973 [*Ordinance No. 73-43*]. On November 12, 1973, the subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located 418 Columbia Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 14 of the Chandler's Landing Subdivision, which was platted in 1984 and consists of 41 single-family residential lots. Beyond this is Chandler's Landing Community Park. All of these properties are zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is a continuation of Phase 2 of the Chandler's Landing Subdivision. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a continuation of Phase 2 of the Chandler's Landing Subdivision. Phase 14 of the Chandler's Landing Subdivision, which was platted in 1984 and consists of 41 single-family residential lots. Beyond this is Phase 3 of the Chandler's Landing Subdivision, which was platted in 1973 and consists of 43 single-family residential lots. All of these properties are zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is a continuation of Phase 2 of the Chandler's Landing Subdivision. Beyond this is Phase 4 of the Chandler's Landing Subdivision, which was platted in 1997 and consists of 24 single-family

residential lots. West of this is Yacht Club Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An established subdivision is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within Phase 2 of the Chandler's Landing Subdivision. This subdivision has been in existence since 1973, consists of 43 lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 8 (PD-8) for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Columbia Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Columbia Drive and the Subject Property	Proposed Housing
Building Height	One (1) Story and Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face southwest towards Columbia Drive.
Year Built	1979-2007	*N/A*
Building SF on Property	1,758 SF – 3,503 SF	1,529 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks are 25-Feet minimum	25-Feet
Side	The side yard setbacks are 0 to 5-Feet minimum	5-Feet
Rear	The rear yard setbacks are 10-Feet minimum	20-Feet
Building Materials	Brick, Stone, & Wood	Brick
Paint and Color	Brown, Tan, Blue, White, & Beige	*N/A*
Roofs	Composite Shingle	Composite Shingle
Driveways/Garages	Flat-Front Entry	The garage will be oriented in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant is proposing to put the garage four (4) feet, six (6) inches in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Chandler's Landing Phase 2 Addition in the past.

With the exception of the garage setback requirements, the proposed single-family home meets all of the density and dimensional requirements for the single-family homes as stipulated by Planned Development District 8 (PD-8) and the Unified Development Code (UDC). For the purpose of comparing the proposed single-family home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Columbia Drive. The proposed building elevations have also been provided in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On October 22, 2021, staff notified 97 property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, the Cabana's at Chandler's Landing, Match Point Townhomes, Signal Ridge, and the Spyglass Homeowners Association (HOA's), which are the only HOA/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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. Z2021-045

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	418 Columbia Dr. Rockwall TX.			
SUBDIVISION	CHANDLERS LANDING PH. 2	LOT	40	BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☒ OWNER	VANIO DILOV	☐ APPLICANT	
CONTACT PERSON	VANIO DILOV	CONTACT PERSON	
ADDRESS	2717 LAKEWOOD DR.	ADDRESS	
CITY, STATE & ZIP	ROWLETT TX. 75088	CITY, STATE & ZIP	
PHONE	972-672-7777	PHONE	
E-MAIL	DESI.DILOV@GMAIL.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [signature] [*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 6 DAY OF October, 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 6 *DAY OF* October, 2021

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sara Vanderver

SARA VANDERVER
Notary ID #132869369
My Commission Expires
January 14, 2025

MY COMMISSION EXPIRES 1-14-2025

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.

City of Rockwall

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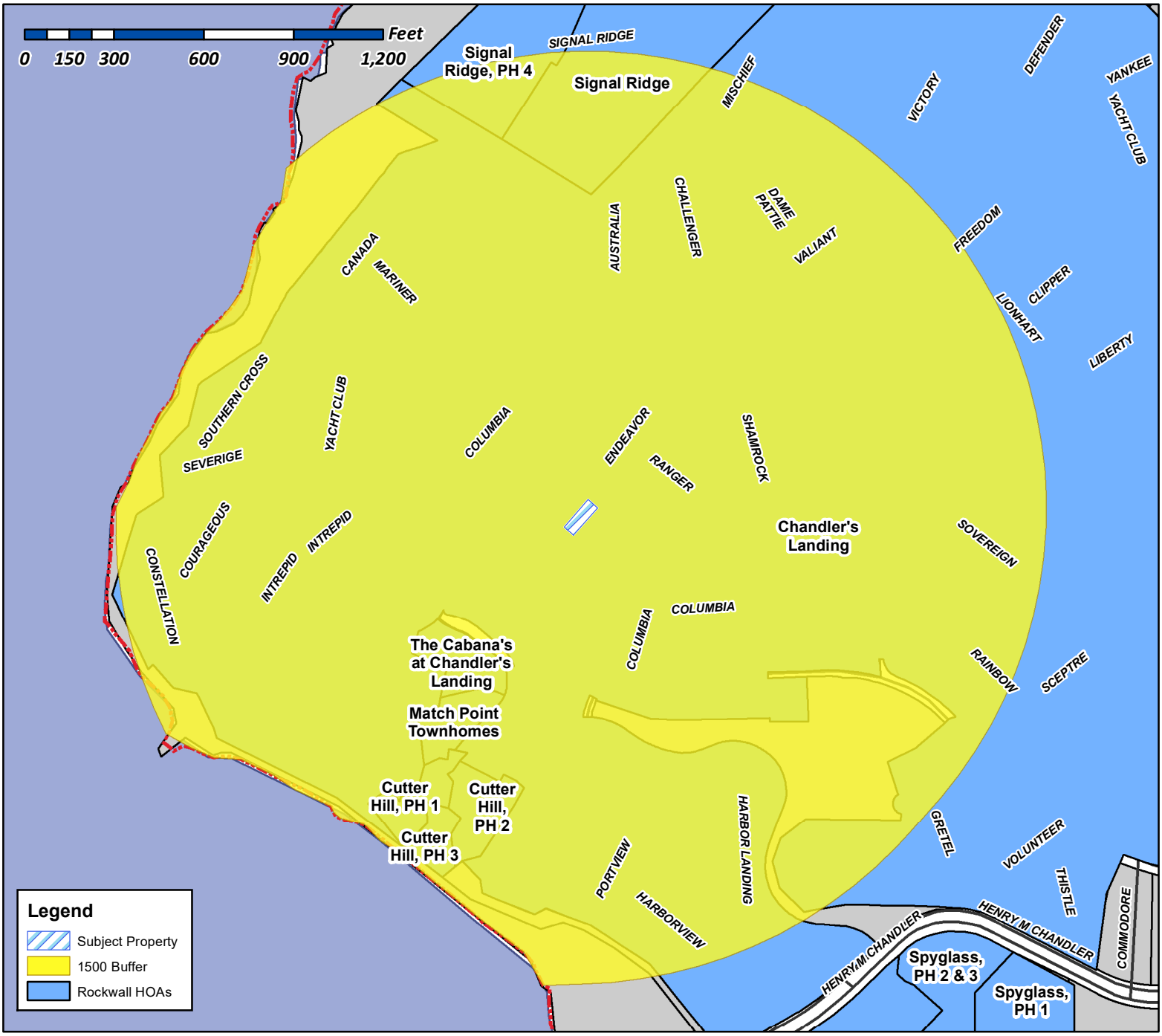
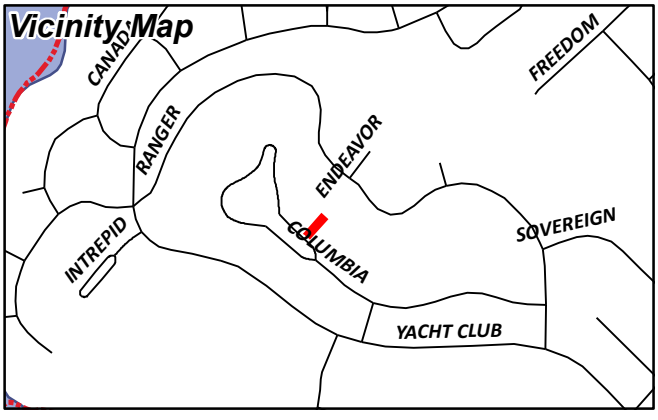


Case Number: Z2021-045
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 418 Columbia Drive

Date Created: *10/18/2021*
For Questions on this Case Call (972) 771-7745



From: Gamez, Angelica
Sent: Friday, October 22, 2021 9:31 AM
Cc: Miller, Ryan; Lee, Henry; Reyna, Andrew
Subject: Neighborhood Notification Program [Z2021-045]
Attachments: Public Notice (10.20.2021).pdf; HOA Map (10.15.2021).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 *October 29, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 15, 2021 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.

Z2021-045: SUP for Residential Infill in an Established Subdivision
Hold a public hearing to discuss and consider a request by Vanio Dilov 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 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia 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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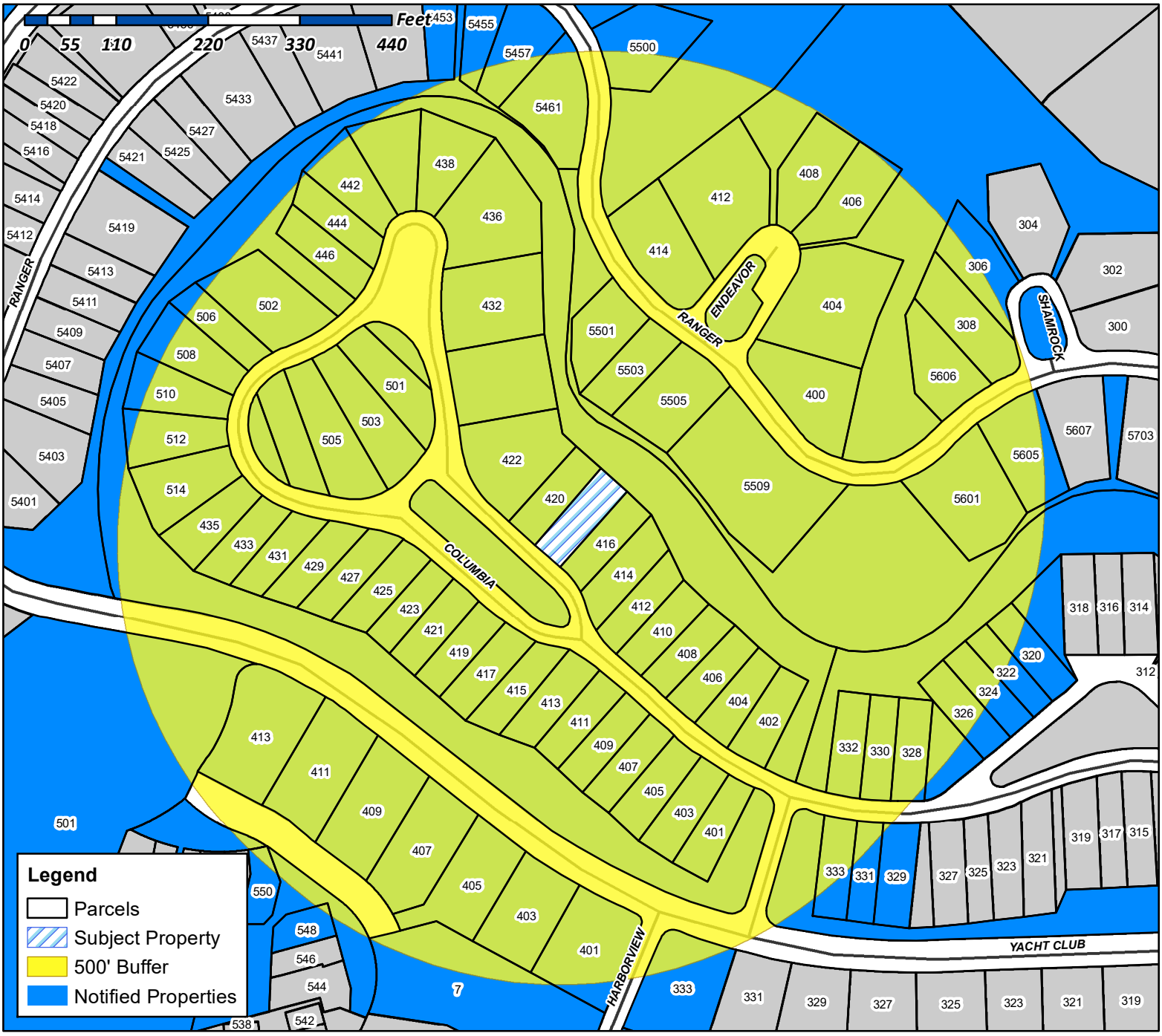

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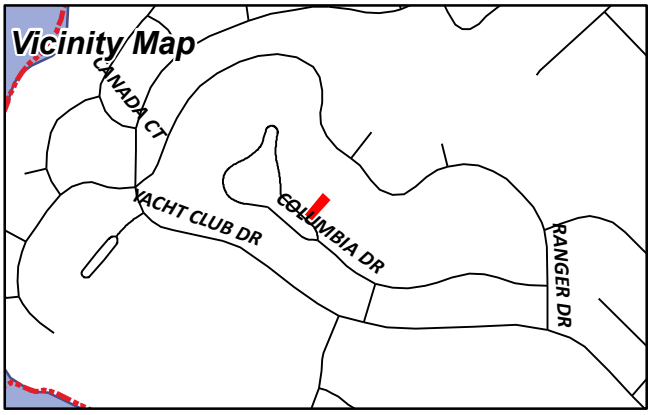


KELLY DONNA
102 E MOORE AVE STE 245
TERRELL, TX 75160

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

WATTERSON RONALD AND MICHAEL M SAMBOGNA
2011 CEDAR SPRINGS R 604 2011 CEDAR SPRINGS
DALLAS, TX 75201

DILOV VANIO
2717 LAKEWOOD
ROWLETT, TX 75088

WATTERSON RONALD AND MICHAEL M SAMBOGNA
306 SHAMROCK CIR
ROCKWALL, TX 75087

FRY RANOR C AND NORMA L
308 SHAMROCK CIRCLE
ROCKWALL, TX 75032

STURGEON WILLIAM C & BETTY E
320 COLUMBIA DR
ROCKWALL, TX 75032

WEBSTER ALAN T
322 COLUMBIA DR
ROCKWALL, TX 75032

LIKE LARRY D & MELISA L
324 COLUMBIA DRIVE
ROCKWALL, TX 75032

JACKSON JAMES THOMAS AND SONYA K
326 COLUMBIA
ROCKWALL, TX 75032

BREEDLOVE STEPHEN WENN & NEITA P
328 COLUMBIA DRIVE
ROCKWALL, TX 75032

ANDERS LYNN M
329 COLUMBIA DRIVE
ROCKWALL, TX 75032

OLEKSINSKI MICHAEL A
330 COLUMBIA DR
ROCKWALL, TX 75032

BOOKHOUT JAMES C AND NICOLE
331 COLUMBIA DRIVE
ROCKWALL, TX 75032

HURST RANDY L & CAROL J
332 COLUMBIA DR
ROCKWALL, TX 75032

BISHOP J PHIL
333 COLUMBIA DR
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

LEPARD RICHARD L
400 ENDEAVOR CT
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

MOULEDOUS ALFRED E JR
402 COLUMBIA DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

SN DFW LLC
404 COLUMBIA DR
ROCKWALL, TX 75087

HEIN PRISCILLA
404 ENDEAVOR CT
ROCKWALL, TX 75032

CENSULLO FRANCIS
405 COLUMBIA DR
ROCKWALL, TX 75032

FULLER JULIE
405 YACHT CLUB DR
ROCKWALL, TX 75087

HUGHES THOMAS AND MADISON
406 COLUMBIA DR
ROCKWALL, TX 75032

HURTADO DAVID RAY II AND AIKO MINEMOTO
406 ENDEAVOR CT
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75087

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TULK SHERRY
408 COLUMBIA DR
ROCKWALL, TX 75032

FARR MATTHEW & AMBER
408 ENDEAVOR COURT
ROCKWALL, TX 75032

SCHREIBER JIMMY D & INEZ
409 COLUMBIA DR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

NELSON JERRY C & MARIBETH TRUSTEES
NELSON FAMILY LIVING TRUST
410 COLUMBIA DR
ROCKWALL, TX 75032

CHRISTENSEN DAVID J & STACEY
411 COLUMBIA DRIVE
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN MAX E
412 COLUMBIA DR
ROCKWALL, TX 75032

COMPTON WILLIAM H & JAYNE
412 ENDEAVOR CT
ROCKWALL, TX 75032

HYDEMAN ROBERT B JR
413 COLUMBIA DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KERR DALE LESLIE AND SUSAN ALLEN
414 COLUMBIA DRIVE
ROCKWALL, TX 75032

LILES MICHAEL AND JO ANN
414 ENDEAVOR CT
ROCKWALL, TX 75032

WHITTEN DON AND PATRICE
415 COLUMBIA DR
ROCKWALL, TX 75032

STEVENSON LARRY KEITH
416 COLUMBIA DR
ROCKWALL, TX 75032

BOSWELL RAE ANN AND
AND LUKE SHAFER
417 COLUMBIA DR
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

BREWER JAMES ASHLEY JR
420 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR
ROCKWALL, TX 75087

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75087

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIADR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN STEPHEN A AND JENNIFER
502 COLUMBIA DR
ROCKWALL, TX 75032

WOMBLE JOHN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

DEVINE GRAEME J & LORI
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
514 COLUMBIA DR
ROCKWALL, TX 75087

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

GARCIA SERGIO AND
SAGRARIO MENA NAVA
5453 RANGER DR
ROCKWALL, TX 75032

MONTONEY LAUREN D
5455 RANGER DR
ROCKWALL, TX 75032

DOHERTY COURTNEY AND RYAN
5457 RANGER DRIVE
ROCKWALL, TX 75032

SOLOMON MARION C
5461 RANGER DR
ROCKWALL, TX 75032

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

BYRD MANUEL NICKLOUS & EVA RHINE
550 YACHT CLUB
ROCKWALL, TX 75032

AVIZENIS ANTHONY JR AND MICHELLE
5500 RANGER DRIVE
ROCKWALL, TX 75032

SCHULTZ KATHY L & LARRY R
5501 RANGER DR
ROCKWALL, TX 75032

DENNEY ZACHARY LEWIS
5503 RANGER DR
ROCKWALL, TX 75032

GARRETT TAYLOR B
5505 RANGER DR
ROCKWALL, TX 75032

LATIMER TAMMY & DONALD
5509 RANGER DR
ROCKWALL, TX 75032

MARTIN FREDERICK & SONJA
5601 RANGER DR
ROCKWALL, TX 75032

CLEVENGER JOHN
5605 RANGER DRIVE
ROCKWALL, TX 75032

2020 R K SANDKNOP REVOCABLE TRUST
RYAN TERRANCE SANDKNOP AND KATIE ANNE SANDKNOP
5606 RANGER DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
7 GREENBELT
ROCKWALL, TX 75087

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

MALLARD DAVID S & SHERRY A
PO BOX 156
TERRELL, TX 75160

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
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. Z2021-045: SUP for Residential Infill at 418 Columbia Drive

Hold a public hearing to discuss and consider a request by Vanio Dilov 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 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia 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, November 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 15, 2021 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:

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

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

Your comments must be received by *Monday, November 15, 2021 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. Z2021-045: SUP for Residential Infill at 418 Columbia 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:

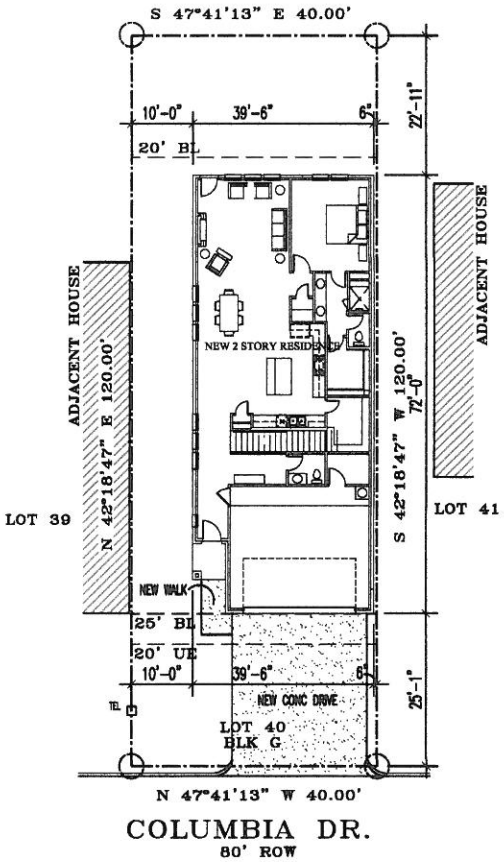
Address:

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

DESIGN DEVELOPMENT
SERVICES
ALLEN, TX 75002
PH. (214) 929-5086

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS–NOTIFY GENERAL
CONTRACTOR OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION



SPEC BUILD
LOT 40 CHANDLERS LAANDING PH 2
COLUMBIA DR.
ROCKWALL, TX 75032
ROCKWALL COUNTY

0 10 30 50

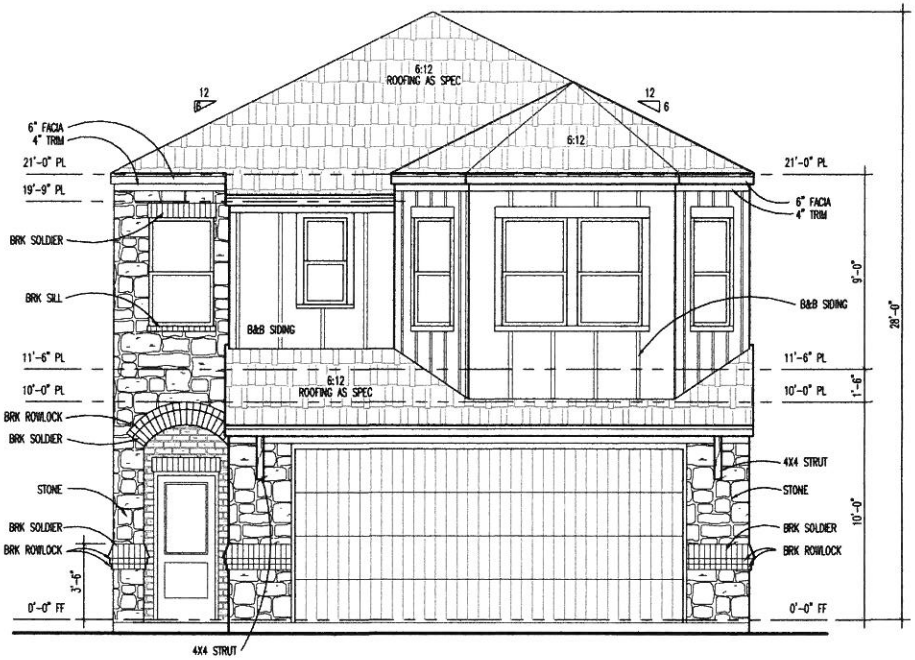
SCALE: 1:20

SITE PLAN

ZONING:	SF
BLDG FOOTPRINT:	2,094 SQFT
LOT AREA:	4,800 SQFT
LOT COVERAGE:	43.6%

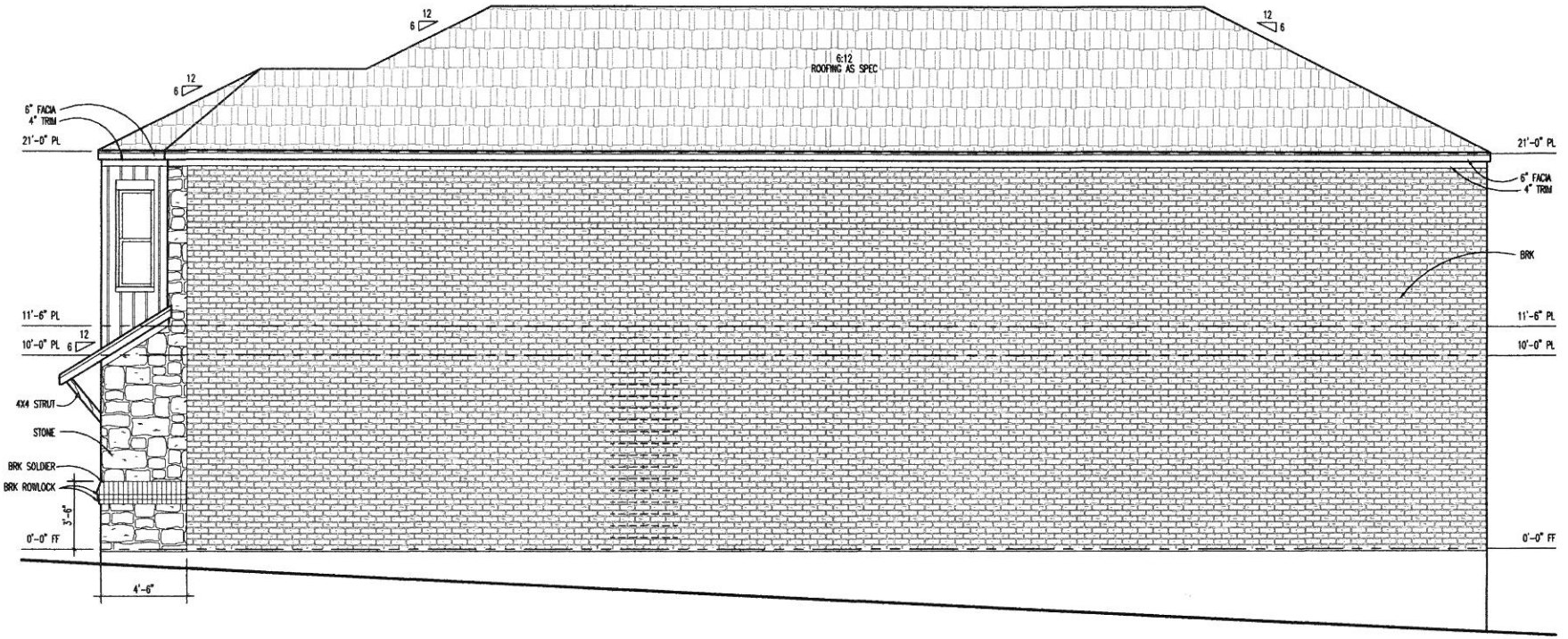
PLAT
SITE

DATE: 8–28–21



01 FRONT ELEVATION

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



02 RIGHT ELEVATION

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

DESIGN DEVELOPMENT SERVICES
PLANO, TX 75002
PH. (214) 929-5086

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS--NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

APPLICABLE CODES

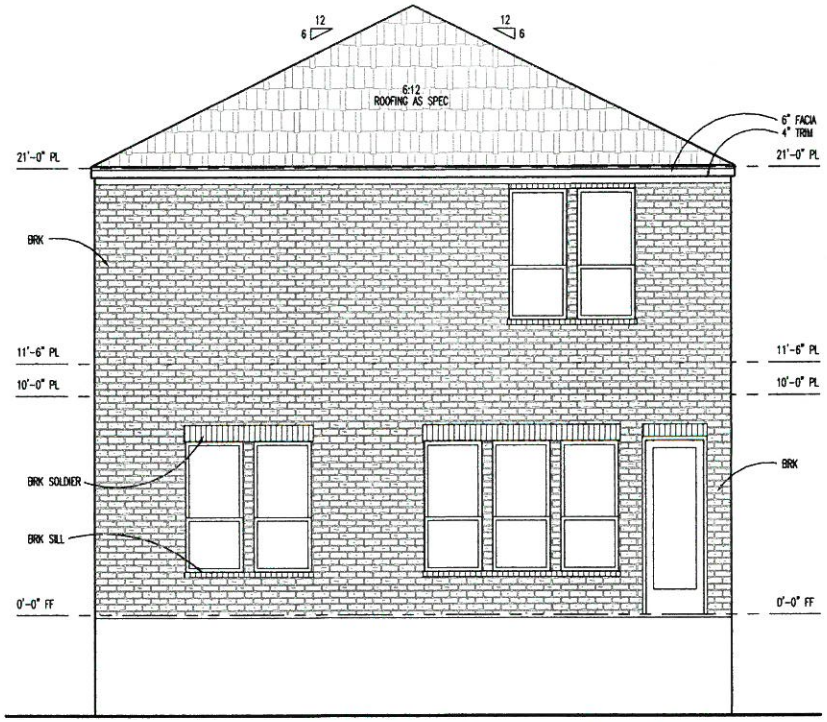
2015	INTERNATIONAL BUILDING CODE	2015	INTERNATIONAL FUEL GAS CODE
2015	INTERNATIONAL MECHANICAL CODE	2015	INTERNATIONAL PROP. MAINTENANCE CODE
2015	INTERNATIONAL PLUMBING CODE	2015	INTERNATIONAL ENERGY CONSERVATION CODE
2015	INTERNATIONAL FIRE PREVENTION CODE	2017	NATIONAL ELECTRICAL CODE

ALL CONTRACTORS SHALL REGISTER WITH MUNICIPALITY AND PERFORM ALL PHASES TO COMPLY WITH APPLICABLE CODES AND MUNICIPAL REGULATIONS

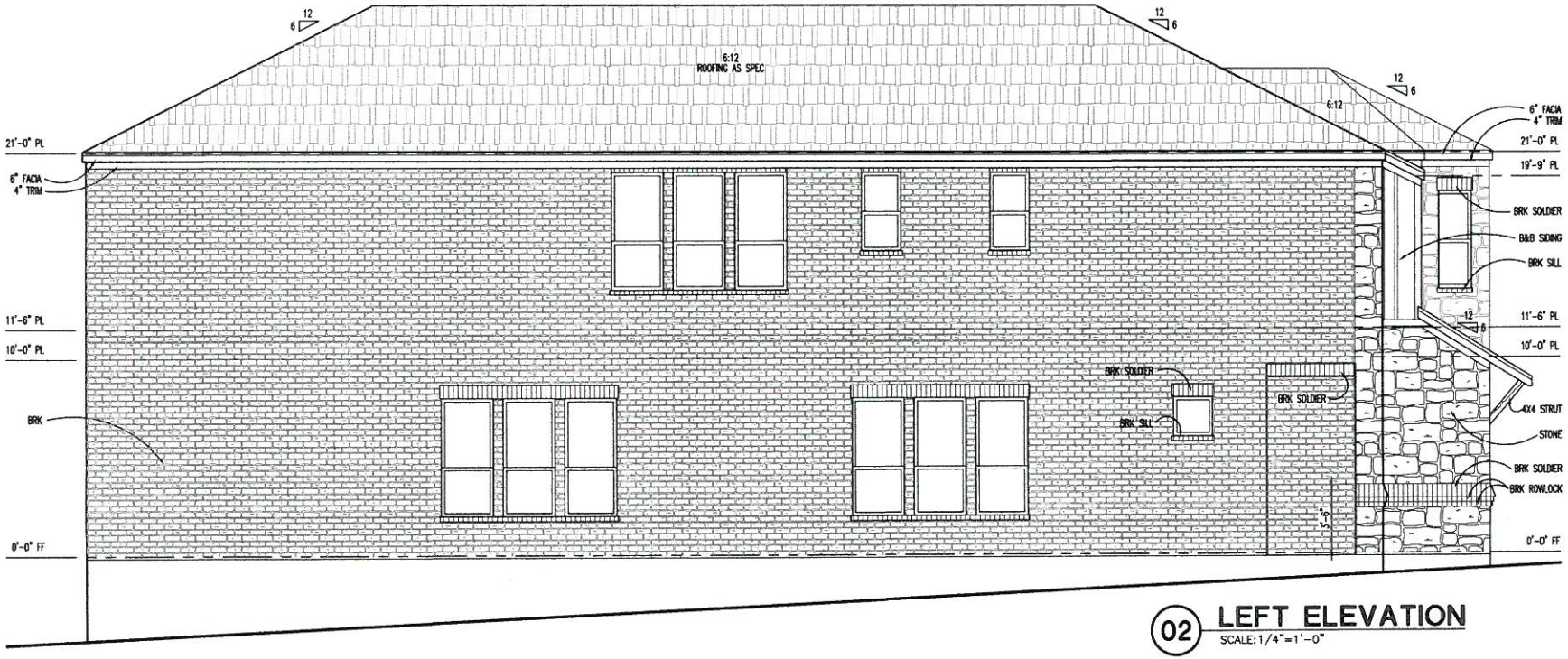
SPEC BUILD
LOT 40 CHANDLERS LAANDING PH 2
COLUMBIA DR.
ROCKWALL, TX 75032
ROCKWALL COUNTY

A3

DATE - 8-28-21



01 **REAR ELEVATION**
SCALE: 1/4"=1'-0"



02 **LEFT ELEVATION**
SCALE: 1/4"=1'-0"

D.A.L.O.R

DESIGN DEVELOPMENT
SERVICES
PLANO, TX 75002
PH. (214) 929-5086

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS–NOTIFY GENERAL
CONTRACTOR OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION

APPLICABLE CODES

INTERNATIONAL BUILDING CODE	2015	INTERNATIONAL FUEL GAS CODE
INTERNATIONAL MECHANICAL CODE	2015	INTERNATIONAL PROP. MAINTENANCE CODE
INTERNATIONAL PLUMBING CODE	2015	INTERNATIONAL ENERGY CONSERVATION CODE
INTERNATIONAL FIRE PREVENTION CODE	2017	NATIONAL ELECTRICAL CODE

ALL CONTRACTORS SHALL REGISTER WITH MUNICIPALITY AND PERFORM ALL TASKS TO COMPLY WITH APPLICABLE CODES AND MUNICIPAL REGULATIONS

SPEC BUILD
LOT 40 CHANDLERS LAANDING PH 2
COLUMBIA DR.
ROCKWALL, TX 75032
ROCKWALL COUNTY

A4

DATE - 8-28-21

418 Columbia Drive: Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
409 Columbia Dr.	Single-Family Home	1984	2992	N/A	Stone/Wood
410 Columbia Dr.	Single-Family Home	2000	1852	N/A	Brick
411 Columbia Dr.	Single-Family Home	1983	3279.5	N/A	Brick/Wood
412 Columbia Dr.	Single-Family Home	1999	2302	N/A	Brick/Wood
413 Columbia Dr.	Single-Family Home	1979	3503	N/A	Brick
414 Columbia Dr.	Single-Family Home	1982	2879	N/A	Brick/Wood
415 Columbia Dr.	Single-Family Home	2005	3265	N/A	Brick/Stone
416 Columbia Dr.	Single-Family Home	1984	1930	N/A	Brick/Wood
417 Columbia Dr.	Single-Family Home	1992	3192	N/A	Brick/Wood
419 Columbia Dr.	Single-Family Home	1988	2930	N/A	Brick/Wood
420 Columbia Dr.	Single-Family Home	1986	1758	N/A	Brick/Wood
421 Columbia Dr.	Single-Family Home	1983	2808	N/A	Brick
422 Columbia Dr.	Single-Family Home	2007	3333	N/A	Brick
423 Columbia Dr.	Single-Family Home	1984	1876	N/A	Brick
425 Columbia Dr.	Single-Family Home	1995	3101	N/A	Stone/Wood
501 Columbia Dr.	Single-Family Home	1997	2505.5	N/A	Brick/Wood
503 Columbia Dr.	Single-Family Home	2007	2772	N/A	Brick/Stone
505 Columbia Dr.	Single-Family Home	1984	3189	N/A	Brick/Wood
Averages:		**1991**	**2748.17**		

409 Columbia Drive

410 Columbia Drive

411 Columbia Drive

412 Columbia Drive

413 Columbia Drive

414 Columbia Drive

415 Columbia Drive

416 Columbia Drive

417 Columbia Drive

419 Columbia Drive

420 Columbia Drive

421 Columbia Drive

422 Columbia Drive

423 Columbia Drive

425 Columbia Drive

501 Columbia Drive

503 Columbia Drive

505 Columbia Drive

CITY OF ROCKWALL

ORDINANCE NO. 21-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) [*ORDINANCE NO. 84-04*] 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 0.1102-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 40 OF THE CHANDLERS LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Vanio Dilov for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home on a 0.1102-acre parcel of land identified as Lot 40 of the Chandlers Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 418 Columbia 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) [*Ordinance No. 84-04*] 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) [*Ordinance No. 84-04*] 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 the construction of a single-family home 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 ORDINANCE 10.04.2021

Subsection 03.01, *General Residential District Standards*, 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) [*Ordinance No. 84-04*] -- *as heretofore amended and may be amended in the futur*e -- 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 11.09.2021

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 6TH DAY OF DECEMBER, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

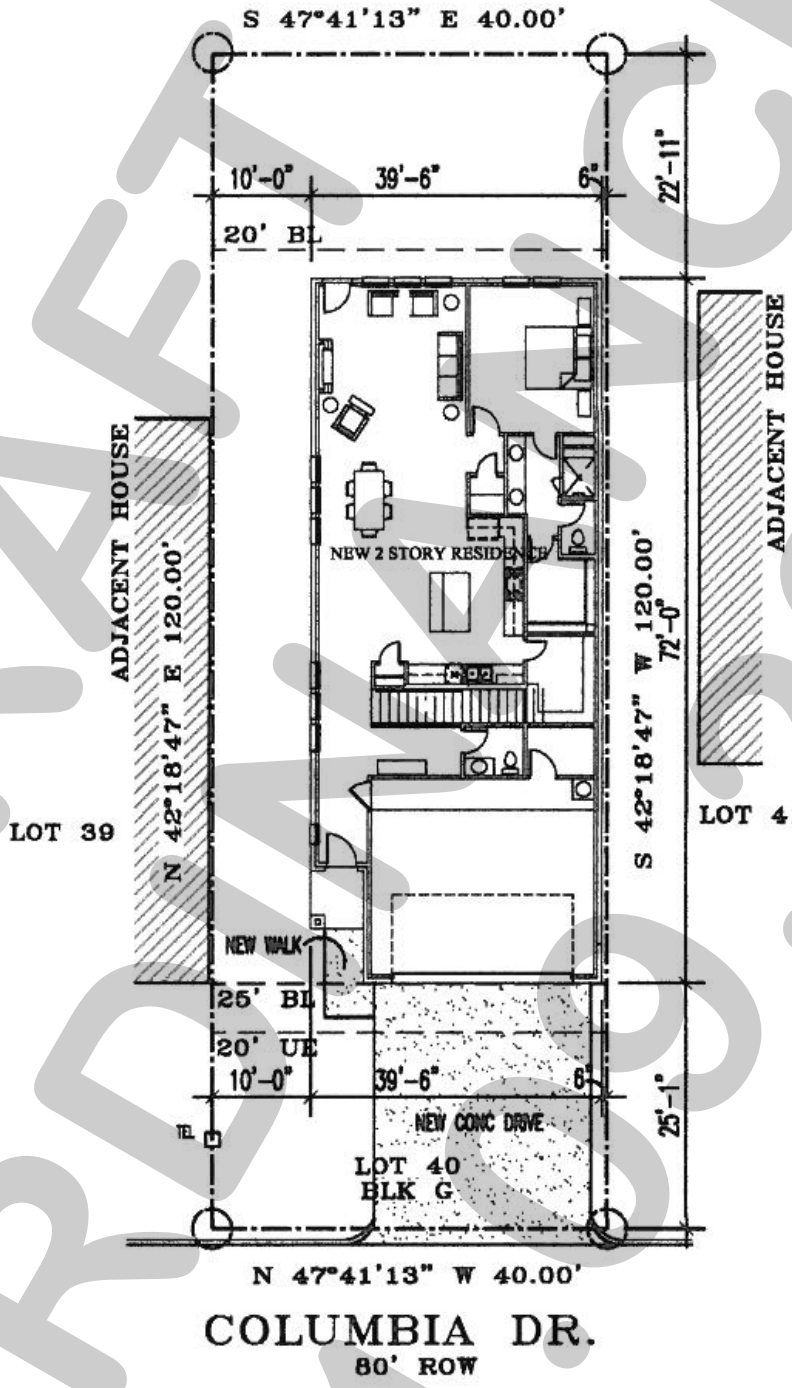
DRAFT ORDINANCE 11.09.2021

Exhibit 'A'
Location Map

Address: *418 Columbia Drive*
Legal Description: *Lot 40 of the Chandlers Landing, Phase 2 Addition*

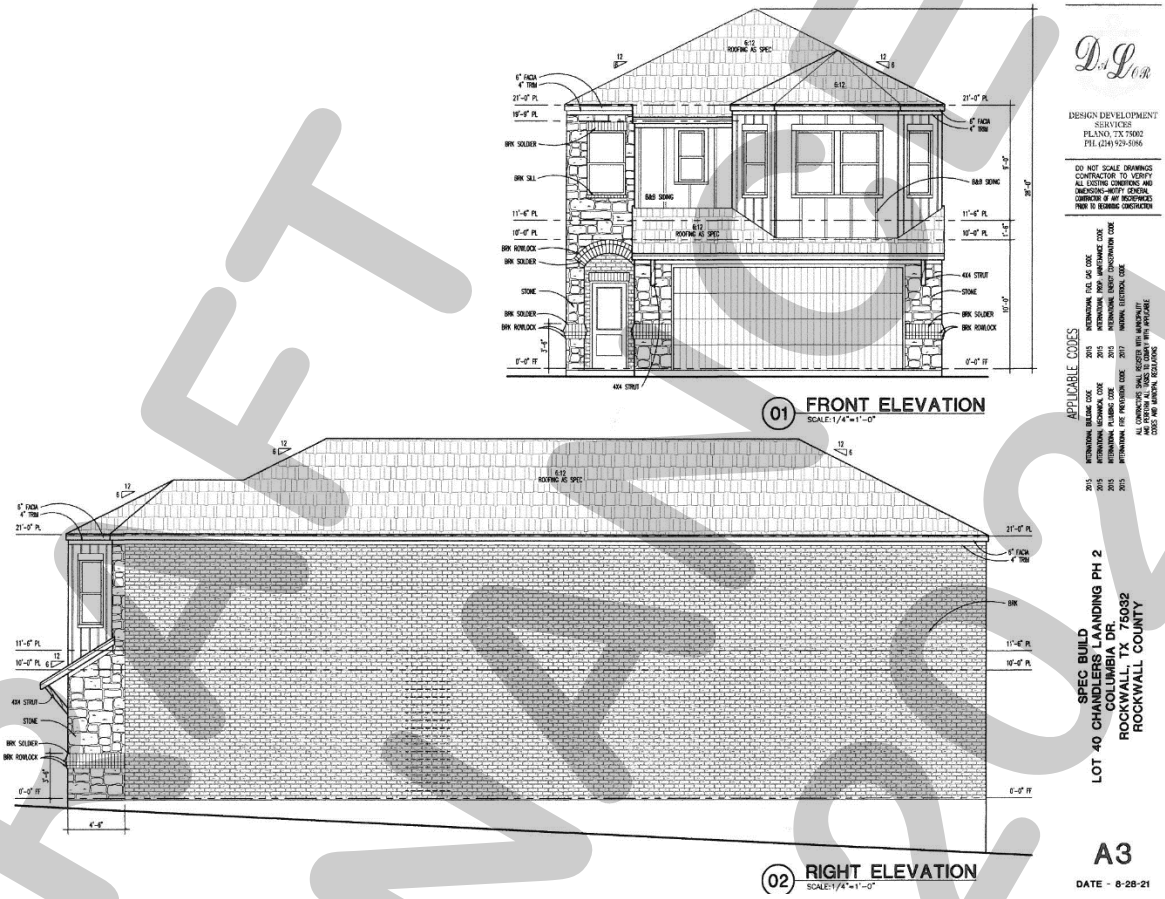
DRAFT
01.10.22

Exhibit 'B':
Residential Plot Plan



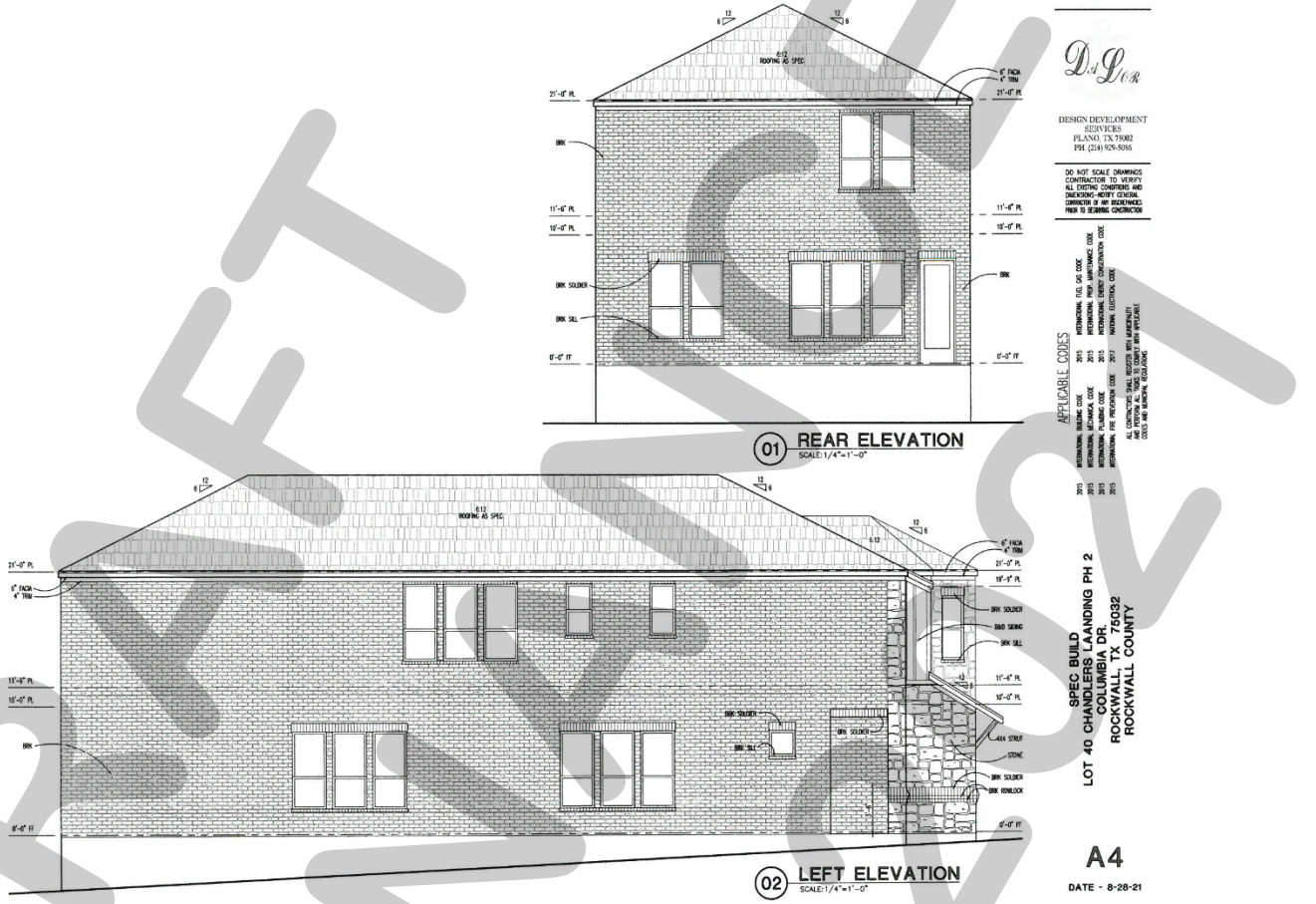
DRAFT ORDINANCE 11.09.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 11.09.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 11.09.2021

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:	November 9, 2021
APPLICANT:	Mike Peoples
CASE NUMBER:	Z2021-046; *Specific Use Permit (SUP) for Agricultural Accessory Buildings and an Animal Shelter or Loafing Shed*

SUMMARY

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a *Specific Use Permit (SUP)* for two (2) *Agricultural Accessory Buildings* and an *Animal Shelter/Loafing Shed* 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.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. This zoning designation has not changed since its adoption in 1998. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property is: [*1*] a 3,836.50 SF single-family home that was constructed in 2010, [*2*] a ~2,500 SF barn that was constructed in 2017, [*3*] a ~4,000 SF barn constructed in 2017, and [*4*] a swimming pool constructed in 2019.

On October 24, 2018, the Building Inspections Department proactively recognized a structure (*i.e. an Animal Shelter/Loafing Shed*) being constructed without a permit on the subject property. The Building Inspections Department then proceeded to confer with Planning Department regarding the requirements for building a structure on the subject property. During this meeting, additional structures were found to exist based on aerial images dating back to 2013. These images depicted two (2) additional structures that were constructed without building permits. The aerial image indicated that one (1) of these structures -- *an Accessory Building* -- lied within the 100-year floodplain. The other structure was a *Detached Garage* that had been enlarged on at least two (2) separate occasions (*i.e. aerial images indicate that the structure was enlarged in December 2015 and September 2017*). City records indicated that no permits were requested for the construction of either of these structures or the following additions. Subsequently, the Building Inspections Department issued a *Stop Work Order* on October 25, 2018 for the *Animal Shelter/Loafing Shed*, requiring the applicant to submit a Specific Use Permit (SUP) and building permits for the *Animal Shelter*, *Detached Garage*, and *Accessory Building*. On November 6, 2018, the applicant applied for a Specific Use Permit (SUP) and building permit for the *Animal Shelter/Loafing Shed*. On November 19, 2018, the applicant applied for a Specific Use Permit (SUP) and building permit for the *Detached Garage*. Staff should note that at the time these applications were submitted, the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) did not allow *Accessory Buildings* in an Agricultural (AG) District, and based on this -- *coupled with the fact that the Accessory Building was wholly situated within a 100-year floodplain* -- staff required that the *Accessory Building* be removed from the subject property.

On December 17, 2018, the City Council reviewed the Specific Use Permit (SUP) cases for the *Animal Shelter/Loafing Shed* [*Case No. Z2018-049*] and *Detached Garage* [*Case No. Z2018-053*]. Ultimately, the City Council continued (*i.e. postponed*) the public hearing for the *Animal Shelter/Loafing Shed -- for the purpose of allowing the applicant time to get a survey of the subject property completed* --, and failed to adopt a motion to approve the *Detached Garage* by a vote of 2-5 (*with Council Members Trowbridge, Hohenshelt, Pruitt, Daniels, and Johannesen dissenting*). Some of the major concerns stated by staff and the City Council at the time of consideration were the fact that the proposed *Detached Garage* was constructed without a permit and that it did not conform to the building material requirements that were in place at the time. On January 7, 2019, the City Council continued the public hearing for the *Animal Shelter/Loafing Shed*. The City Council adopted a motion requiring

that additional operational conditions be added to the Specific Use Permit (SUP) ordinance to include the removal of the *Detached Garage* and *Accessory Building* within six (6) months of the adoption of the ordinance. The Specific Use Permit (SUP) ordinance [*Ordinance No. 19-06; S-204*] was adopted by the City Council on January 22, 2019 by a vote of 7-0. Staff has provided the minutes from these meetings and the adopted Specific Use Permit (SUP) ordinance [*Ordinance No. 19-06*] for the Planning and Zoning Commission and City Council's review.

On June 22, 2020, the Specific Use Permit (SUP) [*S-204*] expired due to inactivity in accordance with Subsection 02.02(D) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) and the terms of *Ordinance No. 19-06*. At the time of expiration -- *and due to the COVID-19 situation creating a backlog in the court system* --, the three (3) citations written on August 1, 2019 [*Case No. CE1546*] had not been resolved and no fine had been issued. Based on this staff reengaged the applicant to try and work through the issues, and in August 2021 the applicant approached staff about resubmitting a Specific Use Permit (SUP) request. At the time, the City Council was considering an additional application fee for *Non-Compliant Structures*, and based on this staff requested that the applicant wait to make application until this new ordinance was in place. The *Non-Compliant Structure Fee* was adopted into Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) on September 7, 2021. Following this approval, the applicant submitted a Specific Use Permit (SUP) application on October 15, 2021.

In considering this new application, staff should point out that there have been two (2) substantial changes to the Unified Development Code (UDC) that change the way the applicant's request can be considered: [*1*] the addition of a land use for *Agricultural Accessory Buildings* was added to the *Permissible Use Charts* in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), and [*2*] HB2439 was adopted as part of the *86th Legislative Session* effectively restricting a City from enforcing or adopting regulations that prohibit or limit -- *directly or indirectly* -- the use or installation of a building product or material in the construction or renovation of residential and commercial buildings (*these changes are further explained in the Conformance with the City's Codes section of this case memo*). These two (2) changes allow both the *Detached Garage* and *Accessory Building* to be considered by Specific Use Permit (SUP) as *Agricultural Accessory Buildings*, and brings all of the buildings into closer compliance with the new requirements of the Unified Development Code (UDC).

PURPOSE

The applicant -- *Mike Peoples* -- is requesting the approval of a Specific Use Permit (SUP) to allow two (2) *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed* in accordance with the requirements of Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Staff should note that since these structures were previously constructed, the *Non-Compliant Structure Fee* was added to the application fees for this case in accordance with Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1700 E. SH-66. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 4.479-acre tract of land (*i.e. Tract 25-2 of the W. M. Dalton Survey, Abstract No 72*) with several legally non-conforming buildings that have multiple businesses in them (*e.g. Classic Rock Stone Yard, Auto Glass by Jerry, Special D Automotive, and etc.*). North of this is an 11.965-acre tract of vacant land (*i.e. Tract 25 of the W. M. Dalton Survey, Abstract No. 72*). All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is a 12.00-acre tract of vacant land (*i.e. a portion of Tract 21 of the D. Harr Survey, Abstract No. 102*), which is also owned by the applicant. South of this tract is a 5.96-acre tract of vacant land (*i.e. a portion of Tract 21 of the D. Harr Survey, Abstract No. 102*) and a one (1) acre tract of land (*i.e. Tract 21-01 of the D. Harr Survey, Abstract No. 102*) with a single-family home situated on it. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are 14 single-family homes situated on 15 tracts of land (*i.e. Tracts 1, 3, 8, 10, 11, 11-01, 11-03, 11-4, 11-5, 12, 13, 16, 17, & 19 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Widboom Addition*). Also, east of the subject property is a 64.514-acre tract of land (*i.e. Tract 15 of the D. Harr Survey, Abstract No. 102*) that is owned by the City of Rockwall. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is the Ralph Hall Municipal Airport, which is situated on a 47.89-acre parcel of land (*i.e. Lot 1 of the Rockwall Municipal Airport*) zoned Agricultural (AG) District. Beyond this are two (2) vacant tracts of land (*i.e. Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. West of these tracts is John King Boulevard, which is identified as a P6D (*i.e. principal arterials, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and an applicant's letter requesting that the City Council grant a Specific Use Permit (SUP) allowing: [*1*] an existing ~3,600 - ~4,000 SF *Agricultural Accessory Building*, [*2*] the relocation of an existing ~1,800 SF *Agricultural Accessory Building*, and [*3*] an existing ~2,720 SF *Animal Shelter or Loafing Shed*. The characteristics and locations of these buildings is as follows:

Animal Shelter or Loafing Shed: Depicted as Building #1 on the Ordinance Exhibit 'B'

The *Animal Shelter or Loafing Shed* is approximately 40-feet by 68 feet (*or ~2,720 SF*) and is constructed out of metal *R-Panel*. It is estimated that the existing structure is setback between 40-feet and 50-feet from the front property line adjacent to SH-66. The structure is approximately 15-feet in height. In front of the *Animal Shelter or Loafing Shed* is a bulk feed bin, which is estimated to stand approximately 13-feet in height and is setback approximately 45-feet from the front property line.

Agricultural Accessory Building: Depicted as Building #2 on the Ordinance Exhibit 'B'

The existing *Agricultural Accessory Building*, situated in the southwest corner of the subject property, is estimated to be between ~3,600 SF and ~4,000 SF (*i.e. the main portion of the structure is ~40-feet by ~60-feet and the addition to the southwest is estimated to be ~20-feet by ~60-feet*). The structure is built out of a combination of shipping containers, wood siding, and metal *R-Panel*. A portion of the structure is currently built on the rear yard property line of the subject property and violates the minimum ten (10) foot setback for rear yards stipulated by the Agricultural (AG) District standards contained in the Unified Development Code (UDC). Currently, the structure does not have any visibility from adjacent properties with the exception of the Ralph Hall Municipal Airport, where a portion of the structure is visible from the northern most point of the southeast taxiway.

Agricultural Accessory Building: Depicted as Building #3 & #4 on the Ordinance Exhibit 'B'

The existing *Agricultural Accessory Building*, situated in the southeast corner of the subject property, is wholly located within the 100-year floodplain. This structure is estimated to be ~1,800 SF (*or ~30-feet by ~60-feet*). The structure is constructed utilizing metal *R-Panel*, and is estimated to be less than 15-feet in height. The applicant is proposing to move this structure out of the floodplain on to the property directly south of the subject property (*i.e. a portion of Tract 21 of the D. Harr Survey, Abstract No. 102*). This new location would be in conformance with the setback requirements for the Agricultural (AG) District contained in the Unified Development Code (UDC), and would not have any visibility to adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

On January 7, 2019, the City Council -- *in response to an appointment with Dewayne Cain* -- directed staff to change the Unified Development Code (UDC) to incorporate an *Agricultural Accessory Building* land use into Article 04, *Permissible Uses*. Based on this direction staff brought forward the requested changes on February 19, 2019, and the City Council adopted the new land use and operational conditions on March 4, 2019 through *Ordinance No. 19-12*. According to this new ordinance (*consolidated in Section 02.03, Conditional Land Use Standards, of Article 04, Permissible Uses, of the Unified Development Code [UDC]*) a *Barn or Agricultural Accessory Building* is permitted by a Specific Use Permit (SUP) in an Agricultural (AG) District subject to the following *Conditional Land Use Standards*:

(1) The property shall be a minimum of ten (10) acres or more in size.
(2) A *Barn or Agricultural Accessory Building* shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
(3) The *Barn or Agricultural Accessory Building* shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

Staff has placed a table below (*i.e. Table 1: Subject Property's Current Conformance with the Conditional Land Use Standards for Agricultural Accessory Buildings*) showing how the two (2) *Agricultural Accessory Buildings* currently conform to the *Conditional Land Use Standards* stated above.

TABLE 1: SUBJECT PROPERTY'S CURRENT CONFORMANCE WITH THE CONDITIONAL LAND USE STANDARDS FOR AGRICULTURAL ACCESSORY BUILDINGS

CONDITIONAL USE STANDARD	AGRICULTURAL ACCESSORY BUILDING #2	AGRICULTURAL ACCESSORY BUILDING #3
MINIMUM LOT SIZE OF ONE (1) ACRE	42.66-ACRES; *IN CONFORMANCE*	42.66-ACRES; *IN CONFORMANCE* [1]
BUILDING SHALL BE 2,000 SF < X < 4,999 SF	~2,720 SF; *IN CONFORMANCE*	~1,800 SF; *NOT IN CONFORMANCE*
LOCATED BEHIND THE FRONT FACADE	YES; *IN CONFORAMNCE*	YES; *IN CONFORAMNCE*
MEETS SETBACK REQUIREMENTS	YES; *NOT IN CONFORMANCE* [2]	YES; *IN CONFORMANCE* [3]

NOTES:
[1]: AFTER THE PROPERTY IS PLATTED THE SUBJECT PROPERTY WILL BE APPROXIMATELY 53.96-ACRES.
[2]: AFTER THIS PROPERTY IS PLATTED THE APPLICANT'S REQUEST WILL BE IN COMPLIANCE WITH THIS REQUIREMENT.
[3]: A CONDITION OF THE SPECIFIC USE PERMIT (SUP) ORDINANCE IS THAT WHEN THIS STRUCTURE IS MOVED IT WILL MEET THE MINIMUM SETBACKS FOR THE AGRICULTURAL (AG) DISTRICT.

With regard to an *Animal Shelter or Loafing Shed*, Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) states an *Animal Shelter or Loafing Shed* requires a Specific Use Permit (SUP) in an Agricultural (AG) District. There are currently no *Conditional Land Use Standards* for the *Animal Shelter or Loafing Shed* land use, and these uses are only subject to the Agricultural (AG) District development standards stipulated by Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 2: Subject Property's Current Conformance with the Agricultural (AG) District Standards* below.

TABLE 2: SUBJECT PROPERTY'S CURRENT CONFORMANCE WITH THE AGRICULTURAL (AG) DISTRICT STANDARDS

DEVELOPMENT STANDARDS		AGRICULTURAL (AG) DISTRICT	SUBJECT PROPERTY CONFORMANCE
ABBREVIATION		AG	AG
DWELLING UNITS/LOTS		1.0 [1]	1.0; *IN CONFORMANCE*
DWELLING UNITS/ACRE		0.1	0.023; *IN CONFORMANCE*
MINIMUM DWELLING UNIT (SF)		1,600	3,836.50 SF; *IN CONFORMANCE*
MINIMUM LOT REQUIREMENTS	AREA (SF)	43,560	1,858,269.60 SF; *IN CONFORMANCE*
	WIDTH (FEET)	100	718.50-FEET; *IN CONFORMANCE* [2]
	DEPTH (FEET)	200	2,162.50-FEET; *IN CONFORMANCE* [3]
MINIMUM SETBACKS	FRONT (FEET)	40	X ≥ 40-FEET; *IN CONFORMANCE*
	REAR (FEET)	10	0-FEET; *NOT IN CONFORMANCE* [4]
	(SIDE (FEET)	6	~10-FEET; *IN CONFORMANCE*
BETWEEN BUILDINGS (FEET)		12	X > 10-FEET; *IN CONFORMANCE*
BUILDING HEIGHT (FEET)		36	X ≤ 36-FEET; *IN CONFORMANCE*
MAXIMUM LOT COVERAGE (%)		N/A	*IN CONFORMANCE*

NOTES:
[1]: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING.
[2]: AFTER THIS PROPERTY IS PLATTED THE MINIMUM LOT WIDTH WILL BE REDUCED TO 500.50-FEET; HOWEVER, THIS WILL NOT CHANGE THE COMPLIANCE OF THE LOT WITH THE AGRICULTURAL (AG) DISTRICT REQUIREMENTS.
[3]: AFTER THIS PROPERTY IS PLATTED THE MINIMUM LOT DEPTH WILL BE INCREASED TO 3,012.90-FEET.
[4]: AFTER THIS PROPERTY IS PLATTED THE APPLICANT'S REQUEST WILL BE IN COMPLIANCE WITH THIS REQUIREMENT.

Staff should note, that the existing *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* either currently conform to or will conform to the Unified Development Code (UDC) if the *Operational Conditions* in the Specific Use Permit (SUP) ordinance are enacted.

STAFF ANALYSIS

In the process of preparing this case memo and draft ordinance it was realized that the applicant had constructed a fourth unpermitted accessory structure between September 2019 and November 2020 (see *Images 1 & 2*). This new accessory building appears to be 15-feet by 20-feet (*or 300 SF*). In staff's conversations with the applicant, staff has learned that this structure is a portable chicken coup. According to Section 6-162, *Keeping, Confining and Breeding Regulations*, of the Municipal Code of Ordinances, "(i)t shall be unlawful to own or keep chickens, ducks, turkeys, geese, peacocks, or guinea hens within the corporate limits of the city except in agricultural zone districts." In addition, Subsection 03.01(B), *Other Animals*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), states that "(a)n SUP is required for other farm animals, including chickens ..." Staff has conveyed to the applicant that he will be required to submit an application for a Specific Use Permit (SUP) for the chickens, and this has been added as a *Condition of Approval* in the *Conditions of Approval* section of this case memo. Staff should also note that the applicant indicated a willingness to bring this non-conformity into conformance.

IMAGE 1: SEPTEMBER 2019

IMAGE 2: NOVEMBER 2020

Staff is also obligated to point out that the applicant has been storing materials within the 100-year floodplain, which is not permitted under Chapter 11, *Flood Hazard Damage Prevention and Control*, of the City's Municipal Code of Ordinances (*see Image 3*). According to this ordinance, *Development* is defined as "...*any man-made change to improved and unimproved real estate, including* but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations *or storage of equipment or materials*." This ordinance also defines a *Violation* as "... the failure of a structure or *other development* to be fully compliant with the community's floodplain management regulations. A structure or *other development* without the elevation certificate, other certifications, or other evidence of compliance ... is presumed to be in violation until such time as that documentation is provided." In this case, no documentation has been provided showing compliance, and staff has verified per aerial imagery that the storage in the floodplain started around March 2015 and has been increasing annually. Staff has conveyed to the applicant that the outside storage will need to be removed, and the applicant has indicated that if approved he is amenable to removing the materials from the floodplain. As part of the *Operational Conditions* in the Specific Use Permit (SUP) ordinance,

IMAGE 3: OUTSIDE STORAGE IN THE FLOODPLAIN

staff has included a requirement that all outside storage be removed from the floodplain prior to the issuance of any permits on the subject property.

With all this being said, when considering the size and visibility of the two (2) *Agricultural Accessory Buildings*, the applicant's request -- *if brought into conformance as stated in the Operational Conditions in the Specific Use Permit (SUP) ordinance* -- does not appear to negatively impact the adjacent properties. In addition, the *Animal Shelter or Loafing Shed* situated on SH-66 is similar to other *Animal Shelters or Loafing Sheds* on Clem Road and Cornelius Road, and does not appear to create a negative impact on any of the adjacent properties. Taking this into account, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff is obligated to note that should the City Council fail to approve this Specific Use Permit (SUP) request, the applicant will be required to remove all three (3) structures from the subject property or enforcement actions will be taken.

NOTIFICATIONS

On October 22, 2021, staff mailed 33 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Homeowner's Association (HOA), which was the only Homeowner's Association (HOA)/Neighborhood Organization within 1,500-feet participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received four (4) notices/emails/letters within the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) The applicant is required to remove the outside storage that is currently situated around the *Agricultural Accessory Building* (*i.e. Building #3*) prior to the issuance of any permits on the *Subject Property*.

(b) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C*' of the Specific Use Permit (SUP) ordinance.

(c) The *Agricultural Accessory Buildings* shall not exceed their current building footprints (*i.e. ~3,600 SF for Building #2 and ~1,800 SF for Building #3*).

(d) The *Animal Shelter or Loafing Shed* (*i.e. Building #1*) shall not exceed a maximum size of 3,000 SF.

(e) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) shall not exceed their current heights which are depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(f) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) shall not be operated as of for commercial land uses.

(g) The applicant will be required to apply for three (3) building permits from the Building Inspections Departments for the *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) depicted in *Exhibits 'B & 'C*' of the Specific Use Permit (SUP) ordinance.

(h) The existing *Agricultural Accessory Building* located in the floodplain on the *Subject Property*, as depicted as *Building #3* in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance, shall be moved to the location depicted as *Building #4* in *Exhibit 'B'* within six (6) months of the date of passage of the Specific Use Permit (SUP) ordinance and before building permits for *Building #1 & #2 -- depicted in Exhibits 'B' & 'C'* -- are issued.

(i) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

(j) All buildings (*i.e. Buildings #1, #2, and #3/#4*) shall be required to meet all applicable setback requirements. This means that the subject property will need to be platted prior to the issuance of a building permit for *Building #2* as depicted in *Exhibits 'B & 'C'* of the Specific Use Permit (SUP) ordinance.

(k) Should the applicant fail to meet any of the requirements of this Specific Use Permit (SUP) within one (1) year of the approval date of the Specific Use Permit (SUP) ordinance *Buildings #1, #2* and *#3/#4* shall be removed from the *Subject Property* within six (6) months of the expiration date of the Specific Use Permit (SUP) ordinance.

(2) The applicant will be required to submit a Specific Use Permit (SUP) for the chicken coop and chickens on the subject property by the December 17, 2021 application deadline.

(3) When the *Building # 3* is relocated to *Building #4* it shall maintain conformance with the Agricultural (AG) District requirements.

(4) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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.

Agricultural Accessory Structure

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-046

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)

+1000.00
1200.00

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	1700 East SH 66		
SUBDIVISION	agricultral	LOT	BLOCK
GENERAL LOCATION	56 Acres East of Ralph Hall Municipal Airport.		

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	Mike Peoples	☐ APPLICANT	
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Same.
ADDRESS	1200 East SH66 Rockwall Tx 75087	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE	214-957-0807	PHONE	
E-MAIL	MPRockwall@yahoo.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

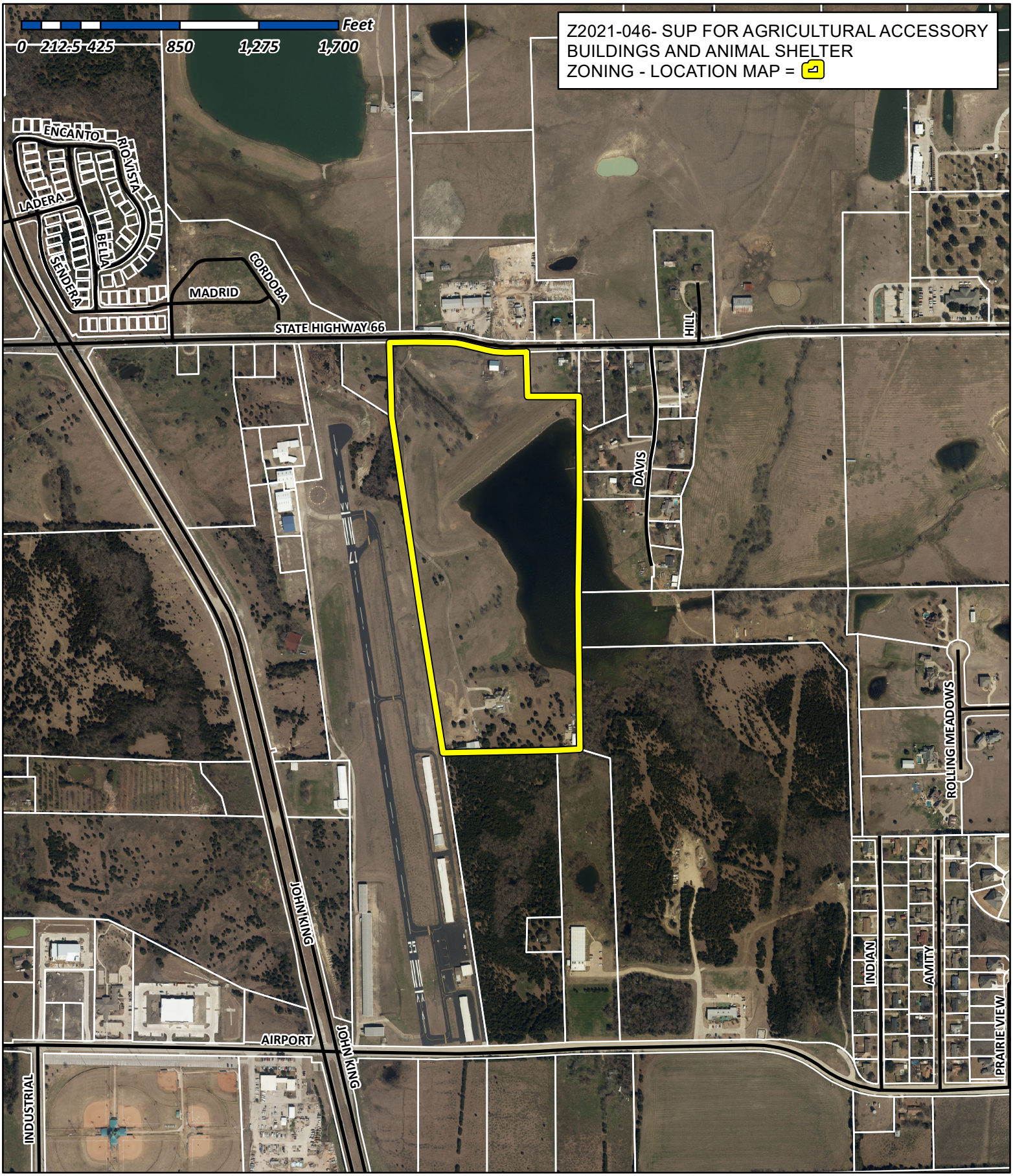
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

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

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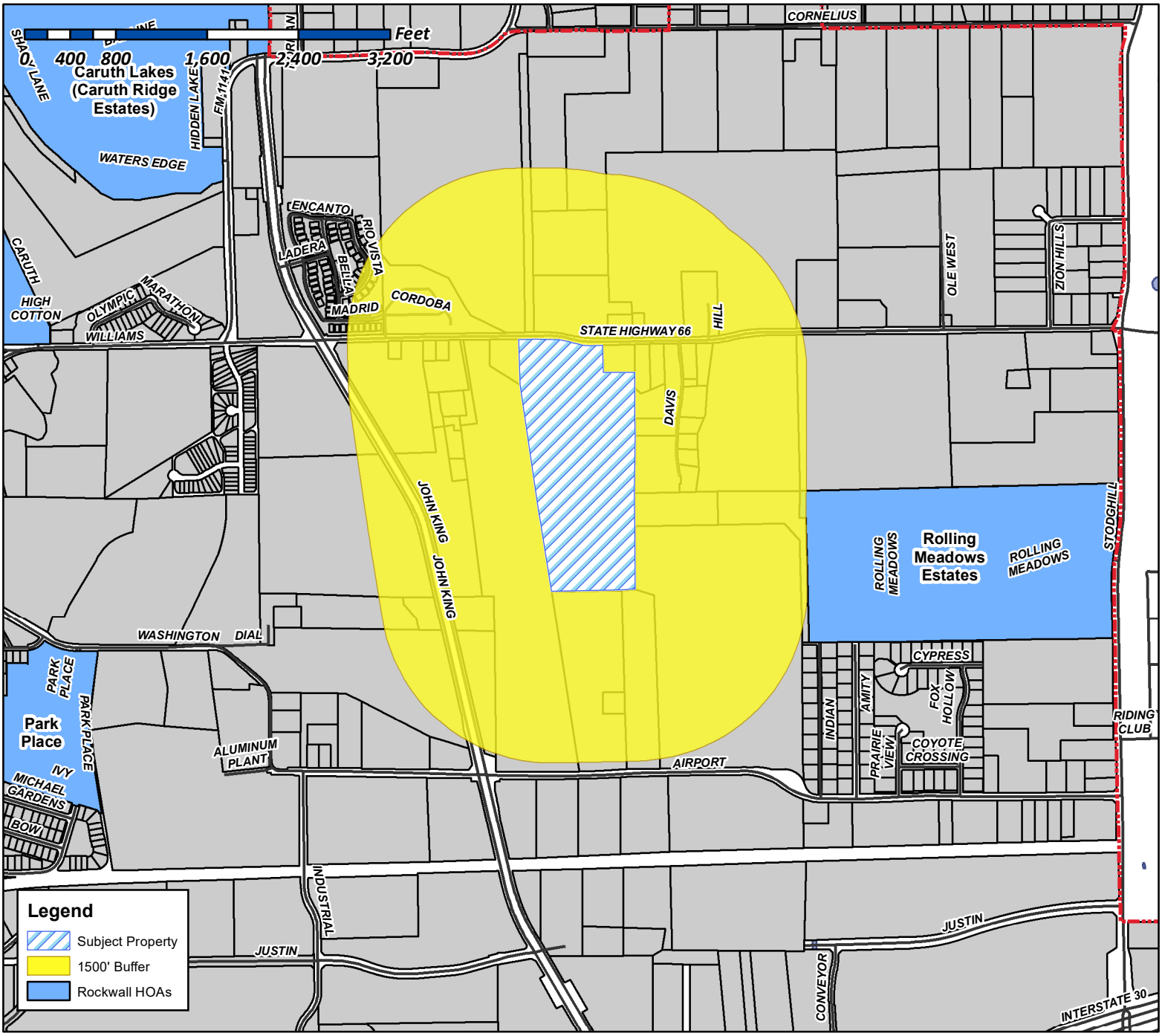
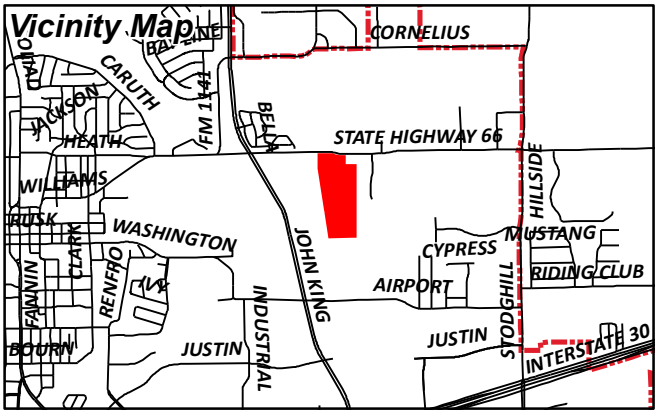


Case Number: Z2021-046
Case Name: SUP for Agricultural Accessory Buildings and Animal Shelter
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E SH 66

Date Created: *10/18/2021*

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



Miller, Ryan

From: Gamez, Angelica
Sent: Friday, October 22, 2021 9:31 AM
Cc: Miller, Ryan; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-046]
Attachments: Public Notice (10.20.2021).pdf; HOA Map (10.18.2021).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 *October 29, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 15, 2021 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.

Z2021-046: SUP for two (2) Agricultural Accessory Buildings and Animal Shelter/Loafing Shed
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a *Specific Use Permit (SUP)* for two (2) *Agricultural Accessory Buildings* and an *Animal Shelter/Loafing Shed* 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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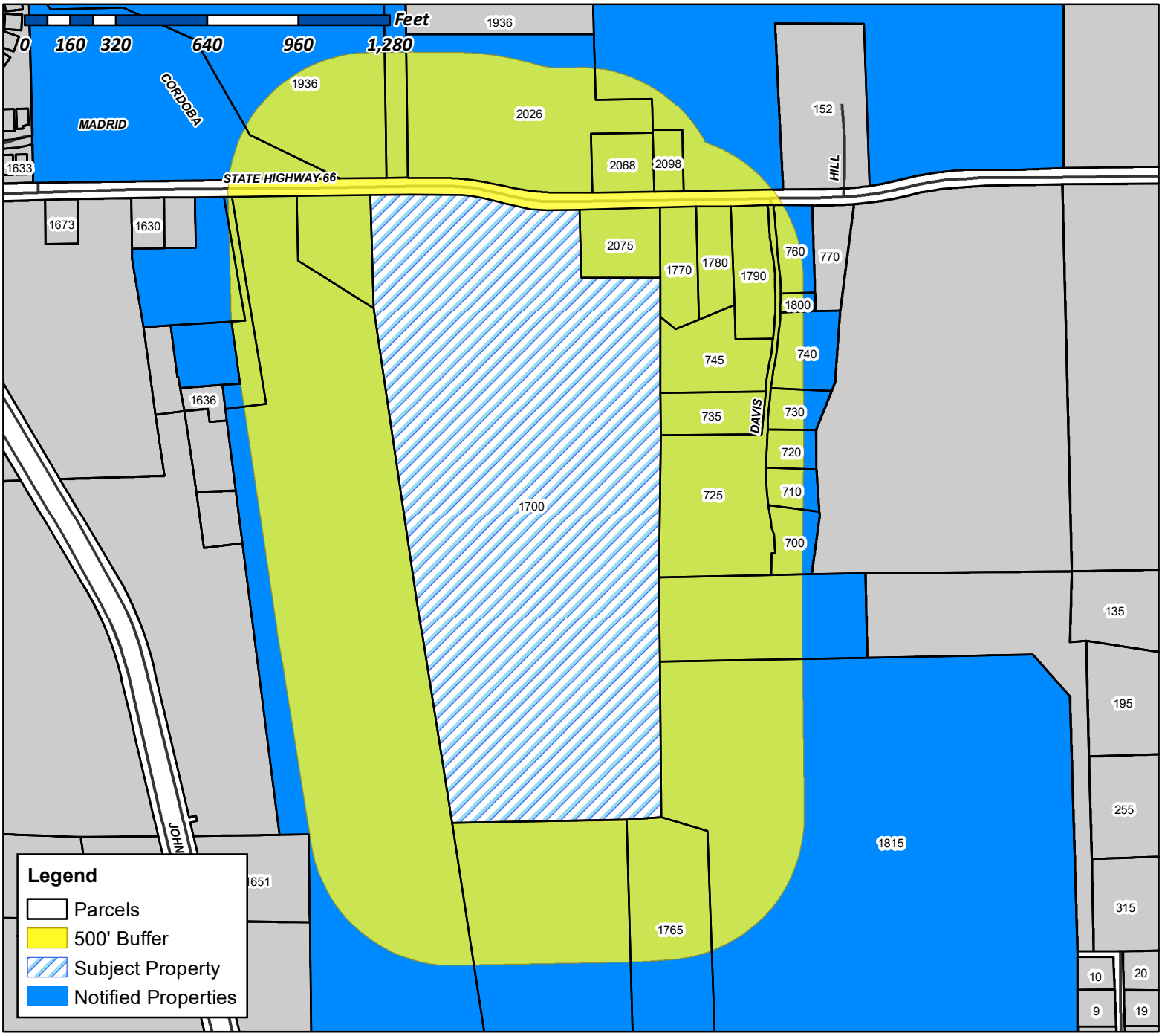

Case Number: Z2021-046
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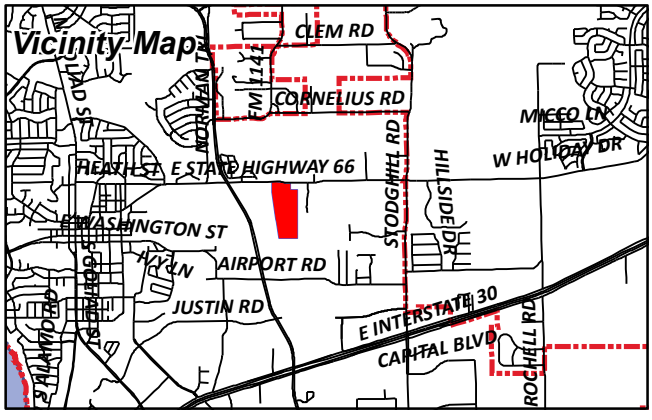
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E SH 66

Date Created: *10/18/2021*
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 AIRPORTRD
ROCKWALL, TX 75087

PEOPLES MIKE L
1936 HWY 66
ROCKWALL, TX 75087

PEOPLES MICHAEL L
2026 HWY 66
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
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

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 DAVISDR
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. Z2021-046: SUP for Two (2) Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for two (2) Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed 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, November 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 15, 2021 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 *Monday, November 15, 2021 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. Z2021-046: SUP for Two (2) Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed

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

PUBLIC NOTICE

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-046: SUP for Two (2) Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed

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: Cain Family Partnership, Ltd.

Address: 305 Stonebridge Dr.

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

Gamez, Angelica

From: Donya Sellers <donyasellers@yahoo.com>
Sent: Wednesday, October 27, 2021 2:51 PM
To: Planning
Subject: Case No. Z2021-046 SUP for Two Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed

My name is Donya Sellers, property owner at 700 Davis Drive, Rockwall TX. 972-689-3356

I am in favor of the request to allow the Two Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed on Case No. Z2021-046 SUP.

These structures have not, and continue to not cause any issues. I very much enjoy observing the livestock on Mike's property, and wish for himself and his family to continue to be able to have full use of the property for it's original agricultural purpose. The buildings and shelter/loafing shed demonstrate that Mike wishes to provide the utmost care to the animals. His children's participation in 4H is an asset to everyone's future. It is a refreshing reflection of the history of Rockwall.

Thank you.

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INTEGRITY GROUP
Developing & Building Dreams

October 28, 2021

Mayor & City Council, and
Planning & Zoning Commission
City of Rockwall
368 S. Goliad Street
Rockwall, TX 75087

RE; Case No. Z2021-046: SUP for Two (2) Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed

Honorable Mayor, Councilmembers & Members of P&Z Commission,

As the developers and builders of Ladera Rockwall Active Adult Community, 905 Bella Drive, we are in full support of the Proposed Agricultural Accessory Buildings and Animal Shelter/Loafing Shed.

Thank you for your consideration and we ask you to support and approve the case before you.

Respectfully Submitted,

John Delin

361 W. Byron Nelson Dr., Ste 104 * Roanoke 76262 * 817.430.3318
www.integritygroups.com

PLEASE RETURN THE BELOW FORM

Case No. Z2021-046: SUP for Two (2) Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed

Please place a check mark on the appropriate line below:

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

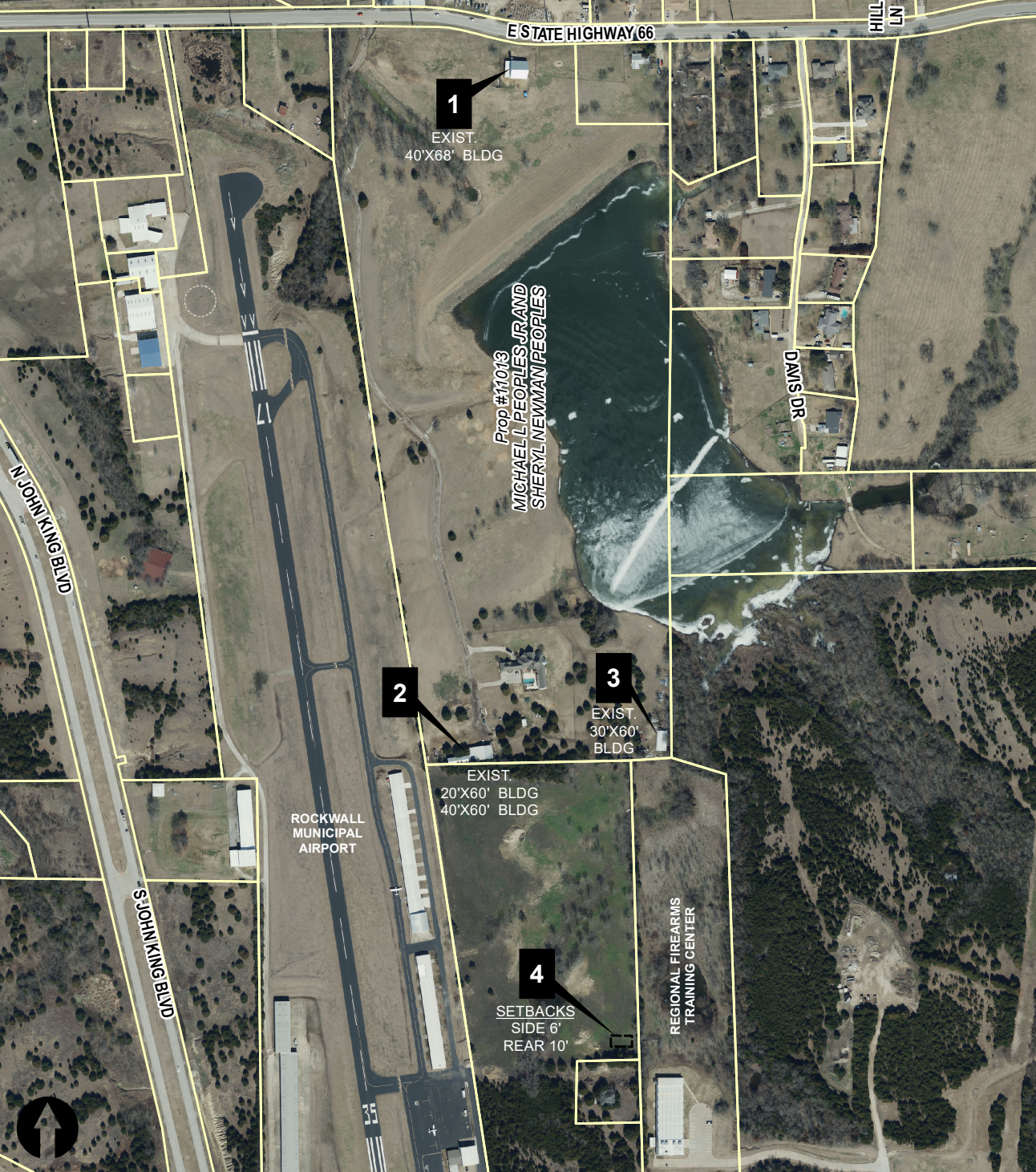
☐ I am opposed to the request for the reasons listed below.

Name: Michael Mc & CAROLINE MOORE

Address: 725 Davis Dr, Rockwall, TX, 75087

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

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


E STATE HIGHWAY 66
HILL LN
1
EXIST.
40'X68' BLDG
Prop #11013
MICHAEL L PEOPLES JR AND
SHERYL NEWMAN PEOPLES
DAVIS DR
N JOHN KING BLVD
17
2
3
EXIST.
30'X60'
BLDG
EXIST.
20'X60' BLDG
40'X60' BLDG
ROCKWALL
MUNICIPAL
AIRPORT
S JOHN KING BLVD
4
SETBACKS
SIDE 6'
REAR 10'
REGIONAL FIREARMS
TRAINING CENTER

Miller, Ryan

From: mike peoples <mprockwall@yahoo.com>
Sent: Friday, October 15, 2021 10:33 AM
To: Miller, Ryan
Subject: Fwd: Building permits - 1700 E. State Hwy. 66

Sent from my iPhone

Begin forwarded message:

> **From:** "Peoples, Sheryl" <SPeoples@lockton.com>
> **Date:** October 15, 2021 at 10:10:07 AM CDT
> **To:** mike peoples <mprockwall@yahoo.com>
> **Subject: Building permits - 1700 E. State Hwy. 66**
>
> To whom it may concern:
>
> This letter is in regards to the unpermitted buildings I have constructed over the past few years on my 56 acre property located at 1700 E. State Highway 66 located next to the airport.
>
> Building #1 is next to my residence and is used for maintenance equipment storage, feed storage/deliveries and misc. equipment used for my agricultural operations.
>
> Building #2 on the topo map is used for farm equipment/hay storage. This building is to be re-permitted and moved to a different location on the 56 acre property which is marked on the topo map.
>
> Building #3 is a livestock barn for our 4-H show cattle. My 13 yr. old son & 11 yr. old daughter have been active members of the Rockwall 4-H Beef Club for 6 years and this barn is for their 4-H projects. This barn was constructed over an existing barn that was over 60 yrs old and in disrepair.
>
> I am trying to resolve this permitting process peacefully and appreciate your willingness to work with me and my family.
>
> Sincerely,
> Mike Peoples
> 214-957-0807

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TRITON

You are currently running an experimental version of Earth.
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35
Google Earth
Imagery date: 11/15/...
100 m
Camera: 878 m 32°55'44"N 96°26'...

You are currently running an experimental version of Earth.
Learn more
Send feedback
remove
1
2
Google Earth
Imagery date: 11/15/20–newer
50 m
Camera: 510 m 32°55'51"N 96°25'58"W 170 m

CITY OF ROCKWALL
ORDINANCE NO. 19-__
SPECIFIC USE PERMIT NO. S-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 7.489-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 23, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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

The motion passed by a vote of 6 in favor with 1 abstention (Fowler).

7. **Z2018-053** - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an **ordinance** for a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) 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 East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary **(1st Reading).**

The applicant, Mike Peoples is requesting the approval of a Specific Use Permit (SUP) to allow for a detached garage that does not meet the requirements stipulated by Article VI, Permissible Uses, of the Unified Development Code (UDC). The ~2,500 SF [i.e. 50-ft x 50-ft] structure stands approximately 16-feet in height and is situated southwest of the primary structure, adjacent to the City of Rockwall Municipal Airport. The detached garage was built without a permit in 2013, and has increase in size by two (2) times structures according to aerial images (see Exhibit 'B' of the draft ordinance). These additions appear to have taken place in the years 2015 & 2017. This has created one (1) large structure, of which the exact measurements are not known. With this being said, there are a total of three (3) structures that have been built concurrently with this request [i.e. Z2018-049]. The other structure lies within the designated 100-year flood plain. This structure is required to be demolished and has been added as a condition of approval of the SUP for the third structure (i.e. the detached garage).

Although Section 2, of Article V, Agricultural (AG) District of the Unified Development Code (UDC), allows for an accessory use (i.e. detached garage) to be a permitted with a main use (i.e. single-family home) on more than ten (10)-acres within an Agricultural (AG) District, Section 2.1.2, of Article IV, Permissible Uses, of the UDC, allows for one (1) detached garage that does not exceed 900 SF in area or 15 feet in height provided the exterior cladding contains the same materials as is found on the main structure. In this case, the detached garage appears to be a metal structure (see attached photos). Accessory buildings (i.e. detached garage) not meeting these standards shall require approval of an SUP. The existing detached garage does not meet the material or size requirements as stipulated by the UDC. Approval of a SUP is discretionary for the City Council. On November 30, 2018 staff mailed 33 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Rolling Meadows Homeowner's Association (HOA), which is the only HOA's/Neighborhood Organization that is within 1,500-feet of the subject property

participating in the Neighborhood Notification Program. Staff has received three noticed back in favor and one in opposition of the request.

Mayor Pruitt called the applicant forth and then opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Following additional dialogue, Mayor Pro Tem Fowler moved to approve Z2018-053. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. _____

SPECIFIC USE PERMIT NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DETACHED GARAGE THAT DOES NOT MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC), ON A 4 2 .66-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

The motion (to approve) failed by a vote of 2 in favor (Macalik and Fowler) with 5 against (Trowbridge, Hohenshelt, Pruitt, Daniels and Johannesen).

Mayor Pruitt called for a break and recessed the meeting at 7:41 p.m.

8. **Z2018-054** - Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of an **ordinance** for a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary **(1st Reading).**

Planning Director Ryan Miller explained that the subject property is located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard and is zoned Commercial (C) District. The proposed 80,000 SF office building will be comprised of three (3) stories of office space and a single-story of parking that will be located below grade. The office building will reach an overall height of 60-feet; however, the building will be located approximately 156-feet from the right-of-way of Ridge Road and due to the slope of the property the finished floor of the building will be set approximately five (5) to seven (7) feet below the surface of Ridge Road. This means that the first floor of the office building may not be visible from Ridge Road. According to the Special Use Standards located in Section 6.8, Scenic Overlay (SOV) District, of Article V, of the Unified Development Code (UDC), any

coming before the Council this evening to see if there is a way to work something out such that he would be allowed to build this large accessory building on his agriculturally zoned property.

Planning Director Ryan Miller provided clarifying comments to the Council concerning this matter. He generally explained that currently, there is no SUP process by which a property owner may request to approve a 'barn' type accessory structure on "agriculturally zoned" land, and there is also not a means by which an owner may build 'private guest quarters.' It was generally explained that the "agriculture" zoning designation is assigned to newly annexed land "by default" (essentially), and it is the most restrictive zoning designation within the city's regulations. It exists this way as a means by which annexed land will be eventually pushed into a different zoning land designation; however, it unfortunately has an (unintended) adverse effect on (larger parcels of) land that truly are more 'agricultural' in nature. One change that would need to occur is for SUPs to be able to be requested, on a case-by-case basis, for "guest quarters" which are proposed to be built on 'agriculturally zoned' land. Right now, no SUP process exists to potentially allow those types of structures.

Mr. Cain clarified that "guest quarters" is a little more elaborate than what he is wanting to build. He essentially wants to build a (large) "man cave" to have folks over and watch sports games and store some of his car collection.

Following extensive discussion, the Council generally expressed a desire for staff to bring back some options for the council to consider relative to making some changes to the UDC to allow requests (by SUP) for accessory buildings (both ones to be utilized as 'barns' and ones to be utilized for 'private guest quarters'), on a case-by-case basis, on agriculturally zoned land.

Council took no formal action related to this agenda item at this time.

X. Public Hearing Items

1. **Z2018-049** - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an **ordinance** for a Specific Use Permit (SUP) for an animal shelter 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 East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information pertaining to this agenda item, indicating that back on December 17, 2018, the City Council continued the public hearing for Case No. Z2018-049 by a vote of 7 to 0. This case involved a request for a Specific Use Permit (SUP) that would allow for an animal shelter on the property. The purpose of the City Council's motion was to allow the applicant, Mike Peoples, additional time to prepare a schedule that outlined [1] the completion time for the animal shelter (which is currently partially constructed), and [2] the time needed to demolish the structure situated within the floodplain (which was constructed without a building permit). In response to the City Council's action, Mr. Peoples provided staff with a letter indicating that, weather permitting, he intends to complete the construction of the animal shelter by April 2019; however, Mr. Peoples has not indicated a timeframe for the demolition of the structure within the floodplain (see Exhibit 'B'). It should also be noted that staff requested that Mr. Peoples provide a timeframe for the demolition of the detached garage that was denied by the City Council on December 17, 2018; however, the letter submitted by Mr. Peoples indicates that he does not have a timeframe for the removal of this building either. Due to the applicant's in ability to provide staff with a

reasonable timeframe for the demolition of the two (2) unpermitted structures, staff has amended the draft ordinance for the animal shelter to require that both structures be removed from the property within six (6) months of the adoption date of the proposed Specific Use Permit (SUP) ordinance.

Councilmember Hohenshelt and Mayor Pruitt both indicated that their preference is to require that Mr. People demolish the existing structure (in the floodplain) prior to finishing the newest structure he wanting to complete.

Mr. Miller shared that Mr. Peoples has continued to work on the existing (unpermitted, unauthorized "animal shelter") structure during the time he has been going through the process associated with seeking formal approval of it being built. It was pointed out that when Mr. Peoples spoke to staff about the (currently under construction) structure needing an SUP and building permit, Mr. Peoples gave indication that he still planned to continue working on the structure. Staff explained to Mr. Peoples that if he continued working on the structure before it (potentially) received Council's approval, he would be doing so at his own risk. Mr. Peoples subsequently submitted a letter to staff, generally expressing that he understood that. General discussion took place pertaining to the existing structure (that Mr. Peoples has continued to work on) and how stopping its construction and having it torn down will be an enforcement-related issue, should it come to that in the future. Indication was given that, related to 'enforcement,' any daily or other fines would be up to the judge.

Following extensive discussion and clarifications, Councilmember Hohenshelt moved to call for all of the improper structures to be removed before this particular SUP may be granted and that Mr. Peoples must do so within six (6) months. The motion was clarified – that Mr. Peoples should not perform further work on this current structure and that the other, existing (improper) structures must be removed within six (6) months. Councilmember Trowbridge seconded the motion.

Pruitt reopened the public hearing (that was continued from the last council meeting) and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then called for the vote.

The above noted motion then passed by a vote of 7 ayes to 0 nays. The ordinance (caption) was read into the record as follows:

CITY OF ROCKWALL
ORDINANCE NO. 19-___
SPECIFIC USE PERMIT NO. S-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ANIMAL SHELTER ON A 4 2 .66-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

XI. Action Items

1. **Z2018-052** - Discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated

Mayor Pro Tem Fowler authorized the city attorney to file intervention in the new rate case regarding the appeal to the Public Utility Commission. Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes with 1 absence (Trowbridge).

Mayor Pro Tem Fowler made a motion to move Stuart Smith up from an "alternate" to a voting member to fill the vacancy on the city's Board of Adjustments (thru Aug. 2019). Mayor Pruitt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Trowbridge).

Mayor Pro Tem Fowler moved to appoint Glenn Carr to fill the "second alternate position" on the city's Board of Adjustments (thru Aug. 2020). Mayor Pruitt seconded the motion, which passed by a vote of 6 ayes with 1 absence (Trowbridge).

VI. Invocation and Pledge of Allegiance – Councilmember Daniels

Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.

VII. Proclamations

1. Health for Humanity Yogathon

Mayor Pruitt invited city resident Ashwini Gurwale and her husband to come forth at this time. He then read and presented this proclamation. Mrs. Gurwale then gave a brief yoga demonstration.

VIII. Open Forum

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

IX. Consent Agenda

1. Consider approval of the minutes from the January 7, 2019 regular city council meeting, and take any action necessary.
2. **Z2018-049** - Consider a request by Mike Peoples for the approval of an **ordinance** for a Specific Use Permit (SUP) for an animal shelter 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 East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary **(2nd Reading).**
3. **A2018-004** - Consider a request by Pat Atkins on behalf of the owner C.D.T. Rockwall/2017 LLC for the approval of an **ordinance** for the voluntary annexation of a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and take any action necessary **(2nd reading).**
4. **P2018-047** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of

Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

5. Consider approval of the Contract Amendment #1 with Brinkley & Barfield, Inc., in the amount of $87,030 to be funded from the 2018 Street Bond funds and water/wastewater funds, and take any action necessary.

6. Consider authorizing the City Manager to negotiate and execute a contract with Baseball Nation LLC regarding the city's baseball umpire services for an amount not to exceed $120,000 to be funded from baseball registration proceeds in the Recreation Development Fund, and take any action necessary.

7. Consider authorizing the City Manager and the Chief of Police to execute an Interlocal Agreement (ILA) with NCT911 to provide 911 services in the City, and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6 and 7). Councilmember Johannesen seconded the motion. The ordinances were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 19-08
SPECIFIC USE PERMIT NO. S-204

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ANIMAL SHELTER ON A 42.66-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

CITY OF ROCKWALL
ORDINANCE NO. 19-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF A 14.995-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Trowbridge).

CITY OF ROCKWALL

ORDINANCE NO. 19-06

SPECIFIC USE PERMIT NO. S-204

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ANIMAL SHELTER ON A 42.66-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Mike Peoples for the approval of a Specific Use Permit (SUP) for the purpose of allowing a previously constructed animal shelter, situated on a 42.66-acre tract of land, zoned Agricultural (AG) District, and being identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, addressed 1700 E. SH-66, and being more specifically depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* 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. 04-38*] 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. 04-38*] 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 for the construction of an animal shelter structure within an Agricultural (AG) District as stipulated by Article IV, *Permissible Uses,* and Article V, *District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section *2.1, Agricultural (AG) District,* of Article V, *District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following operational conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an animal shelter, structure on the Subject Property and conformance to these requirements is necessary for continued operations:

1) The animal shelter structure shall generally conform to the elevations and site plan depicted in *Exhibits 'B'* & *'C'* of this ordinance;

2) The animal shelter structure shall not exceed its current size of approximately 2,720 SF or an approximate height of 15-feet;

3) The existing accessory building located within the flood plain of this property, as depicted as #4 in *Exhibit 'D'* of this ordinance, shall be removed/demolished within six (6) months of the date of passage of this ordinance;

4) The existing detached garage located on the subject property, as depicted as #1, 2, & 3 in *Exhibit 'D'* of this ordinance, shall be removed/demolished within six (6) months of the date of passage of this ordinance;

5) The animal shelter structure shall not be operated as a commercial land use;

6) A detention system is required for the addition of structures on the subject property per the Engineering Standards of Design; and,

7) The animal shelter structure is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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) [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*].

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 22ND DAY OF JANUARY, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 7, 2019

2nd Reading: January 22, 2019

Exhibit 'A':
Legal Description and Property Location

Legal Description: Tract 7 of the D. Harr Survey, Abstract No. 102

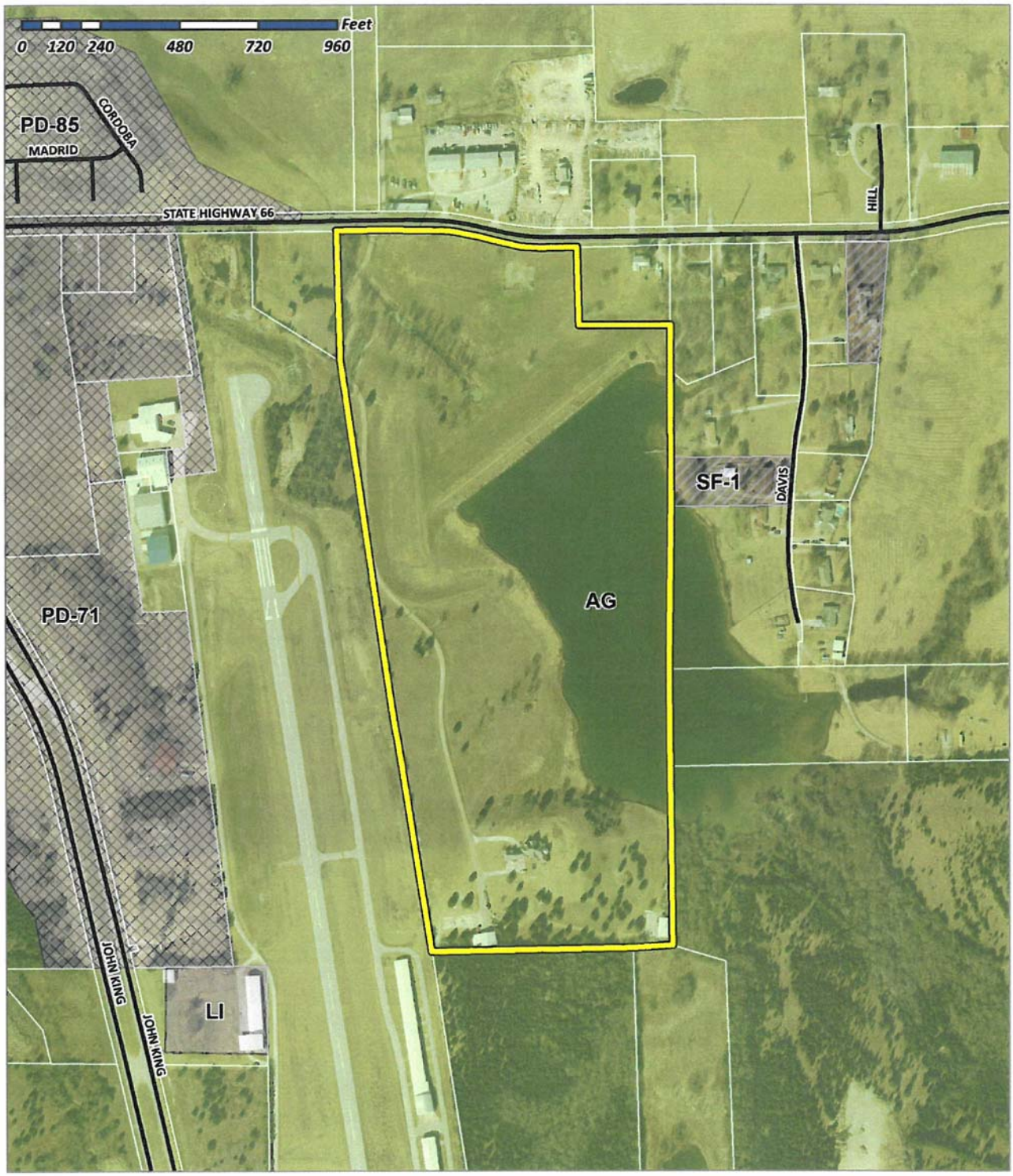


Exhibit 'B':
Animal Shelter – Elevations

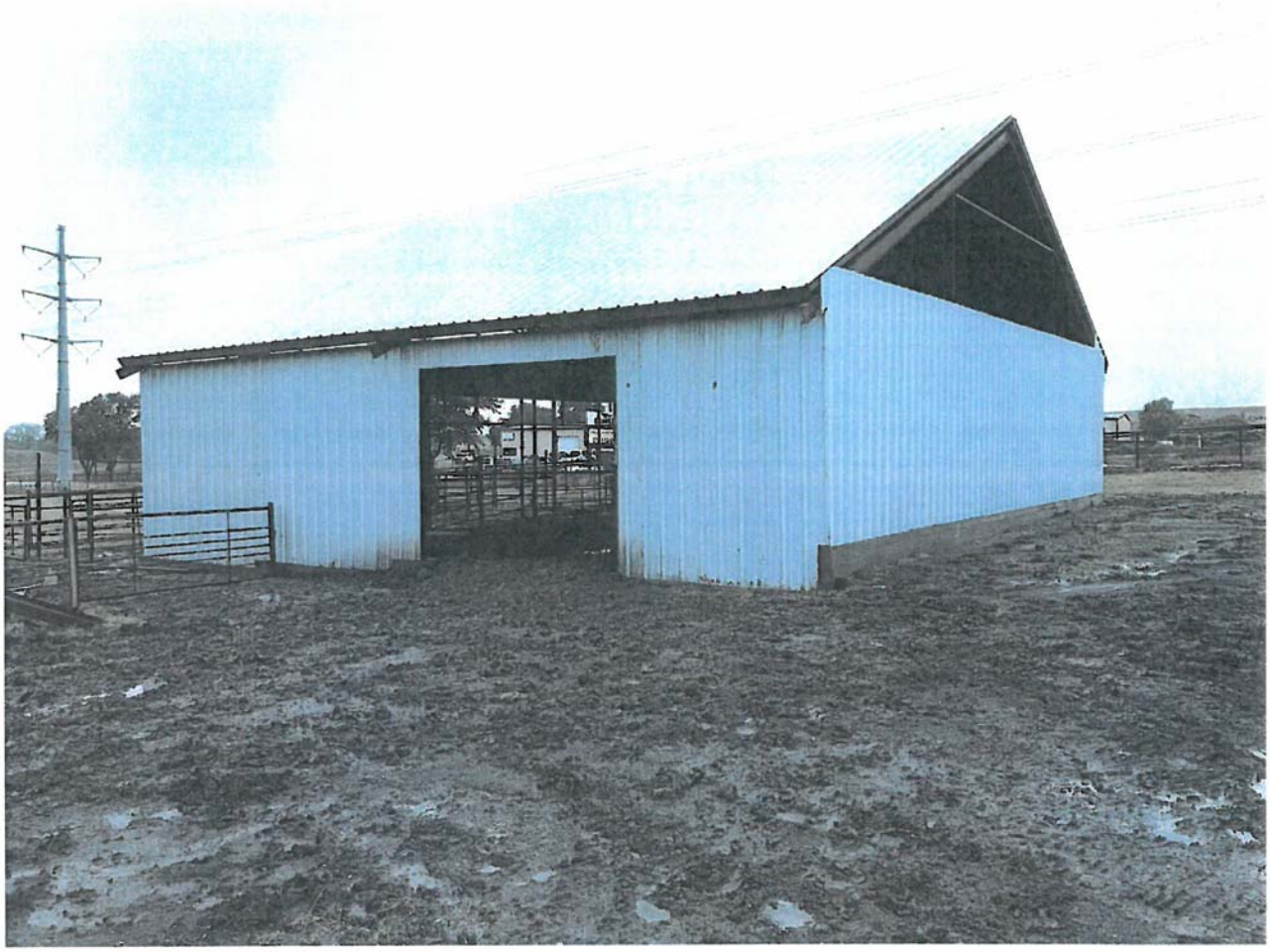
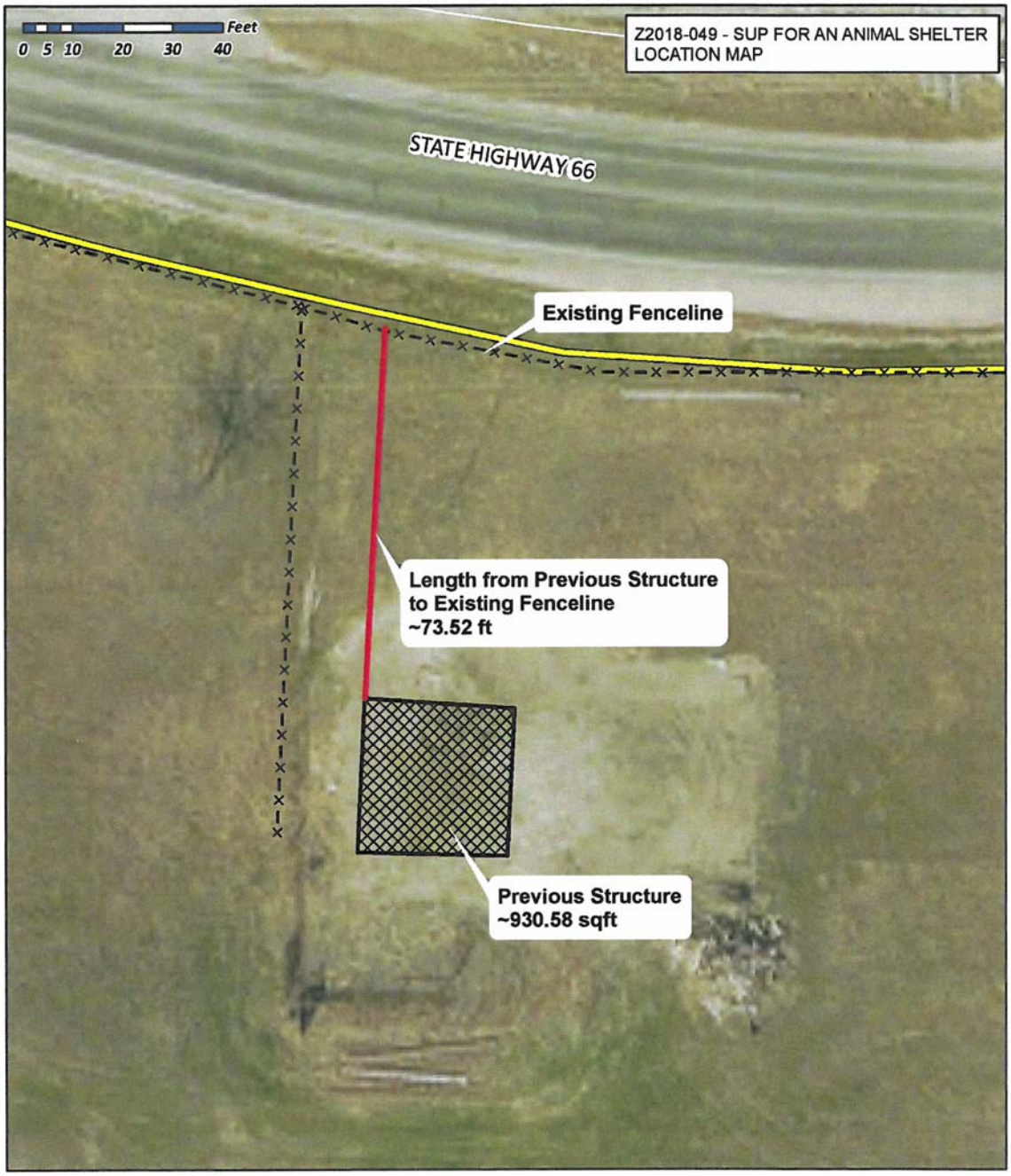


Exhibit 'C':
Site Plan

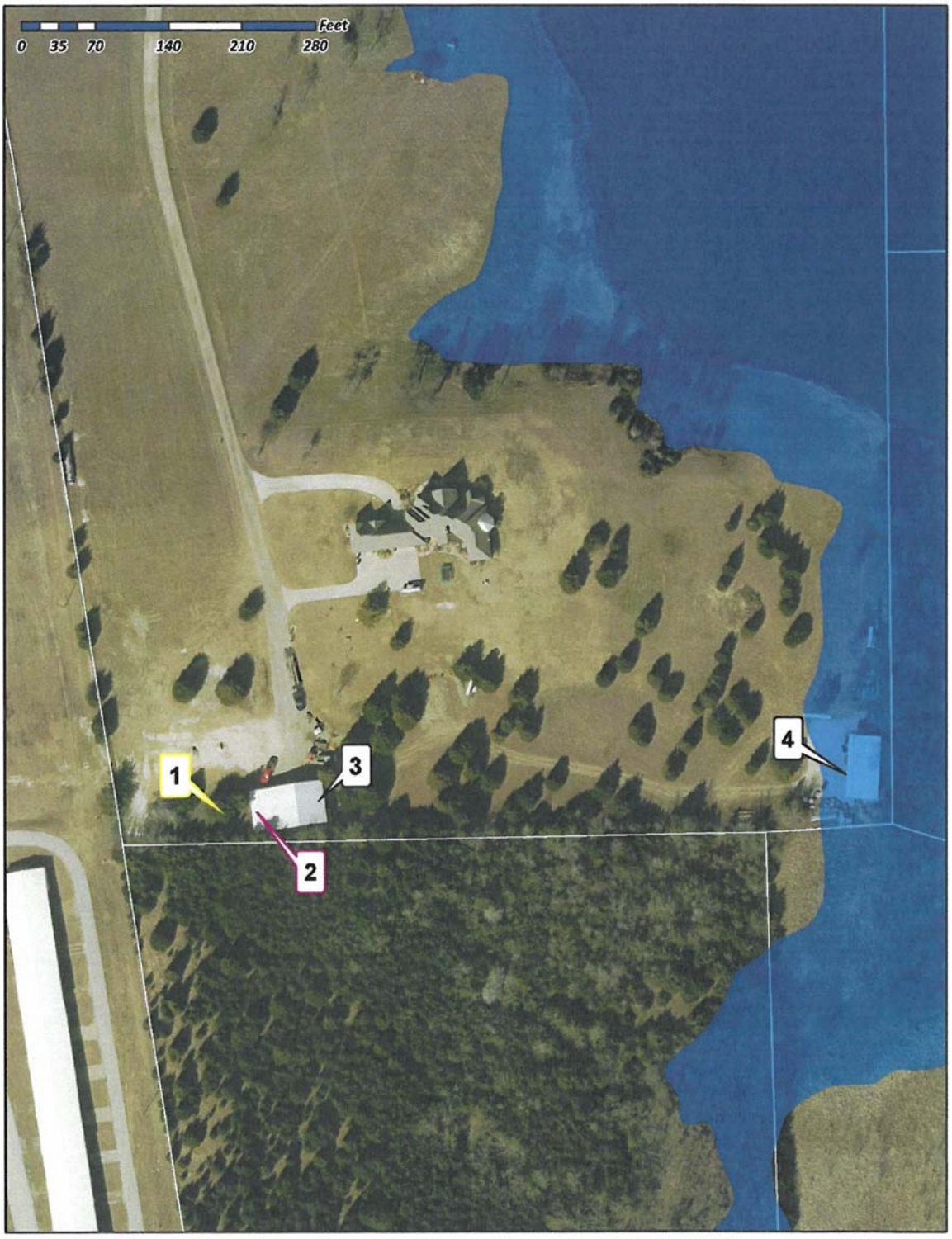


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

Exhibit 'D';
Building Locations to be Removed

1. *Exiting Structure attached to Detached Garage*
2. *Existing Structure attached to Detached Garage*
3. *Detached Garage*
4. *Existing Structure Located within Designated 100-year Flood Plain*



CITY OF ROCKWALL

ORDINANCE NO. 21-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 TWO (2) *AGRICULTURAL ACCESSORY BUILDINGS* AND AN *ANIMAL SHELTER OR LOAFING SHED* 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 two (2) *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed* 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 two (2) *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the

DRAFT 05-24-2021

Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Agricultural Accessory Structure* and an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The applicant is required to remove the outside storage that is currently situated around the *Agricultural Accessory Building* (*i.e. Building #3*) prior to the issuance of any permits on the *Subject Property*.

(2) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C*' of this ordinance.

(3) The *Agricultural Accessory Buildings* shall not exceed their current building footprints (*i.e. ~3,600 SF for Building #2 and ~1,800 SF for Building #3*).

(4) The *Animal Shelter or Loafing Shed* (*i.e. Building #1*) shall not exceed a maximum size of 3,000 SF.

(5) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) shall not exceed their current heights which are depicted in *Exhibit 'C'* of this ordinance.

(6) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) shall not be operated as of for commercial land uses.

(7) The applicant will be required to apply for three (3) building permits from the Building Inspections Departments for the *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) depicted in *Exhibits 'B & 'C*' of this ordinance.

(8) The existing *Agricultural Accessory Building* located in the floodplain on the *Subject Property*, as depicted as *Building #3* in *Exhibits 'B' & 'C'* of this ordinance, shall be moved to the location depicted as *Building #4* in *Exhibit 'B'* within six (6) months of the date of passage of this ordinance and before building permits for *Building #1 & #2* -- *depicted in Exhibits 'B' & 'C'* -- are issued.

(9) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (*i.e. Buildings #1, #2, & #3*) shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

(10) All buildings (*i.e. Buildings #1, #2, and #3/#4*) shall be required to meet all applicable setback requirements. This means that the subject property will need to be platted prior to the issuance of a building permit for *Building #2* as depicted in *Exhibits 'B & 'C*' of this ordinance.

(11) Should the applicant fail to meet any of the requirements of this Specific Use Permit (SUP) within one (1) year of the approval date of this ordinance *Buildings #1, #2* and

DRAFT ORDINANCE 11.09.2021

#3/#4 shall be removed from the *Subject Property* within six (6) months of the expiration date of this ordinance.

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).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF DECEMBER, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

DRAFT ORDINANCE 11.09.2021

Frank J. Garza, *City Attorney*

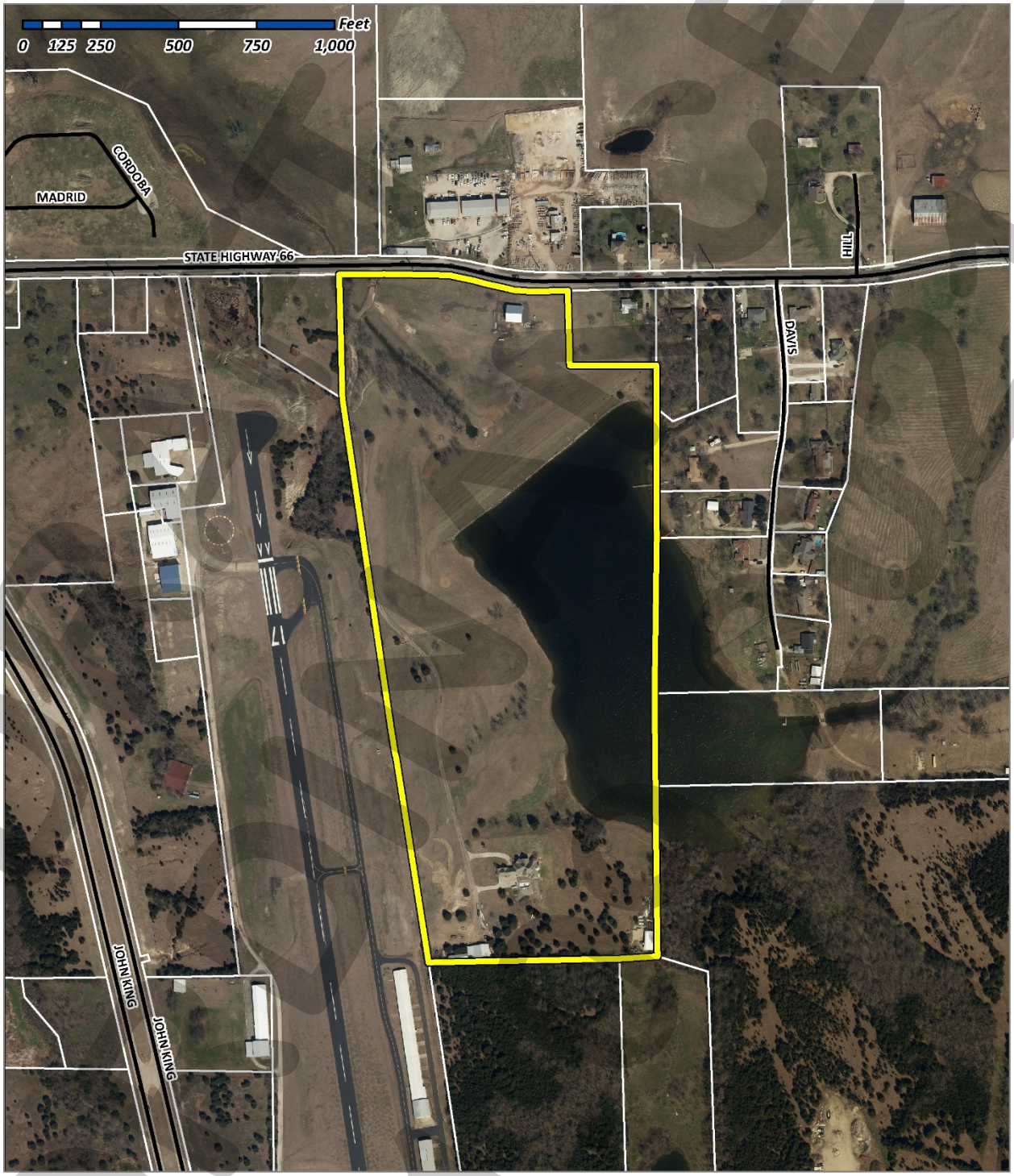
1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

DRAFT ORDINANCE 11.09.2021

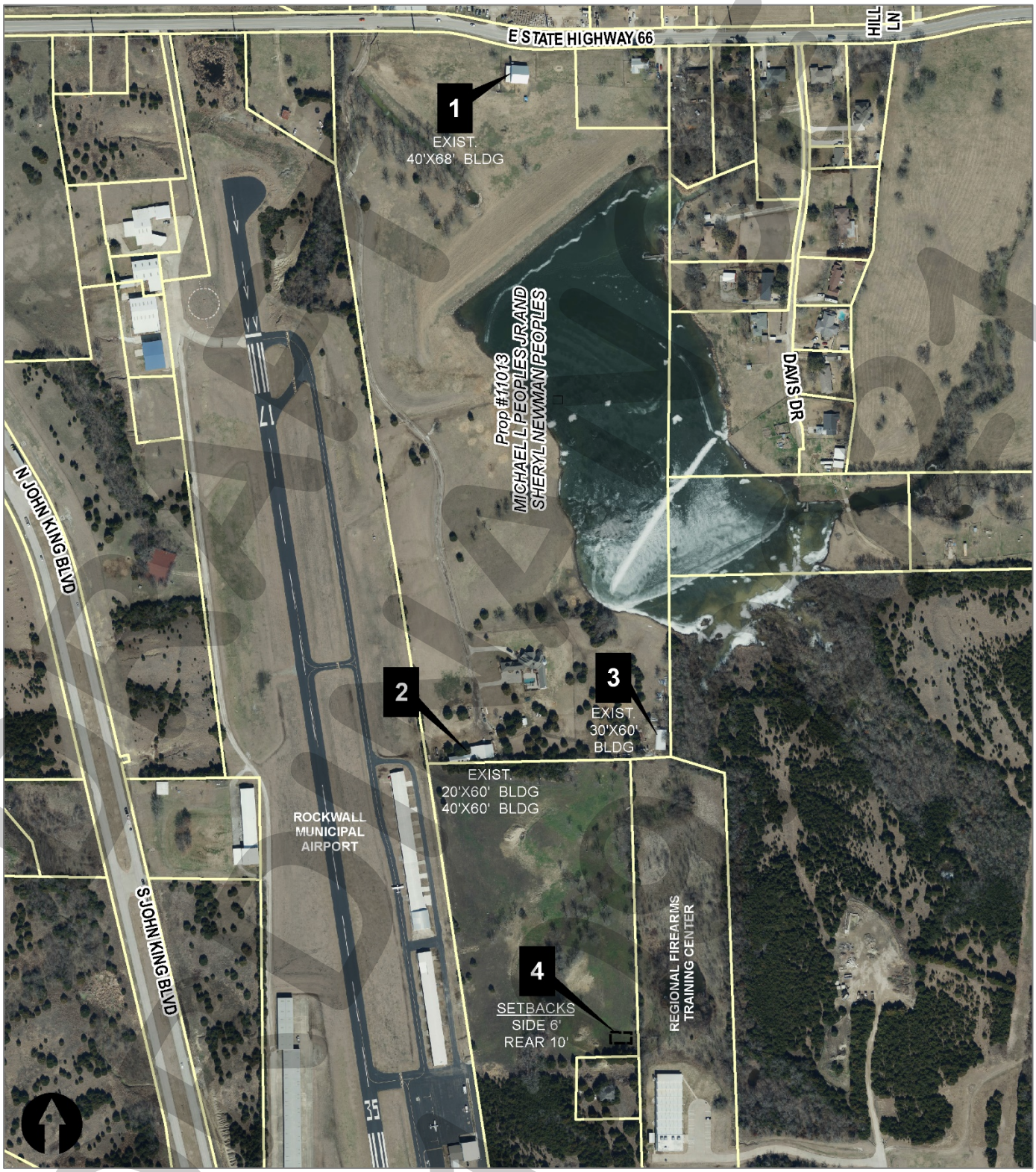
Exhibit 'A'
Zoning Exhibit

Address: *1700 E. SH-66*
Legal Description: *Tract 7 of the D. Harr Survey, Abstract No. 102*



DRAFT

Exhibit 'B':
Site Plan



BUILDING #1: ANIMAL SHELTER OR LOAFING SHED
BUILDING #2: AGRICULTURAL ACCESSORY BUILDING
BUILDING #3: AGRICULTURAL ACCESSORY BUILDING CURRENTLY LOCATED IN THE FLOODPLAIN
BUILDING #4: PROPOSED NEW LOCATION FOR BUILDING #3

Exhibit 'C':
Building Elevations

BUILDING #1: ANIMAL SHELTER OR LOAFING SHED

BUILDING #2: AGRICULTURAL ACCESSORY BUILDING

PICTURE NEEDED FROM APPLICANT
BUILDING #3: AGRICUTLURAL ACCESSORY BUILDING SITUATED WITHIN THE 100-YEAR FLOODPLAIN

DRAFT ORDINANCE 11.09.21

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:	November 9, 2021
APPLICANT:	Andrea Danley
CASE NUMBER:	Z2021-047; *Specific Use Permit for an Animal Shelter or Loafing Shed*

SUMMARY

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a *Specific Use Permit (SUP)* for an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01* [*Case No. A2009-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property are: [*1*] a 1,750 SF single-family home that was constructed in 1960, [*2*] a 360 SF barn with a 330 SF canopy constructed in 1973, [*3*] a 7,040 SF barn constructed in 1985, [*4*] a 400 SF carport constructed in 2008, [*5*] two (2) storage buildings (*being 256 SF and 120 SF*) constructed in 2012, and [*6*] a 1,600 SF barn with an unknown construction date. No other changes or improvements currently exist on the subject property. The zoning designation has not changed since it was designated as an Agricultural (AG) District in 2010.

PURPOSE

The applicant -- *Andrea Danley* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an *Animal Shelter or Loafing Shed* in accordance with the requirements of Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 555 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are: [*1*] a ten (10) acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*), [*2*] a four (4) acre tract of land (*i.e. Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72*), and [*3*] the Maytona Ranch Estates Subdivision which consists of 19 single-family residential lots. All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is a 55.08-acre tract of land identified as Tract 11 of the W. M. Dalton Survey, Abstract No. 72. Beyond this is a 4.07-acre tract of land, identified as Tract 12-1 of the W. M. Dalton Survey, Abstract No. 72, with a single-family home situated on it. Both of these properties are zoned Agricultural (AG) District. South of these tracts is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 12.231-acre tract of land identified as Tracts 9, 10, & 10-01 of the W. M. Dalton Survey, Abstract No. 72. Situated on this tract is a single-family home and several agricultural accessory buildings. Beyond this is a 10.81-acre tract of vacant land identified as Lot 2, Block A, DC Addition. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is a 12.00-acre tract of vacant land identified as Tract 10-02 of the W. M. Dalton Survey, Abstract No. 72. Beyond this are two (2) tracts of land, both being 16.444-acres, identified as Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72. Situated on these tracts are two (2) single-family homes. These properties are zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, an applicant's letter, and building elevations requesting to remove the existing 360 SF barn and 330 SF canopy constructed in 1973, and replace them with a 35-foot by 40-foot (*or 1,400 SF*) *Animal Shelter or Loafing Shed*. The proposed loafing shed will be constructed out of metal R-Panel, and will stand a maximum of 12-feet in height. The applicant is proposing to construct the structure in approximately the same place as the existing barn.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Animal Shelter or Loafing Shed* requires a Specific Use Permit (SUP) in an Agricultural (AG) District; however, there are no specific *Conditional Land Use Standards* associated with this land use. This means that the proposed structure will only be subject to the Agricultural (AG) District development standards stipulated by Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1: Subject Property's Current Conformance with the Agricultural (AG) District Standards* below. The subject property's current conformance with these standards is as follows:

TABLE 1: SUBJECT PROPERTY'S CURRENT CONFORMANCE WITH THE AGRICULTURAL (AG) DISTRICT STANDARDS

DEVELOPMENT STANDARDS		AGRICULTURAL (AG) DISTRICT	SUBJECT PROPERTY CONFORMANCE
ABBREVIATION		AG	AG
DWELLING UNITS/LOTS		1.0 [1]	1.0; *IN CONFORMANCE*
DWELLING UNITS/ACRE		0.1	0.07; *IN CONFORMANCE*
MINIMUM DWELLING UNIT (SF)		1,600	1,750 SF; *IN CONFORMANCE*
MINIMUM LOT REQUIREMENTS	AREA (SF)	43,560	14.219-ACRES OR 619,379.64 SF; *IN CONFORMANCE*
	WIDTH (FEET)	100	~570.00-FEET; *IN CONFORMANCE*
	DEPTH (FEET)	200	~1,056-FEET; *IN CONFORMANCE*
MINIMUM SETBACKS	FRONT (FEET)	40	~30-FEET [2]; *LEGAL NON-CONFORMING*
	REAR (FEET)	10	X > 10-FEET; *IN CONFORMANCE*
	(SIDE (FEET)	6	0-FEET [3]; *LEGAL NON-CONFORMING*
BETWEEN BUILDINGS (FEET)		12	~3-FEET [4]; *IN CONFORMANCE*
BUILDING HEIGHT (FEET)		36	ALL STRUCTURE ARE LESS THAN 36-FEET; *IN CONFORMANCE*
MAXIMUM LOT COVERAGE (%)		N/A	*IN CONFORMANCE*

NOTES:

[1]: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING.

[2]: THE EXISTING 360 SF BARN AND 330 SF CANOPY ARE LOCATED 30-FEET FROM THE FRONT PROPERTY LINE. WITH THE REMOVAL OF THESE STRUCTURES AND THE CONSTRUCTION OF THE ANIMAL SHELTER OR LOAFING SHED, THE APPLICANT WILL BE BRINGING THIS INTO CONFORMANCE WITH THE CURRENT REQUIREMENTS.

[3]: THE 256 SF ACCESSORY BUILDING CONSTRUCTED IN 2012 APPEARS TO BE CONSTRUCTED ON THE PROPERTY LINE OF THE SUBJECT PROPERTY; HOWEVER, STAFF SHOULD NOTE THAT THE OWNER OF THE SUBJECT PROPERTY OWNS THE ADJACENT TRACT AND THAT THIS IS CONSIDERED TO BE A LEGALLY NON-CONFORMING STRUCTURE.

[4]: THE EXISTING 400 SF CARPORT CONSTRUCTED IN 2008 APPEARS TO BE APPROXIMATELY THREE (3) FEET FROM THE PRIMARY STRUCTURE; HOWEVER, SINCE THIS CONDITION EXISTED PRIOR TO THE ANNEXATION OF THE PROPERTY IT IS CONSIDERED TO BE LEGALLY NON-CONFORMING.

Based on the building elevations and materials submitted by the applicant the proposed structure appears to be in conformance with all the applicable standards; however, the existing barn is constructed an estimated 30-feet from the front property line. This front yard setback will need to be increased to 40-feet for the proposed *Animal Shelter or Loafing Shed*.

STAFF ANALYSIS

In looking at the surrounding area, staff should point out that many of the tracts of land adjacent to the subject property are still being actively used for agricultural or rural land uses, and that there are structures similar to what the applicant is proposing already adjacent to Cornelius Road. In addition, many of the existing structures appear to be much larger than what the applicant is proposing. Staff should also note that the current barn and canopy are in a state of disrepair and are in need of being razed. Based on this, the applicant's request does ***not*** appear to create a negative impact on the adjacent properties and would be an improvement to the existing building. With all of this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 22, 2021, staff mailed 26 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff should note that there were no Homeowner's Associations or Neighborhood Organizations within 1,500-feet participating within the Neighborhood Notification Program. At the time this report was drafted, staff had received three (3) notices within the 500-foot notification buffer in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a ***Specific Use Permit (SUP)*** for an *Animal Shelter or Loafing Shed*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the ***Specific Use Permit (SUP)*** ordinance and which are detailed as follows:

  (a) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C*' of this ordinance.

  (b) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.

  (c) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.

  (d) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.

  (e) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

(2) The proposed *Animal Shelter or Loafing Shed* shall be setback a minimum of 40-feet off of the front property line in conformance with the development standards of the Agricultural (AG) District.

(3) Any construction resulting from the approval of this ***Specific Use Permit (SUP)*** 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. Z2021-047

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			
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	Cornelius Rd Rockwall, TX 75087		

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	Mike Peoples	☒ APPLICANT	Andrea Danley
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Andrea Danley
ADDRESS	PO Box 41	ADDRESS	PO Box 154
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Fate TX 75132
PHONE	214-957-8595	PHONE	972-880-0245
E-MAIL	lucypeoples@yahoo.com	E-MAIL	lucypeoples@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, 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."

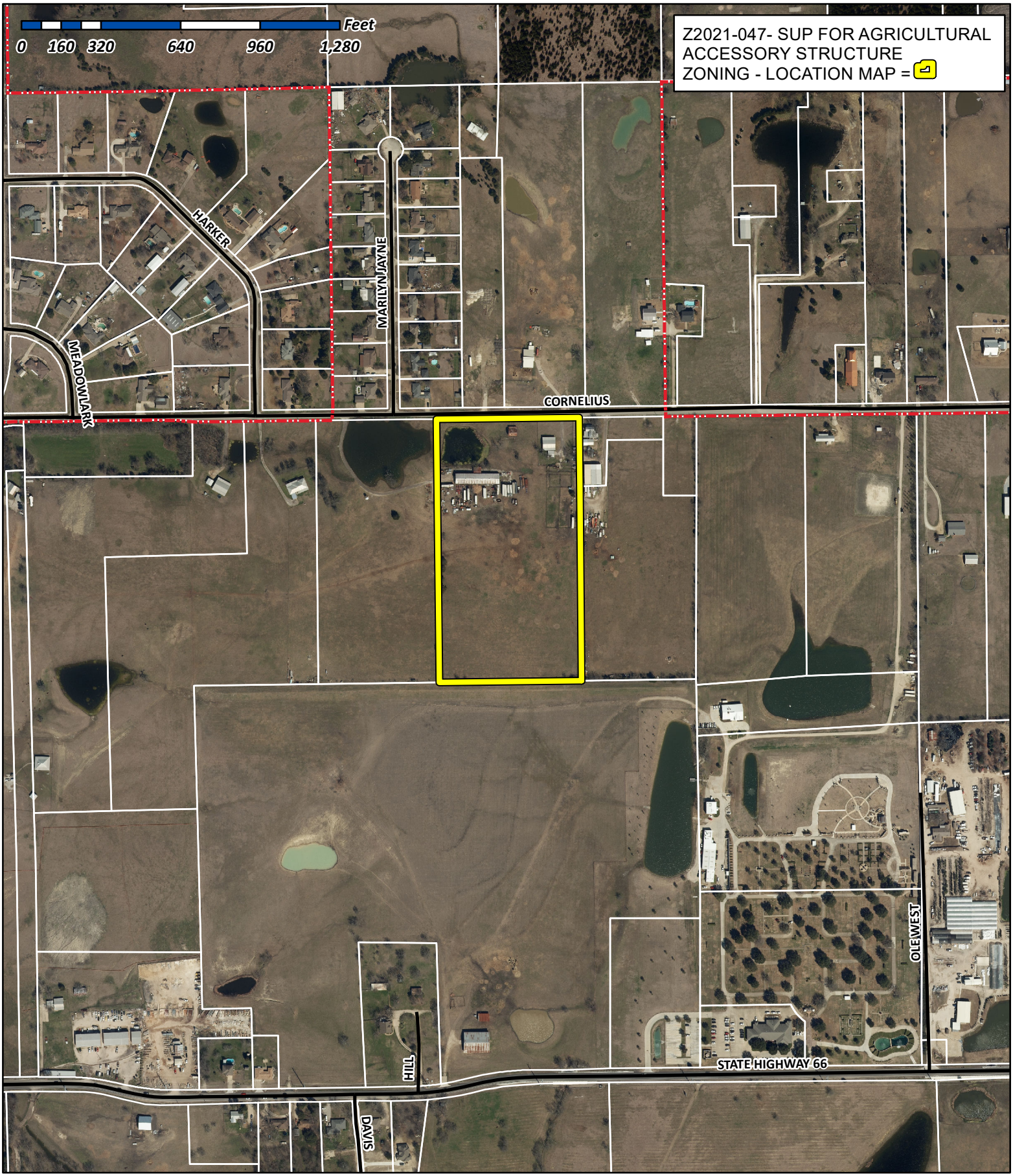
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 *DAY OF* OCT, 2021

OWNER'S SIGNATURE Mike Peoples

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Robert Lee Bass

ROBERT LEE BASS
NOTARY PUBLIC
ID# 12344082
State of Texas
Comm. Exp. 06-05-2024

MY COMMISSION EXPIRES 06-5-2024



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

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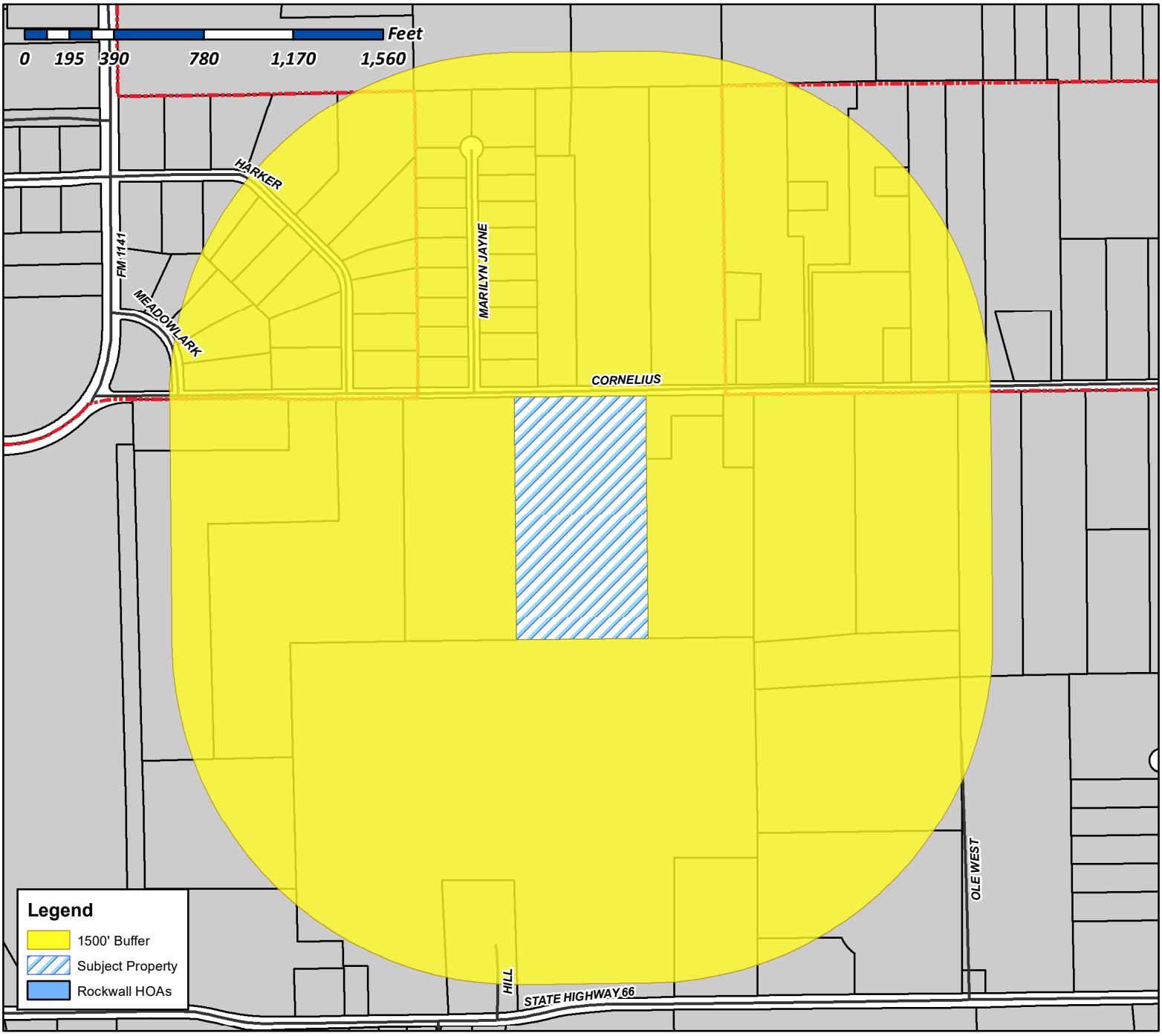
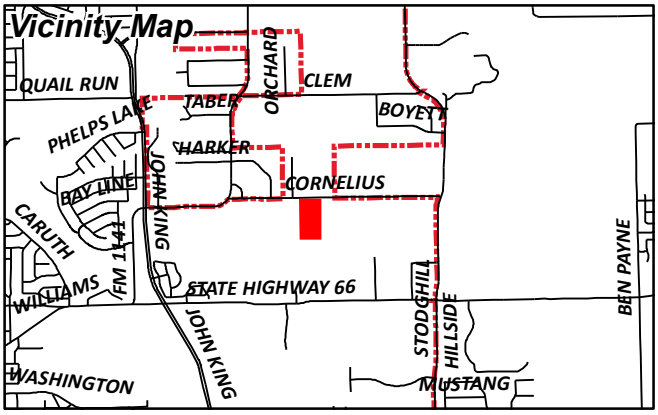


Case Number: Z2021-047
Case Name: SUP for Animal Shelter/Loafing Shed
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 555 Cornelius Road

Date Created: *10/21/2021*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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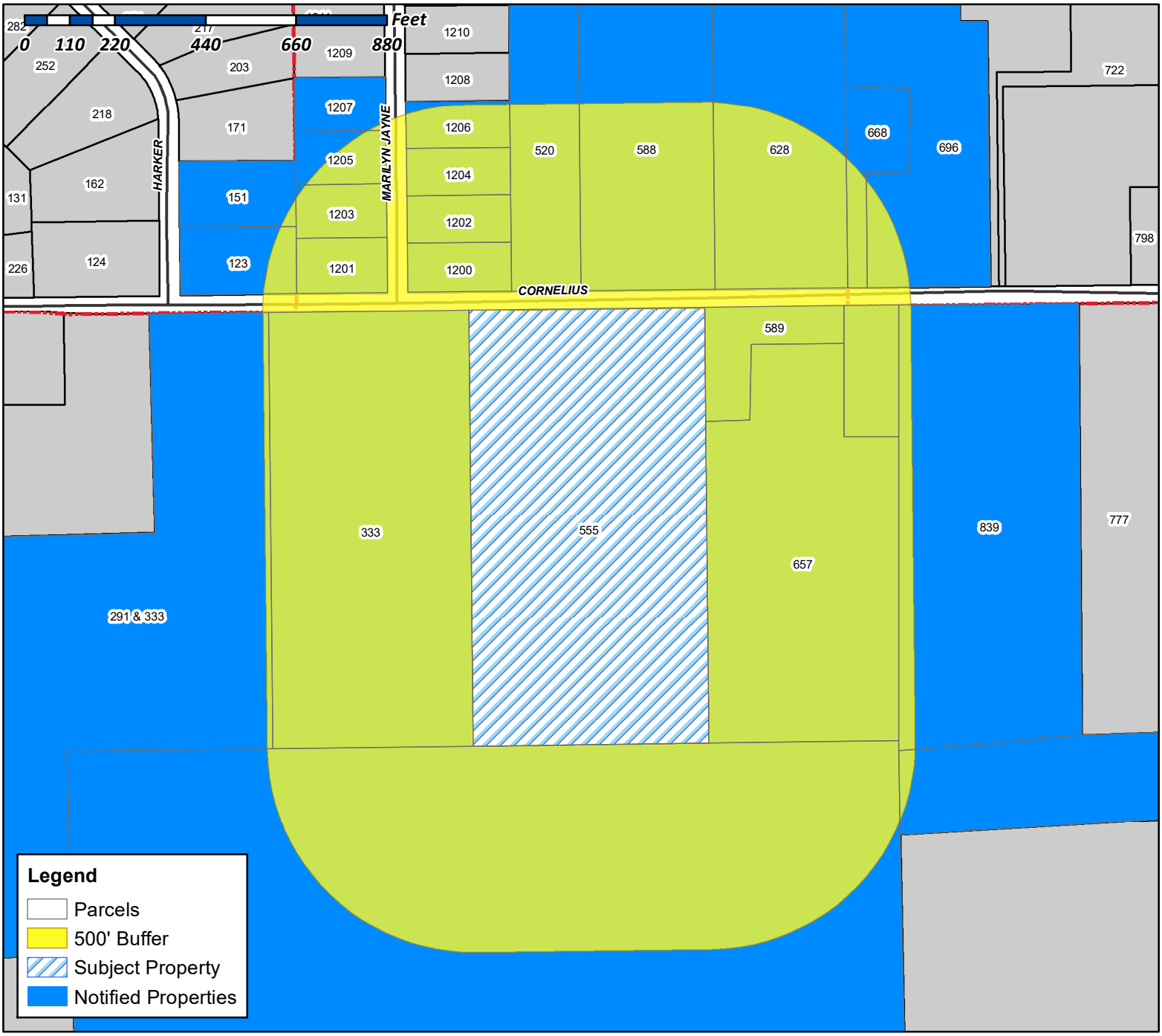

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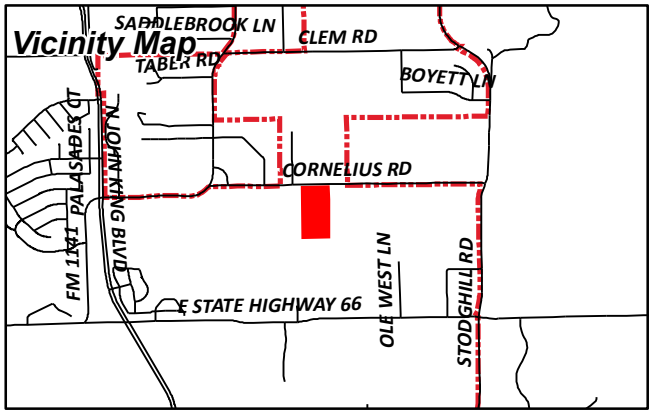


Date Created: ***10/20/2021***

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

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

RESIDENT
123 HARKER TRAIL
ROCKWALL, TX 75087

RESIDENT
151 HARKER TRAIL
ROCKWALL, TX 75087

PEOPLES MIKE
291 & 333 CORNELIUS
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

PEOPLES MIKE
333 CORNELIUS RD
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C
406 MUNSON ST
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C
520 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES MIKE
555 CORNELIUS RD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
657 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
668 CORNELIUS ROAD
ROCKWALL, TX 75087

E V S R (D) LLC
839 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 15, 2021 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 *Monday, November 15, 2021 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. Z2021-047: SUP for an Animal Shelter/Loafing Shed

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

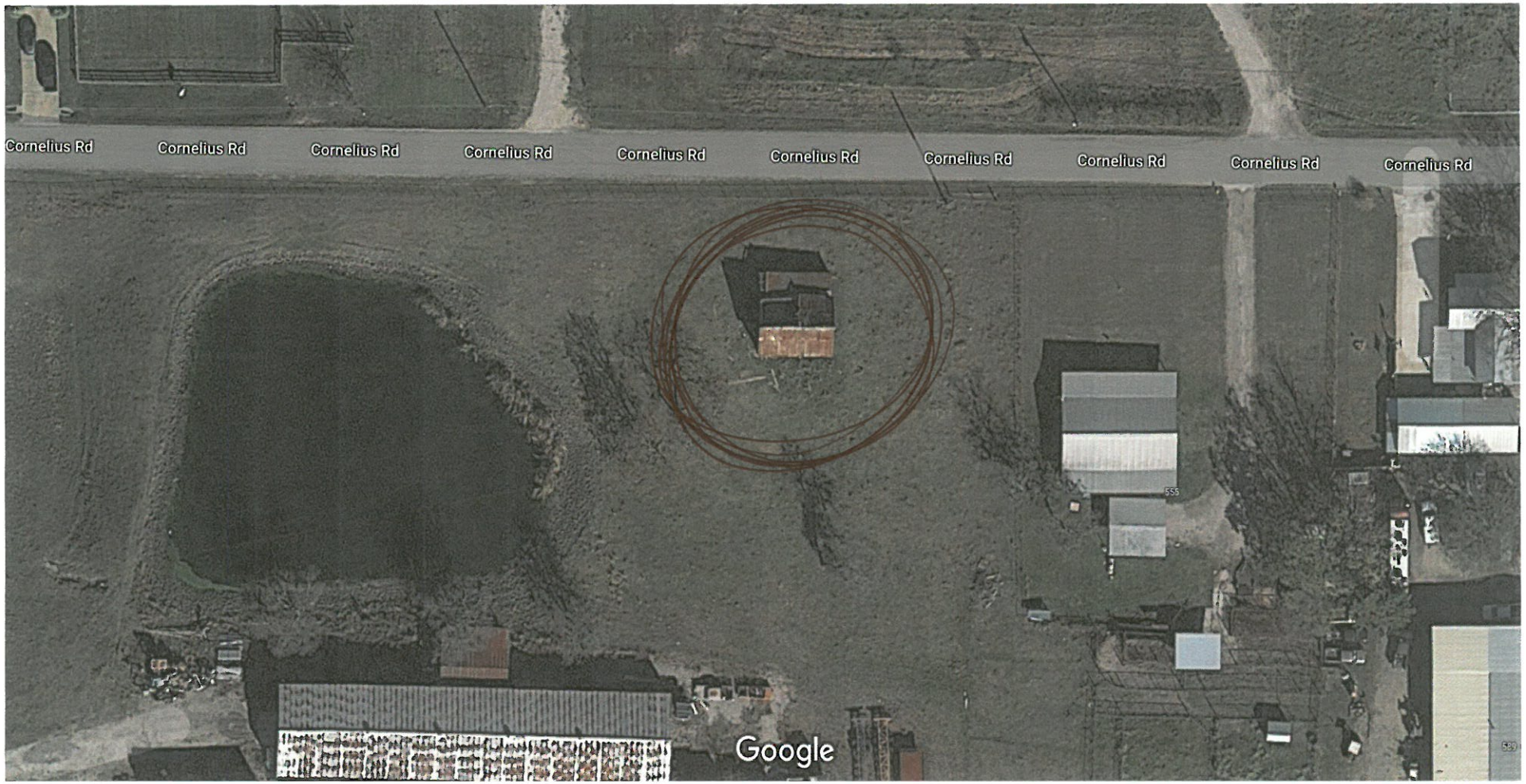
10-15-21

City of Rockwall / To whom It May Concern,

I am writing into regards of wanting to build a barn on Cornelius Road in Rockwall. There is already a barn in place, but it is old and falling down. I have two daughters in the Rockwall County 4H, that show livestock. In order for my girls to continue working with their cows we are in need of a barn. It would be very helpful to us in order to build a barn for them to keep working with, learning, and helping them grow with their cows. If you have any other questions please feel free to call me. Thank you.

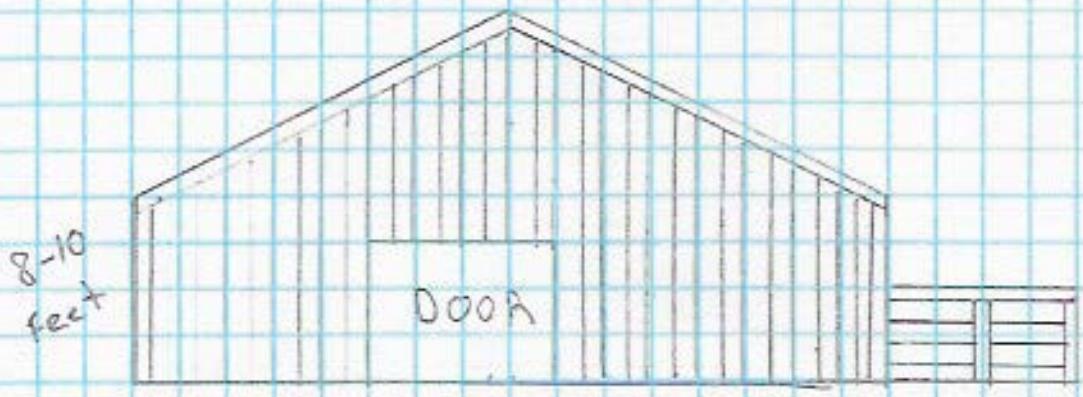
Andrea Dailey
972-880-8245

Google Maps



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 Google 20 ft

FRONT



40 Feet

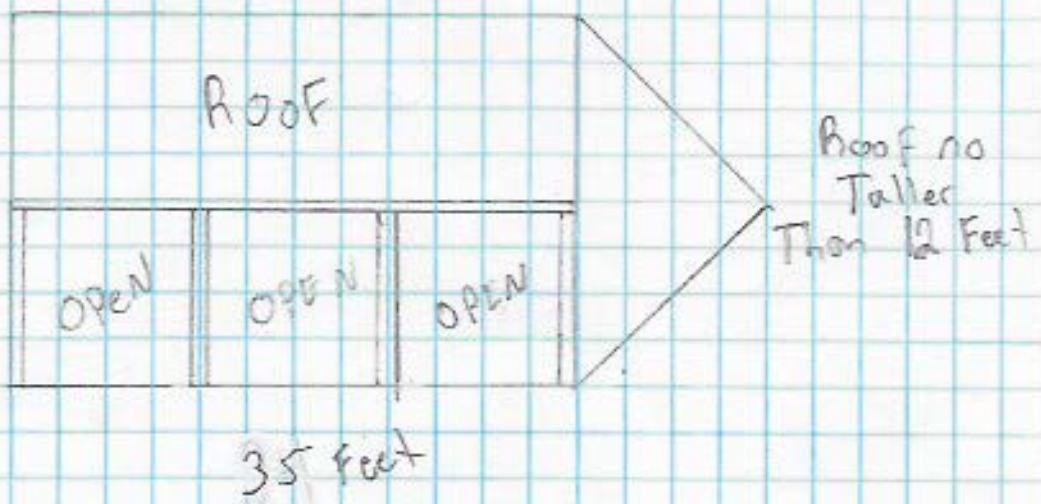
Metal A-Panel
Roof and Sides

12 Feet Max

40 Feet

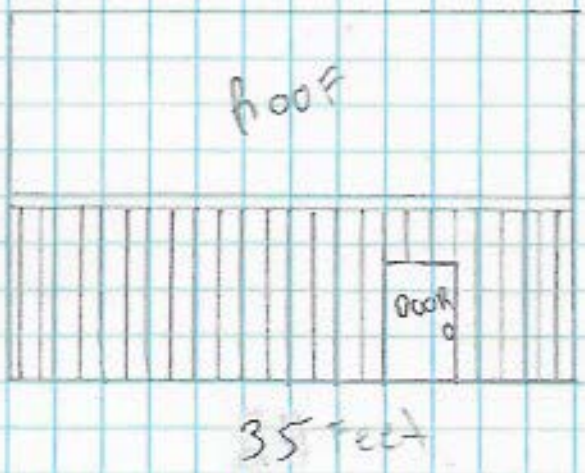
wash area
dry area
feed room
small hay storage

West Side



Metal A-Panel Roof and Sides

East Side



Sent from Yahoo Mail on Android

CITY OF ROCKWALL

ORDINANCE NO. 21-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 AN *ANIMAL SHELTER OR LOAFING SHED* ON A 14.219-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 10-03 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, 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 Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) to allow an *Animal Shelter or Loafing Shed* on a 14.219-acre tract of land described as Tract 10-03 of the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, 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 an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

DRAFT ORDINANCE 11.09.2021

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C*' of this ordinance.

(2) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.

(3) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.

(4) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.

(5) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

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).

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 10.19.2021

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF DECEMBER, 2021.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

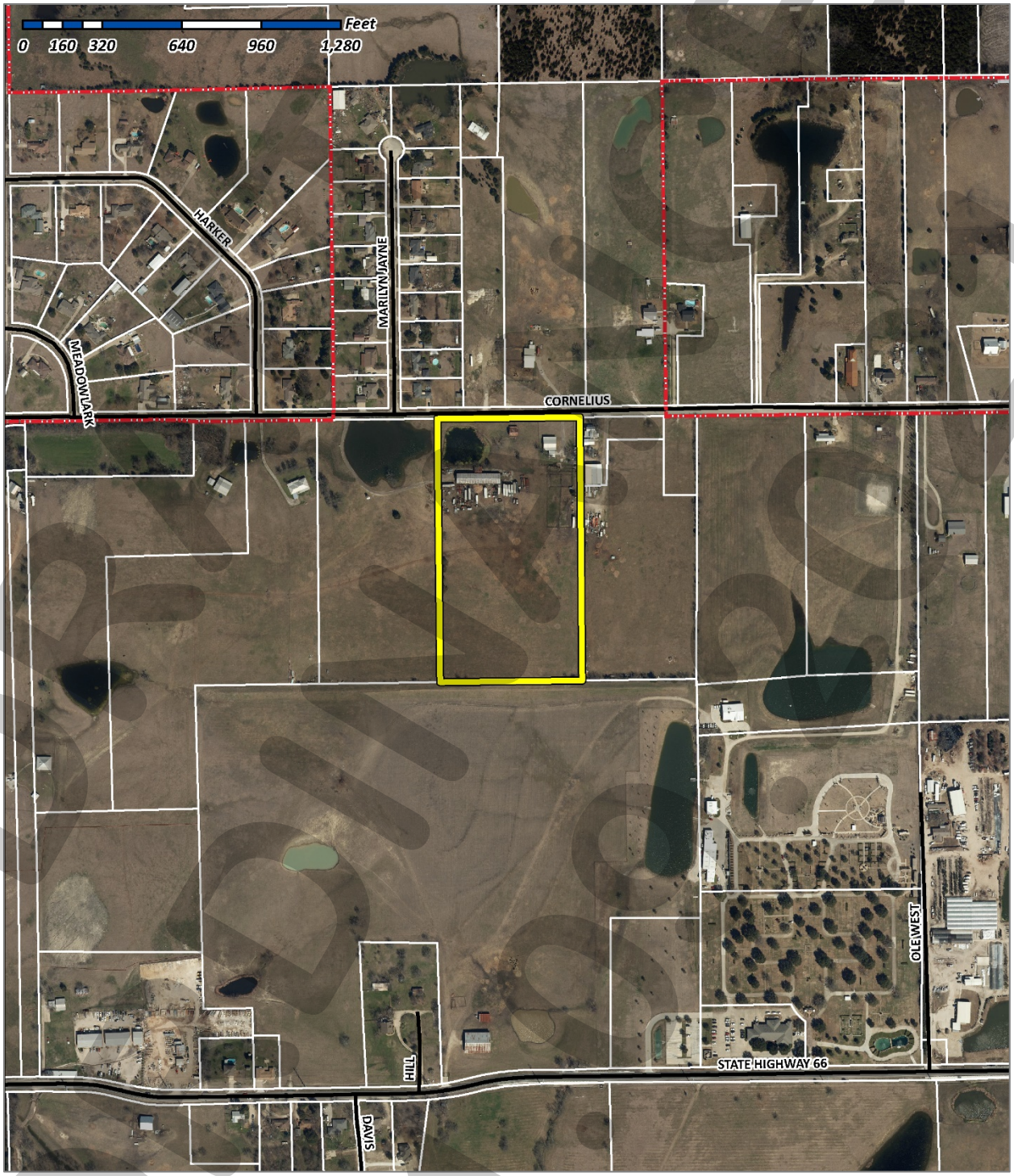
1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

DRAFT ORDINANCE 11.09.2021

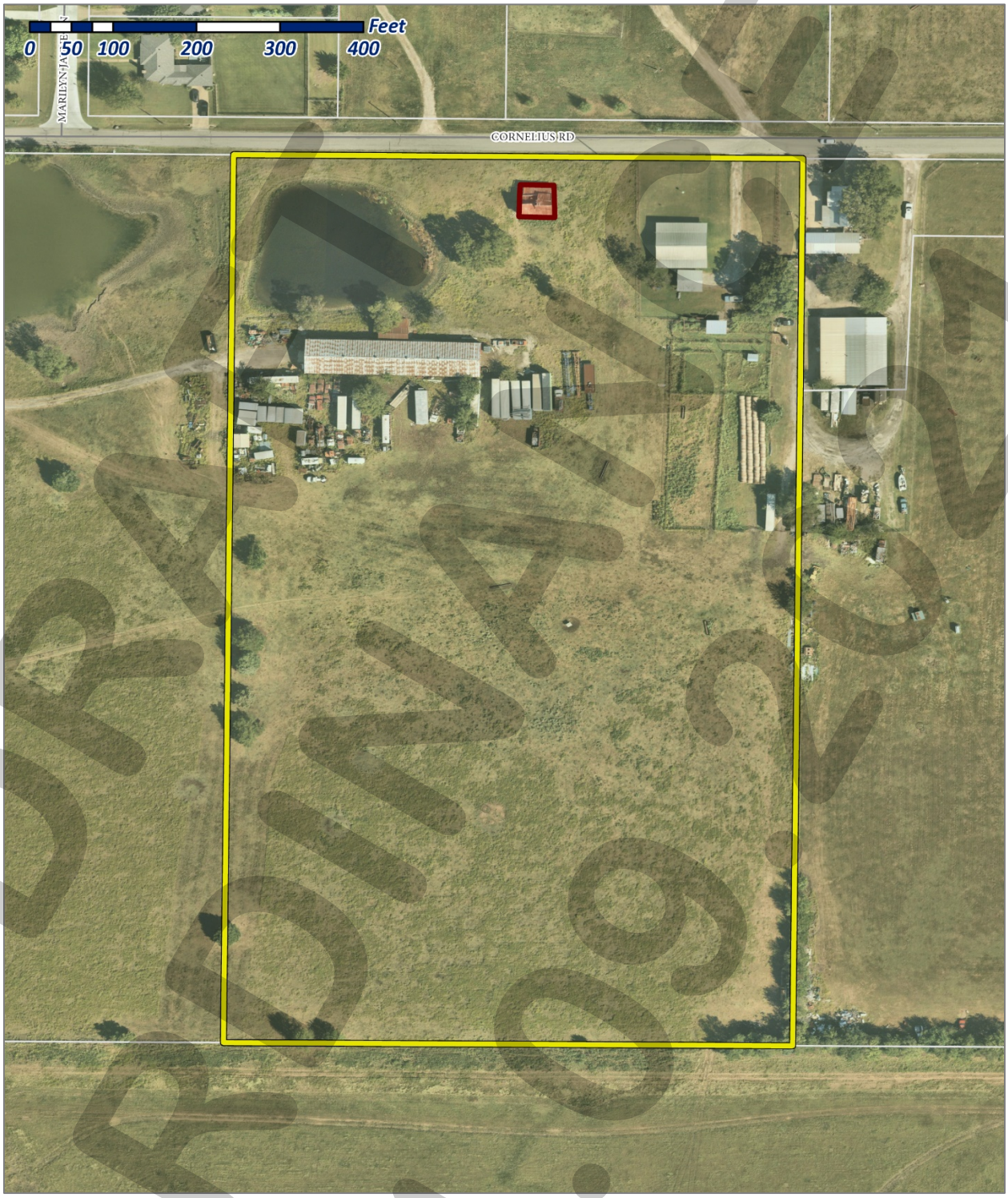
Exhibit 'A'
Zoning Exhibit

Address: *555 Cornelius Road*
Legal Description: *Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72*



DRAFT

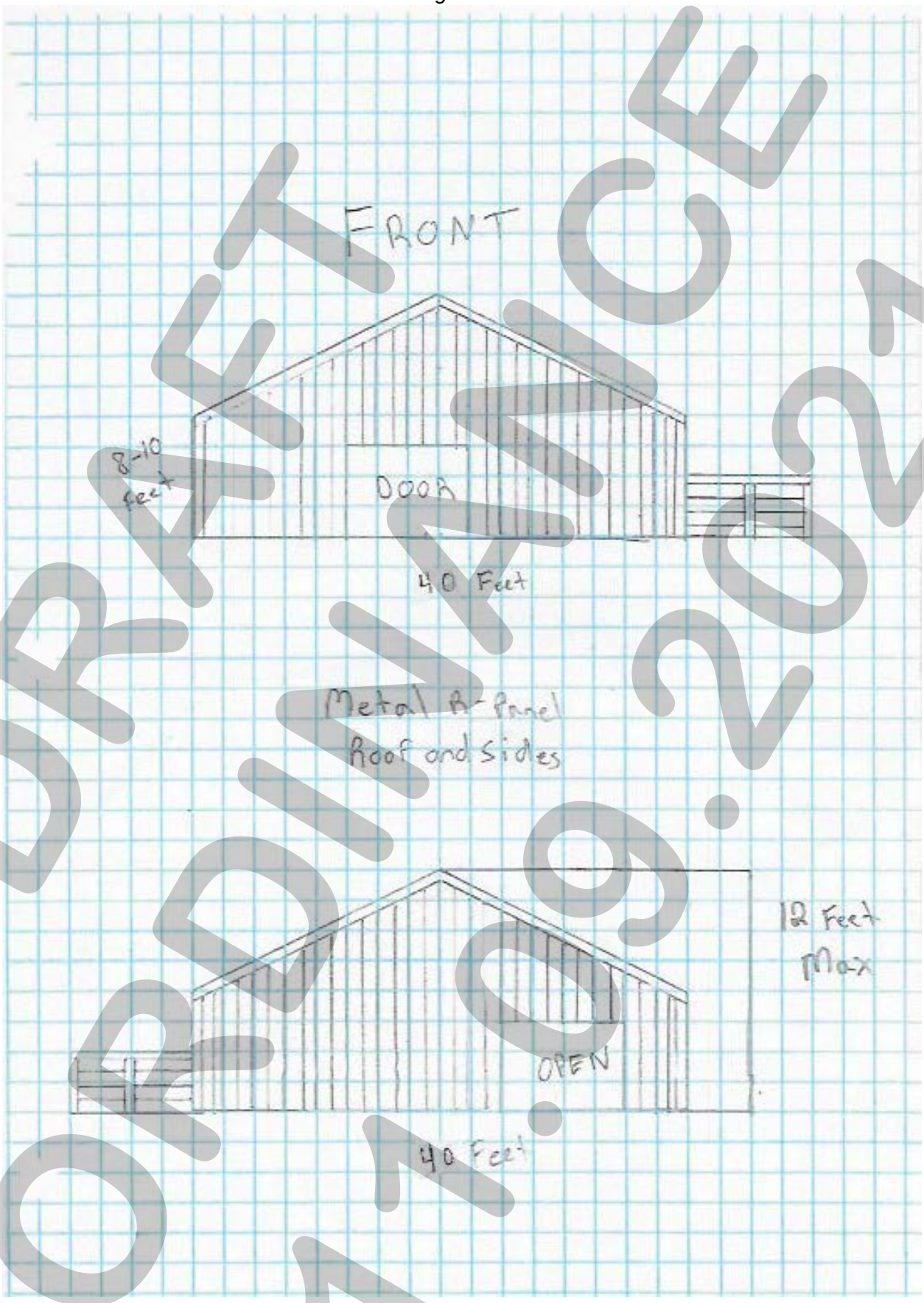
Exhibit 'B':
Site Plan



YELLOW: SUBJECT PROPERTY; RED: LOCATION OF EXISTING AND PROPOSED AGRICULTURAL ACCESSORY STRUCTURE

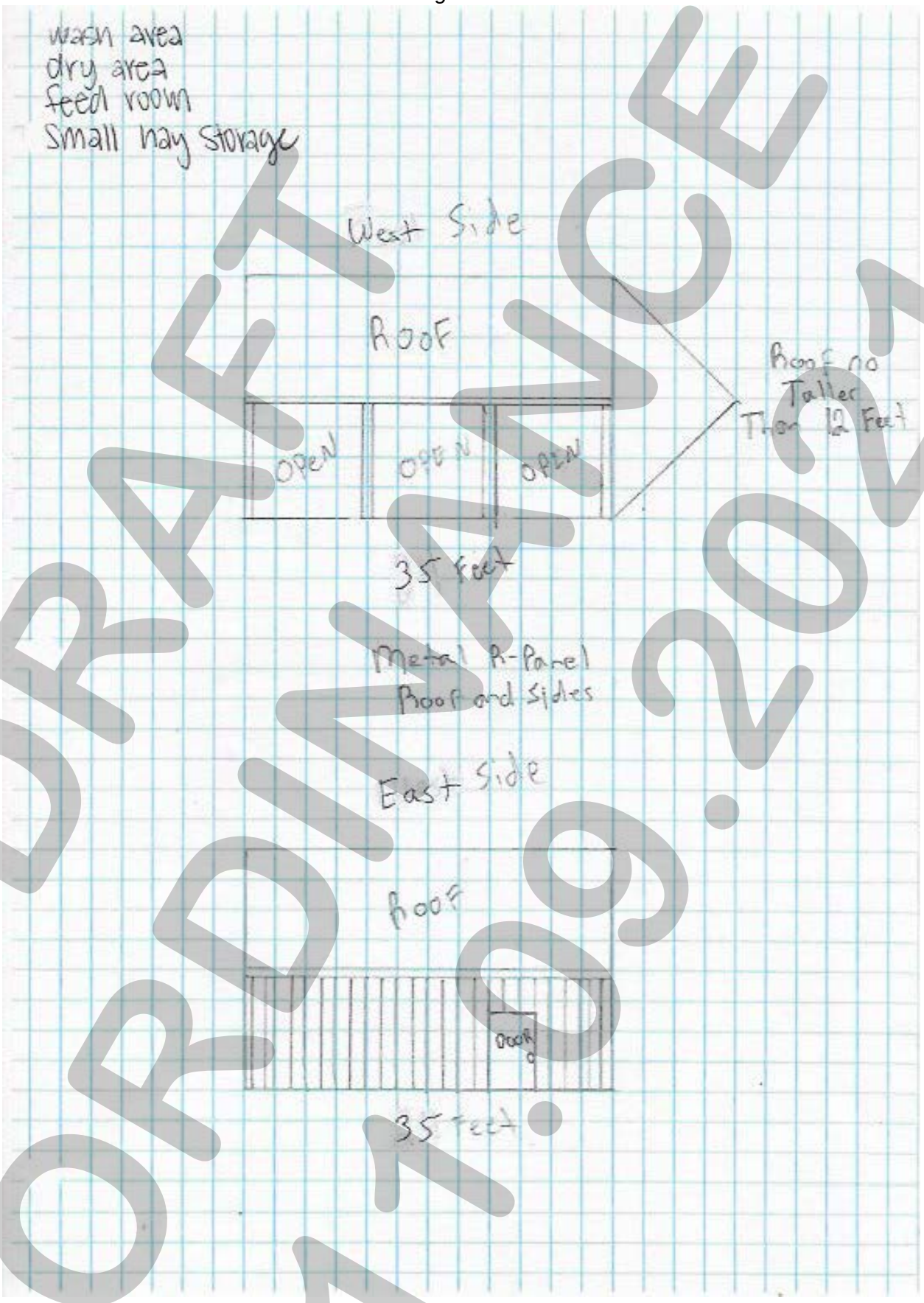
DRAFT
01.06.22

Exhibit 'C':
Building Elevations



DRAFT NOT FOR ORDINANCE 2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 2021

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:	November 9, 2021
APPLICANT:	Nick Hobbs; *BGE Engineering*
CASE NUMBER:	SP2021-027; *Site Plan for Seefried Rockwall*

SUMMARY

Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a *Site Plan* for a *Warehouse/Distribution Facility* on a 23.071-acre tract of land identified as Tracts 25 & 25- 1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On July 5, 2005 the City Council approved a zoning change [*Case No. Z2005-021*] for the subject property, rezoning it from an Agricultural (AG) District to a Light Industrial (LI) District. Since the time of annexation, the subject property has remained vacant.

PURPOSE

On October 15, 2021, the applicant -- *Nick Hobbs of BGE Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing two (2), ~157,720 SF *Warehouse/Distribution Facilities* on the subject property. In addition, the site plan shows that the subject property will be subdivided into two (2) lots in the future.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at northeast corner of the intersection of Capital Boulevard and Data Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is IH-30, followed by properties situated within the City of Fate.

South: Directly south of the subject property are two (2) large vacant tracts of land (*i.e. Tracts 3 & 6 of the J.H.B. Jones Survey, Abstract No. 125; Tract 10-1 of the J.A. Ramsey Survey, Abstract No. 186*) zoned Light Industrial (LI) District. Beyond this is Springer Road, which is identified as a M4U (*i.e. major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 2.00-acre tract of land (*i.e. Tract 23-01 of the R. Irvine Survey, Abstract No. 120*) developed with 1,800 SF Commercial building and a 1,248 SF single-family home, zoned Light Industrial (LI) District. Beyond this is the Corporate City Limits of Rockwall, followed by the City of Fate.

West: Directly west of the subject property are four (4) vacant tracts of land zoned Light Industrial (LI) District. Beyond this is a 31.65-acre tract of land zoned Commercial (C) District. Beyond this is Corporate Crossing, which is indicated 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.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Facility* is permitted by right in a Light Industrial (LI) 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 Light Industrial (LI) 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	*12,500 SF*	*X=23.071-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*In Conformance*
Minimum Lot Depth	*125-Feet*	*In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X=50-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*x=50-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=~48.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=32.7%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/1000 SF (316 Required)*	*x=331; In-Conformance*
Minimum Landscaping Percentage	*15%*	*In Conformance*
Maximum Impervious Coverage	*90-95%*	*In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the total mitigation balance is 3,234 caliper inches, of which 764 caliper inches will be planted on-site. This reduces the total mitigation balance to 2,464 caliper inches. Included with the applicants site plan request is an alternative tree mitigation settlement agreement. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "… the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement…" As shown in the treescape plan the alternative tree mitigation settlement agreement details that 764 caliper inches will be planted to reduce the total mitigation balance to 2,464 caliper inches. The applicant is requesting to the pay the remaining mitigation balance at $100.00 per inch for a total fee of $246,400.00 (*i.e. 2,464 caliper inches X $100.00 per inch = $246,400.00*). According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "Tree preservation credits may be purchased… for up to 20% of the total replacement inches." In this case the applicant is requesting to pay 76.3% of the total mitigation balance. The approval of an alternative tree mitigation settlement agreement is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.02(J)(7), *Warehouse/Distribution Center,* of Article 13, *Definitions*, of the Unified Development Code (UDC) defines office buildings as "(a) building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding Truck Terminal." In this case the applicant request for a *Warehouse/Distribution Center* 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 *General Overlay District Standards* and the *General Industrial 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) *Articulation*.

(a) *Building Façades*. According to Subsection 05.01(C)(1), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) times the walls height without an architectural/entryway element. In this case, the proposed building does incorporate vertical and horizontal projections, but does not meet the standards established by the Unified Development Code (UDC).

(2) *Building Materials*.

(a) *Stone*. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC, a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is providing a dry stack Faux Stone Veneer in lieu of natural or quarried stone on all facades. *Staff should note that this is not an uncommon request with larger industrial buildings*.

(b) *Tilt Wall*. According to Section 05.01(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The applicant is proposing the use of 100% tilt-up wall construction for the building. *Staff should note that this exception request is typical of larger industrial buildings*.

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: [1] exterior patios with adjacent landscaping, [2] exterior seating, [3] bicycle racks, [4] additional canopies over center punched windows, [5] 21 additional accent trees in the detention area, and [6] above ground planters. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should 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 *IH-30 Corridor District*. The *IH-30 Corridor District* is "approximately 55% developed, with the remaining 45% being vacant or raw land". In this case the applicant is requesting to develop raw land that is identified as an opportunity zone within the *IH-30 Corridor District*, which is defined as land that is "strategically placed or underutilized…that could be developed…with the highest and best use for the corridor." In this case, the Future Land Use Map identifies the subject property for *Special Commercial Corridor* land uses, which does not include industrial land uses; however, the subject property is already zoned for Light Industrial (LI) District land uses. This means that while the proposed development does not conform to the OURHometown Vision 2040 Comprehensive Plan's Future Land Use Map, the property's zoning designation allows this development *by-right*. Staff should note, that the applicant's request does appear to conform to the goals and policies relating to commercial and industrial buildings as outlined in Chapter 09, *Commercial*, of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on *October 26, 2021*, and approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Member Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's ***Site Plan*** for the *Warehouse/Distribution Facility* 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) A recommendation of approval for the Alternative Tree Mitigation Settlement Agreement to allow the applicant to pay out the remaining balance of 2,464 caliper inches of trees at $100.00 for a total of $246,400.00.

(3) 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.

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	NONE - PARCEL ID: 1211				
SUBDIVISION	R.B. IRVINE SURVEY, ABSTRACT NO. 120	LOT		BLOCK	
GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE, EAST OF CARRINGTON DRIVE AND SOUTH OF IH-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL	CURRENT USE	VACANT		
PROPOSED ZONING	LIGHT INDUSTRIAL	PROPOSED USE	INDUSTRIAL		
ACREAGE	22.234	LOTS [CURRENT]	2	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	BAKER SCHWIMMER VENTURES LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer, Member Baker Schwimmer Venture LLC General Partner [*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 11th DAY OF October, 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."

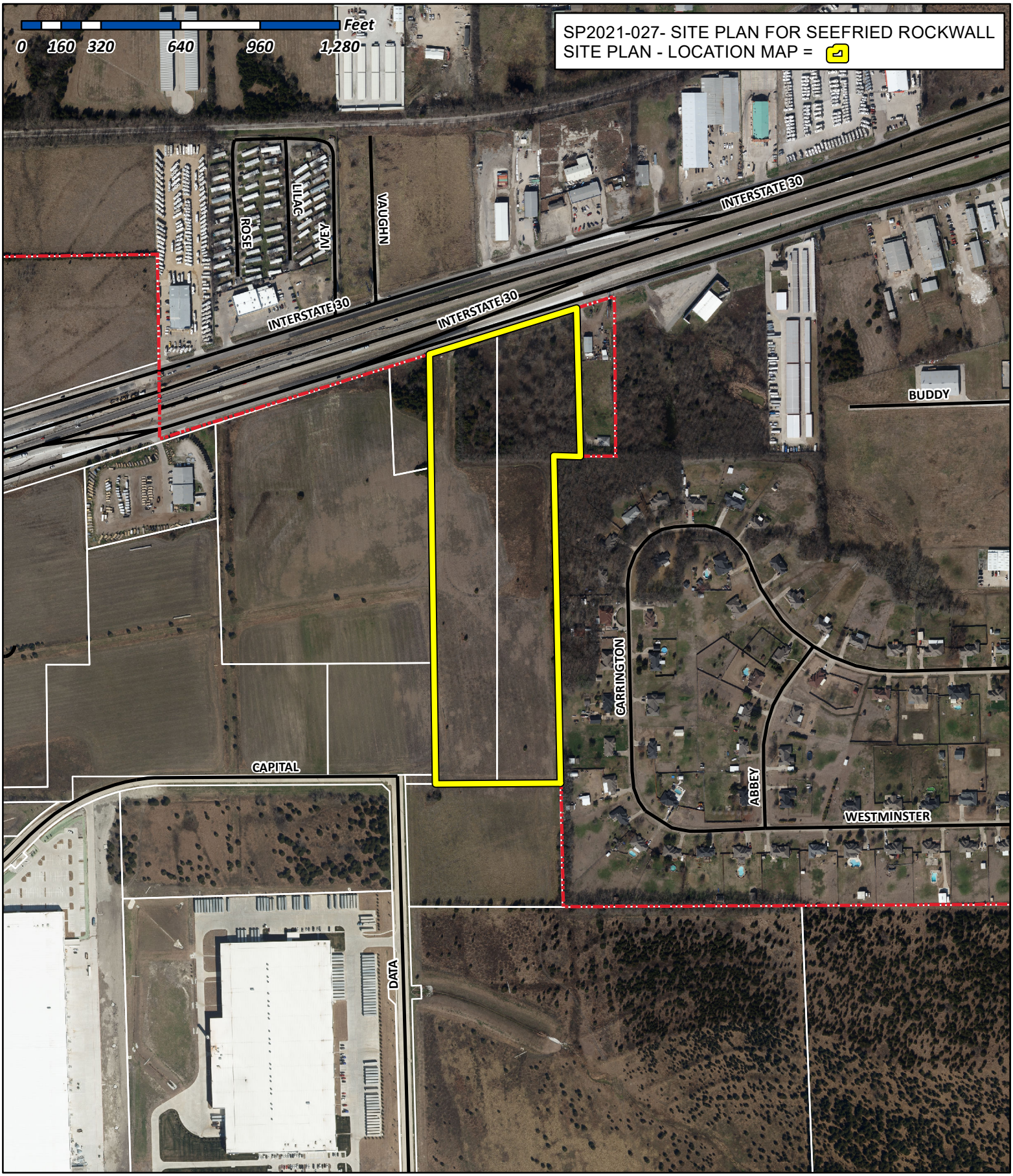
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October, 2021.

OWNER'S SIGNATURE Randall Schwimmer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHEN LOVE
Notary Public
STATE OF TEXAS
ID# 10691851
My Comm. Exp. Nov. 12, 2024

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.

October 11, 2021

Mr. Rian C. Miller
AICP Director of Planning and Zoning
City of Rockwall
385 South Goliad St.
Rockwall, Texas 75087

Re: REQUESTED VARIANCES TO THE CITY OF ROCKWALL DEVELOPMENT / TWO (2) BUILDING SPEC WAREHOUSE PROJECT ROCKWALL, TX

Dear Mr. Miller,

As a part of the Site Plan submittal, the Owner, Seefried Properties is requesting variances from the required zoning development design standards for this project. The following are the requested variances.

1. Changed required 20% stone coverage to a reduced stone coverage using FAUX stone as indicated on the elevations.

2. A reduction for the articulation requirements as defined in the Zoning Ordinance. Including the use of tilt-wall as an exterior building material. Note: We have provided the following compensatory design additions.

    a. Exterior patio area with adjacent landscaping.

    b. Exterior seating.

    c. Bicycle racks.

    d. Provide additional canopies over center punched windows.

We believe that the current design meets the intent of the IH 30 overlay district and the Zoning Ordinance. Please see the corresponding elevations and color renderings for the materials and design of the project. Thank you for your considerations.

Sincerely,

Mark W. Pross
C.E.O.

October 13, 2021

Mr. Ryan Miller
AICP Director of Planning & Zoning
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: 22.234-Acre Industrial Spec Site Tree Mitigation Hardship Request

Dear Mr. Miller,

As part of the Site Plan submittal, we are requesting an alternative tree mitigation settlement agreement. This is due to the hardship created by the excessive caliper inches of protected trees that we are required to mitigate per the City's Unified Development Code (UDC). See table below for summary:

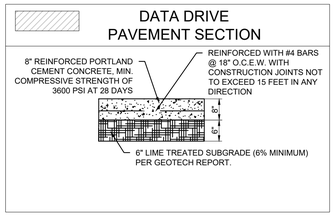
Protected Caliper Inches Removed Onsite	3,234
Required Caliper Inches Included on LS Plans (281 Trees x 4")	1,124
Remaining Caliper Inches to Mitigate	**2,110**

We request to negotiate a settlement that is less than the $200 per caliper inch that is noted in the UDC. We feel that the fee of $200 per caliper inch is an amount that creates an excessive financial burden on the development of this property. Thank you for your consideration.

Sincerely,

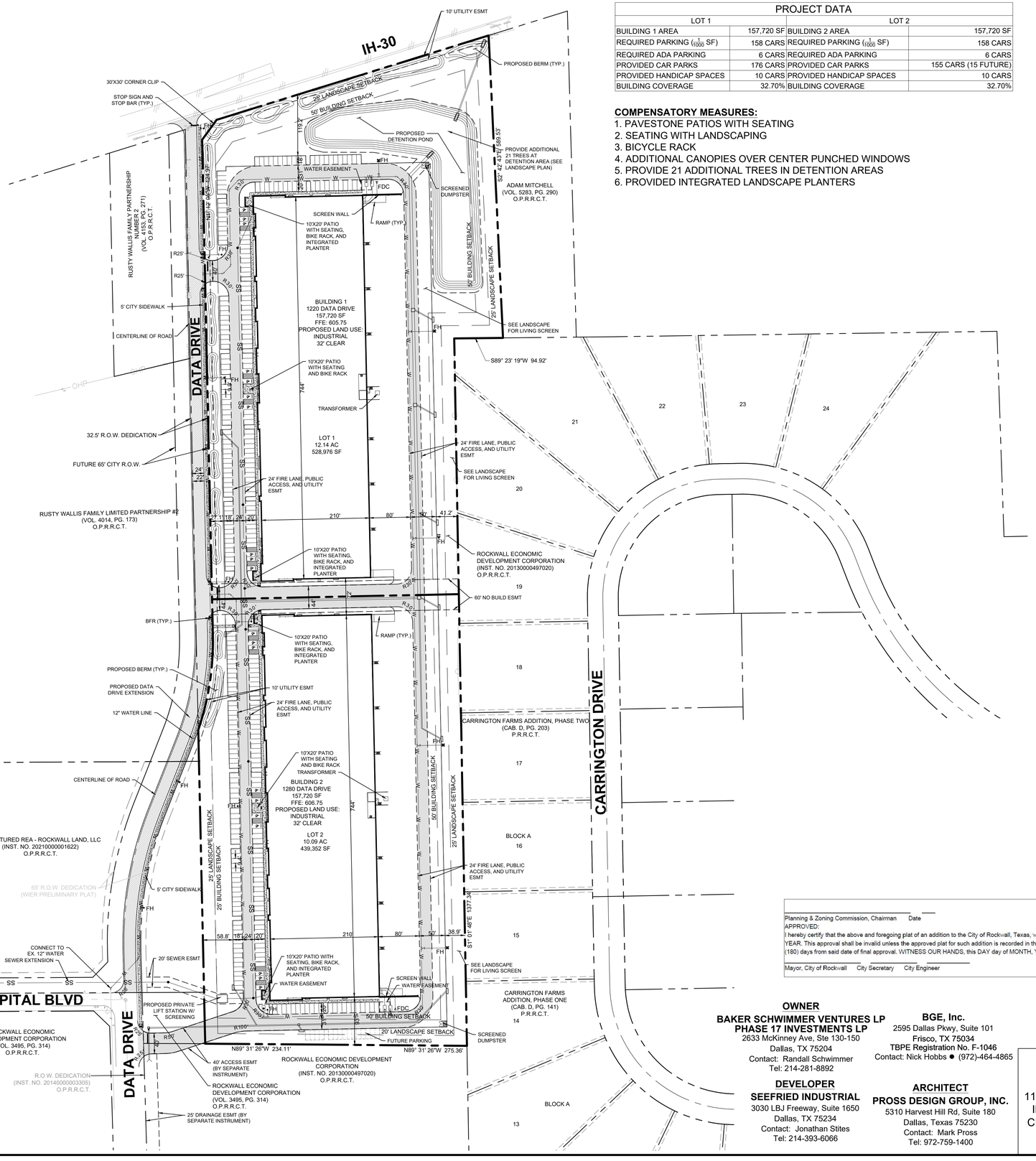
Nick Hobbs, PE
Project Manager

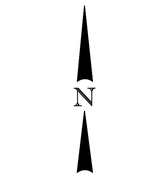
DATA DRIVE PAVEMENT SECTION

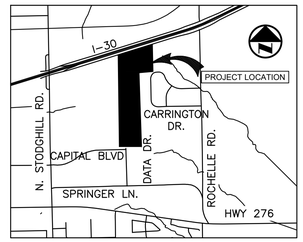


PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

COMPENSATORY MEASURES:
1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS
5. PROVIDE 21 ADDITIONAL TREES IN DETENTION AREAS
6. PROVIDED INTEGRATED LANDSCAPE PLANTERS







VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION

NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 25-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
11. ALL WALLS (1.5' AND GREATER) TO BE ROCK OR STONE. NO WALLS IN EASEMENTS OR RIGHT-OF-WAYS.
12. WALLS 3' OR TALLER WILL REQUIRE TO BE ENGINEERED.

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 day of MONTH, YEAR. 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 day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

Copyright 2021

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Contact: Jonathan Stites
Tel: 214-393-6066

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PROSS DESIGN GROUP, INC.
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SEEFRIED ROCKWALL

SITE PLAN

SEEFRIED ROCKWALL
R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

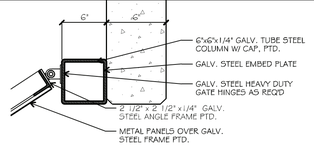
REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	NDH
DESIGNED BY:	ABO
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

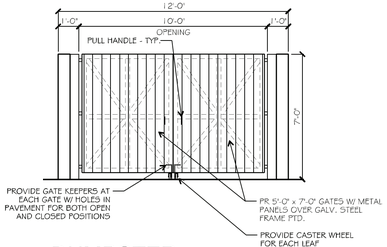
SHEET NO.

SP-1

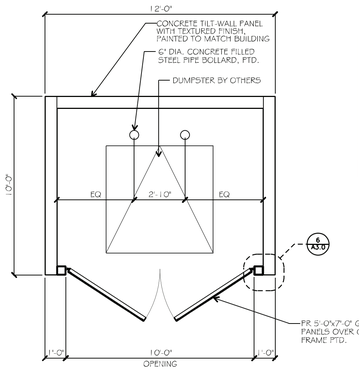
BGE, INC
\\bgeinc.net\gfs\Projects\TPW\Projects\Seefried Industrial Property\9028-00-Seefried, Rockwall\LDV\1 CAD\01 Sht\ROCKWALL SITE PLAN.dwg, Oct 29, 2021-12:21pm, ascott



6 GATE DETAIL
SCALE: 3"=1'-0"

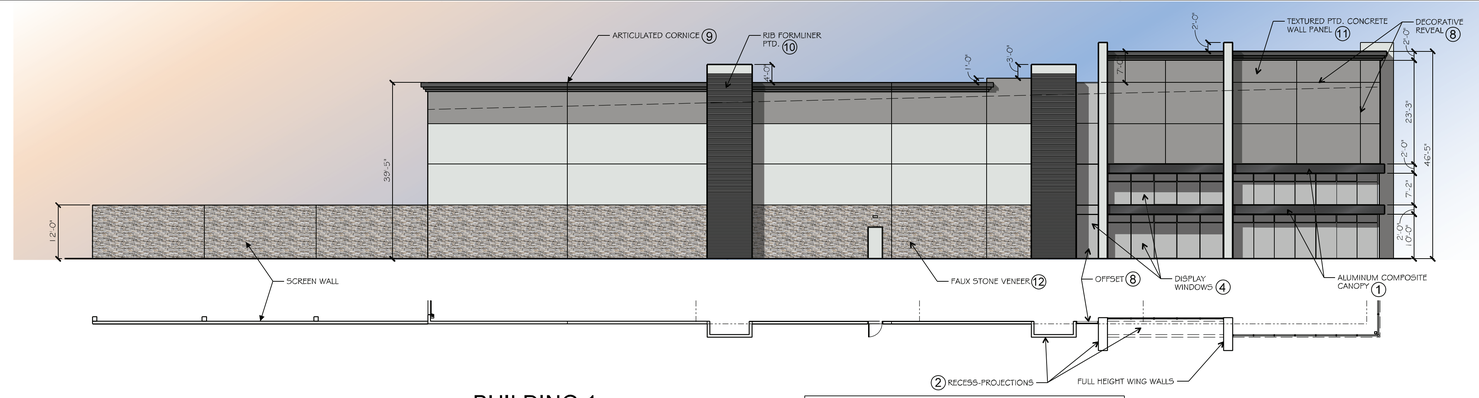


5 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



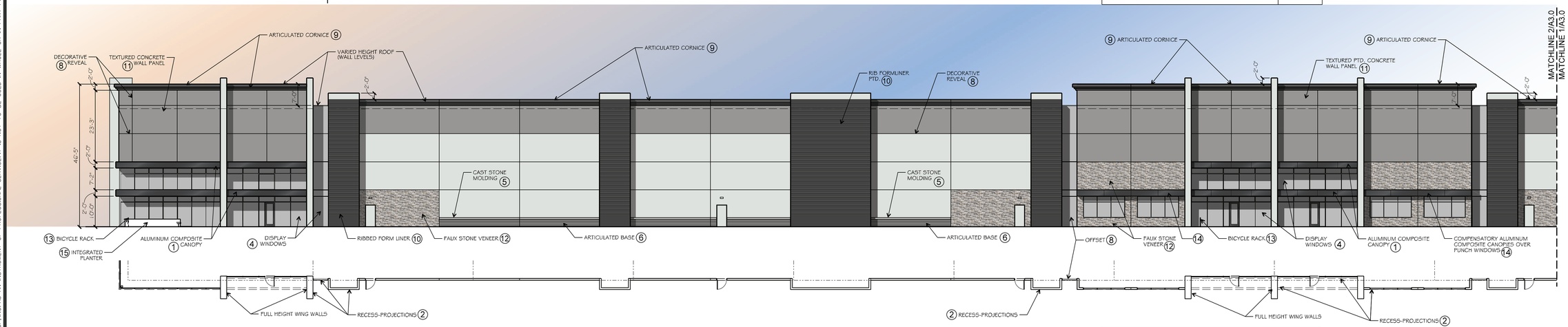
NORTH

4 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



3 BUILDING 1 NORTH ELEVATION
SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE VENEER	24.09 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	49.25 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

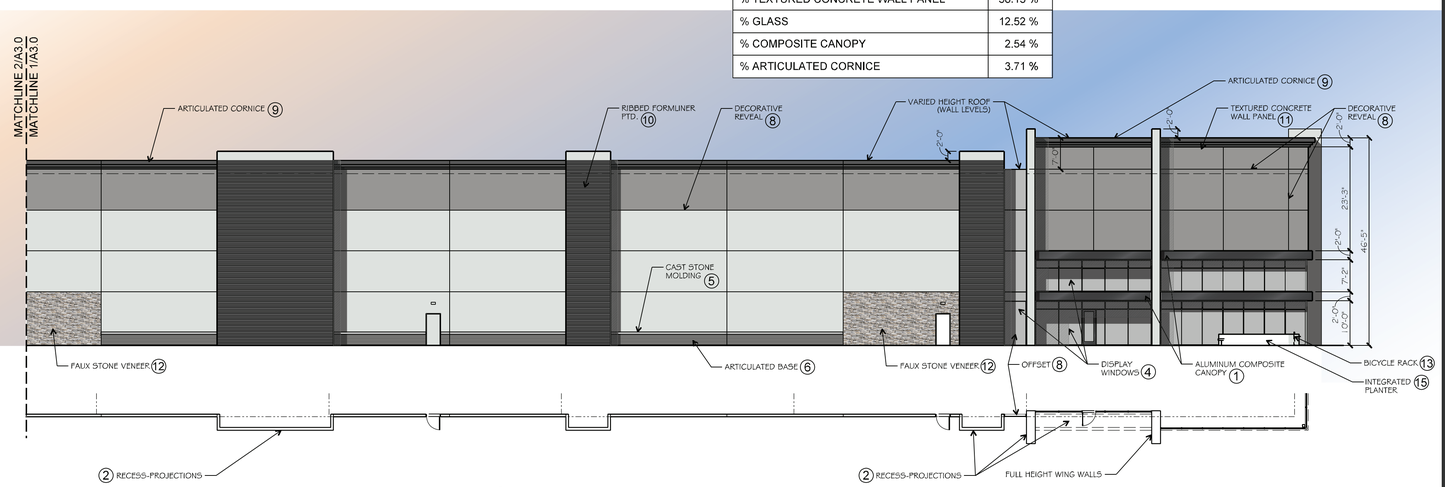


2 BUILDING 1 PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
(15)	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



1 BUILDING 1 PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

Planning & Zoning Commission, Chairman Date

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Mayor, City of Rockwall City Secretary City Engineer

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$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 1/102/2021

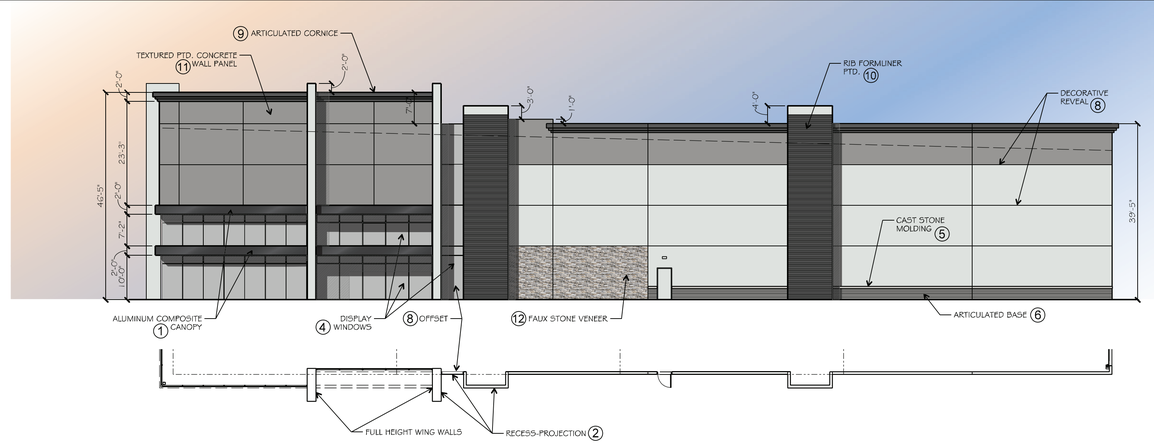
SEEFRIED PROPERTIES

pross design group, incorporated
3310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972/739-1400

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

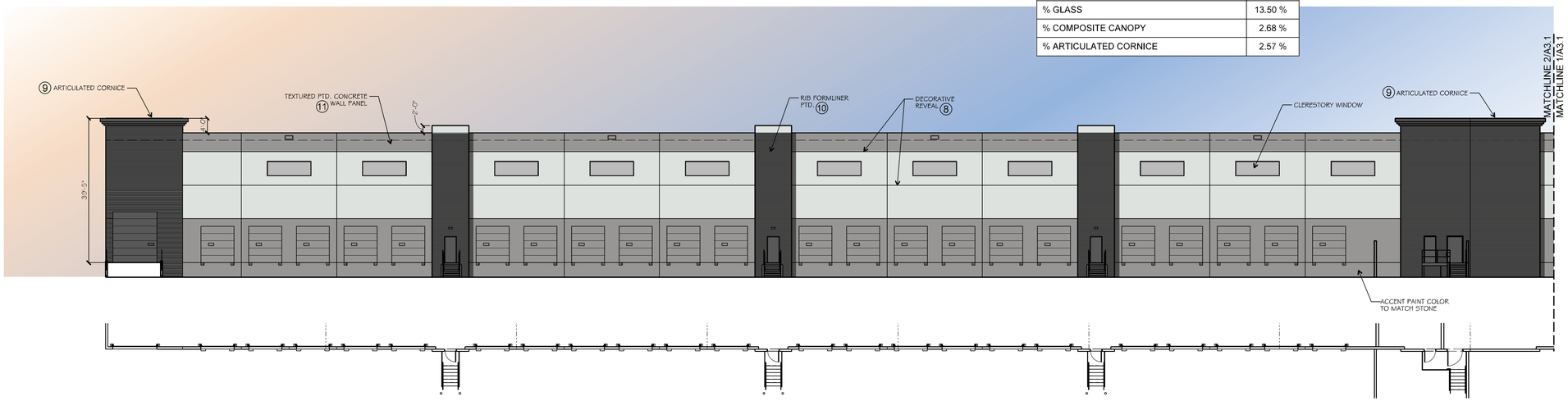
job no 2152
sheet A3.0



3 BUILDING 1 SOUTH ELEVATION

SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %



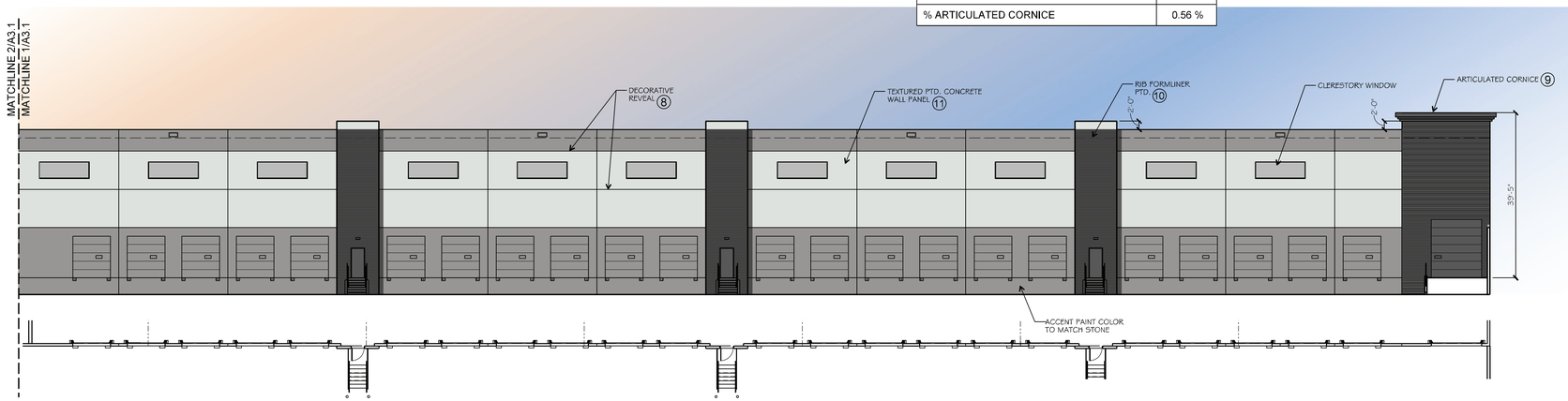
2 BUILDING 1 PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
①	CANOPIES, AWNINGS OR PORTICOS
②	RECESSES - PROJECTIONS
③	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
④	DISPLAY WINDOWS
⑤	ARCHITECTURAL DETAIL - MOLDING
⑥	ARTICULATED BASE
⑦	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
⑧	OFFSETS AND REVEALS
⑨	ARTICULATED CORNICE
⑩	RIBBED FORMLINER PTD.
⑪	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
⑫	FAUX STONE VENEER
⑬	BICYCLE RACK *COMPENSATORY MEASURE 3
⑭	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
⑮	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



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SCALE: 1/16"=1'-0"

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$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 1/10/2021

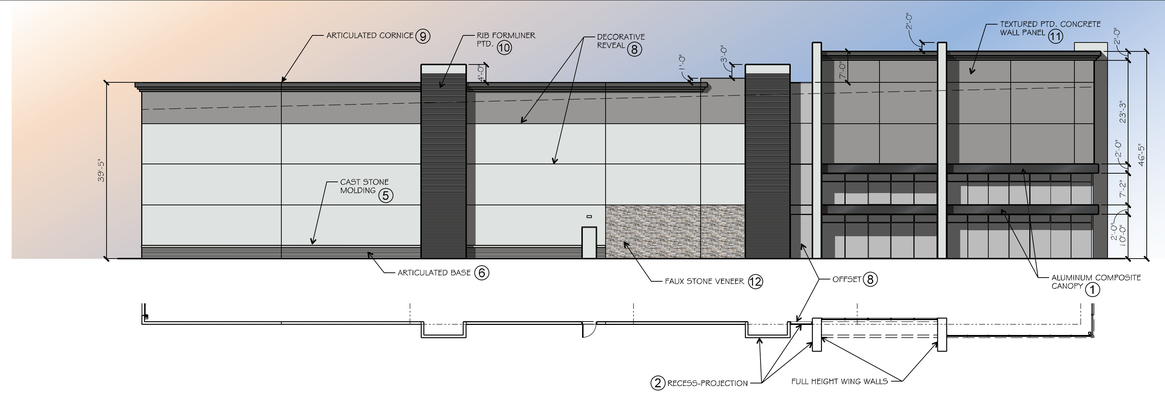
SEEFRIED PROPERTIES

pdg pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.719.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

job no 2152
sheet A3.1



3 BUILDING 2 NORTH ELEVATION

SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
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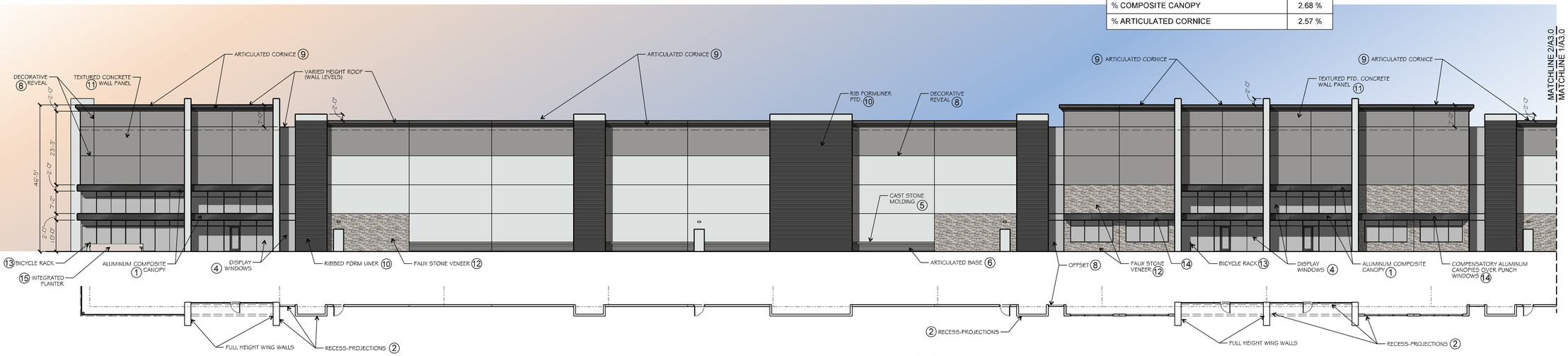

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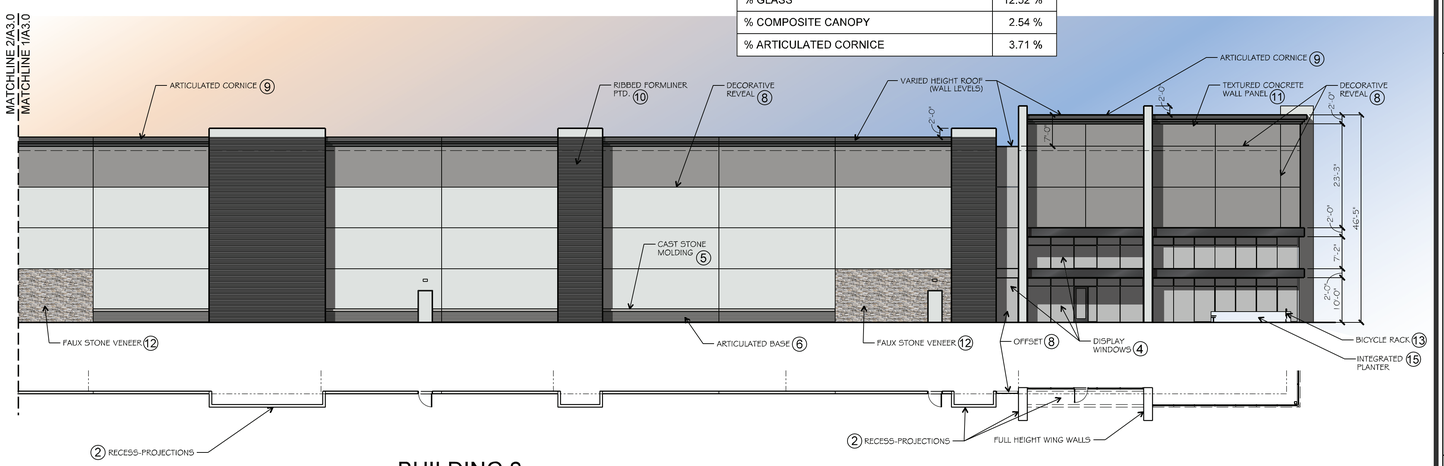

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
11/02/2021

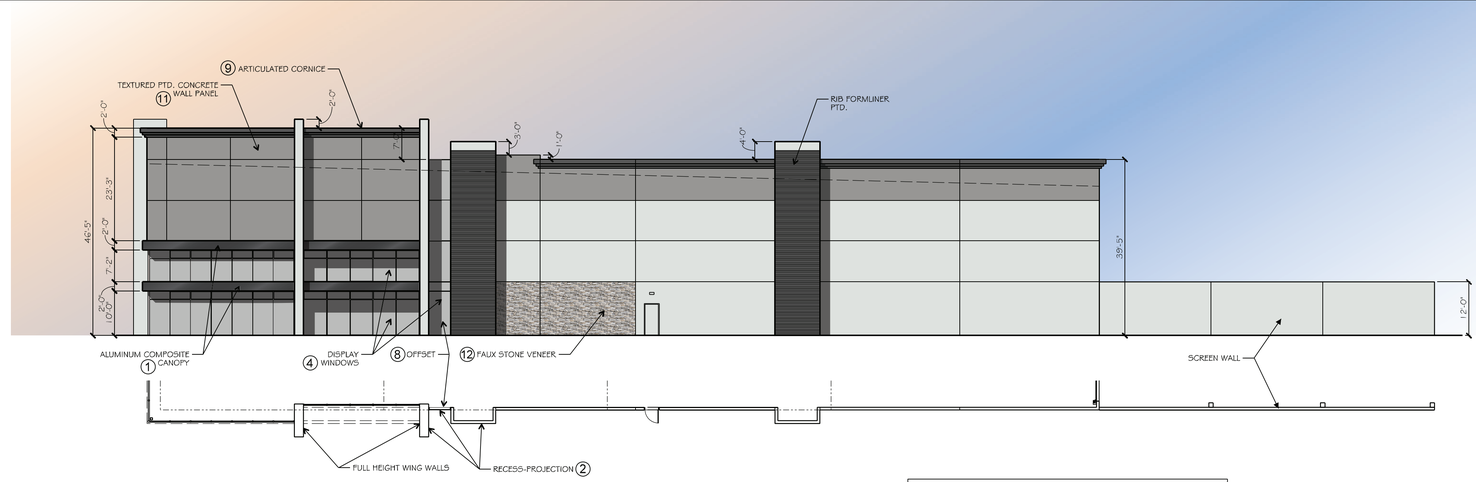
SEEFRIED PROPERTIES

pross design group, incorporated
3310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972.739.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

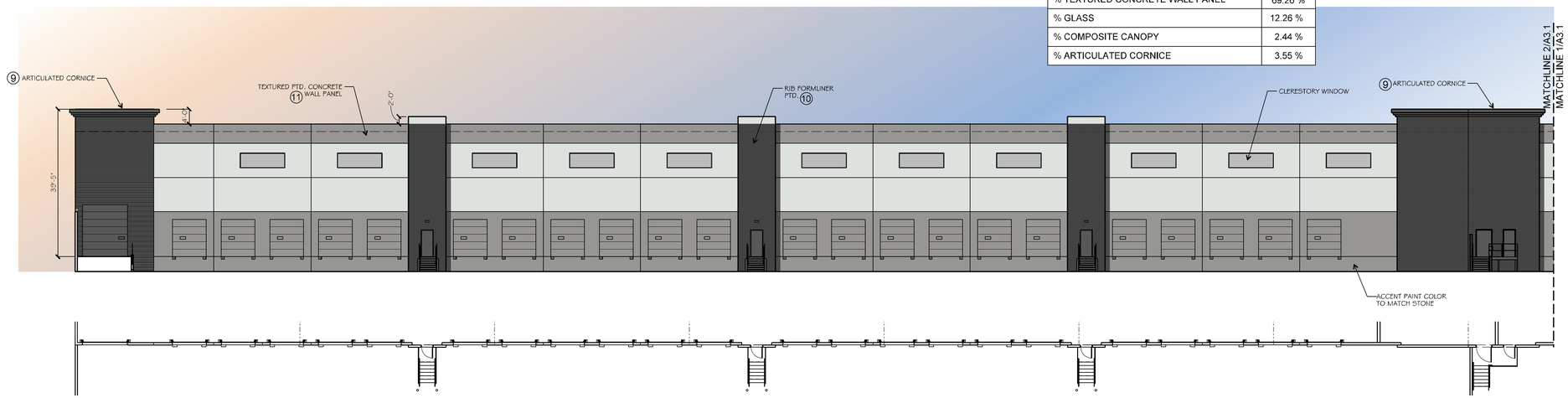
job no
2152
sheet
A3.2



3 BUILDING 2 SOUTH ELEVATION

SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE VENEER	3.81 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	69.26 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %



2 BUILDING 2 PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

PAINT SCHEDULE	
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4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
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8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3
14	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
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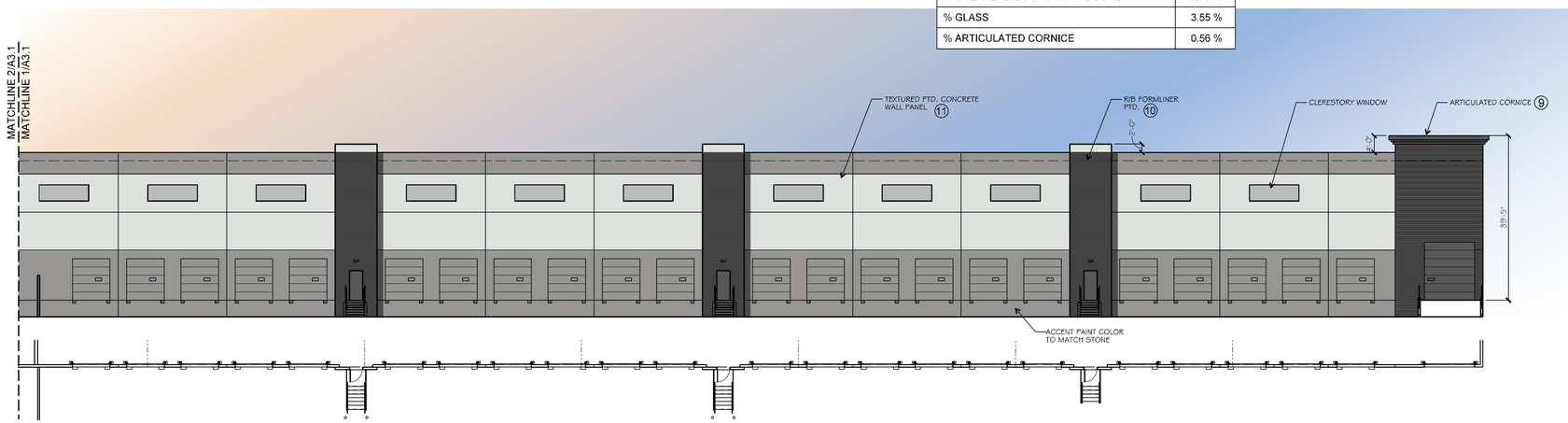

1 BUILDING 2 PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"

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$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 11/02/2021

SEEFRIED PROPERTIES

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.719.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

job no 2152
sheet A3.3

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$TIME$
$DATE$
$FILE$

02 | PERSPECTIVE **B**

01 | PERSPECTIVE **A**

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Mayor, City of Rockwall City Secretary City Engineer

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

PRELIMINARY
ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/789-1440

SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.4

BASE PAINT COLOR
SW7656 RHINESTONE

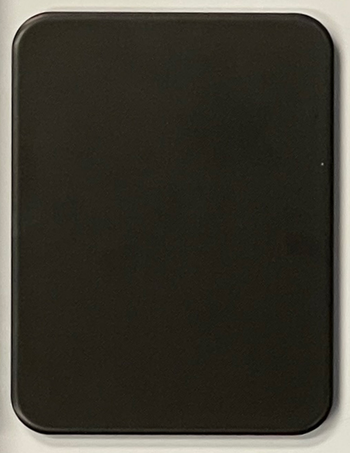
ACCENT COLOR 1
SW7669 SUMMIT GRAY

ACCENT COLOR 2
SW7674 PEPPERCORN

RENDERING
BUILDING 1 FRONT FACADE

STOREFRONT
BLACK ANODIZED

GLAZING
SOLAR BAN 60 (2)
SOLAR GRAY



CANOPIES
BLACK ANODIZED

FORM LINER
SPLIT RIBBED
FORM LINER

STONE
DRY STACK

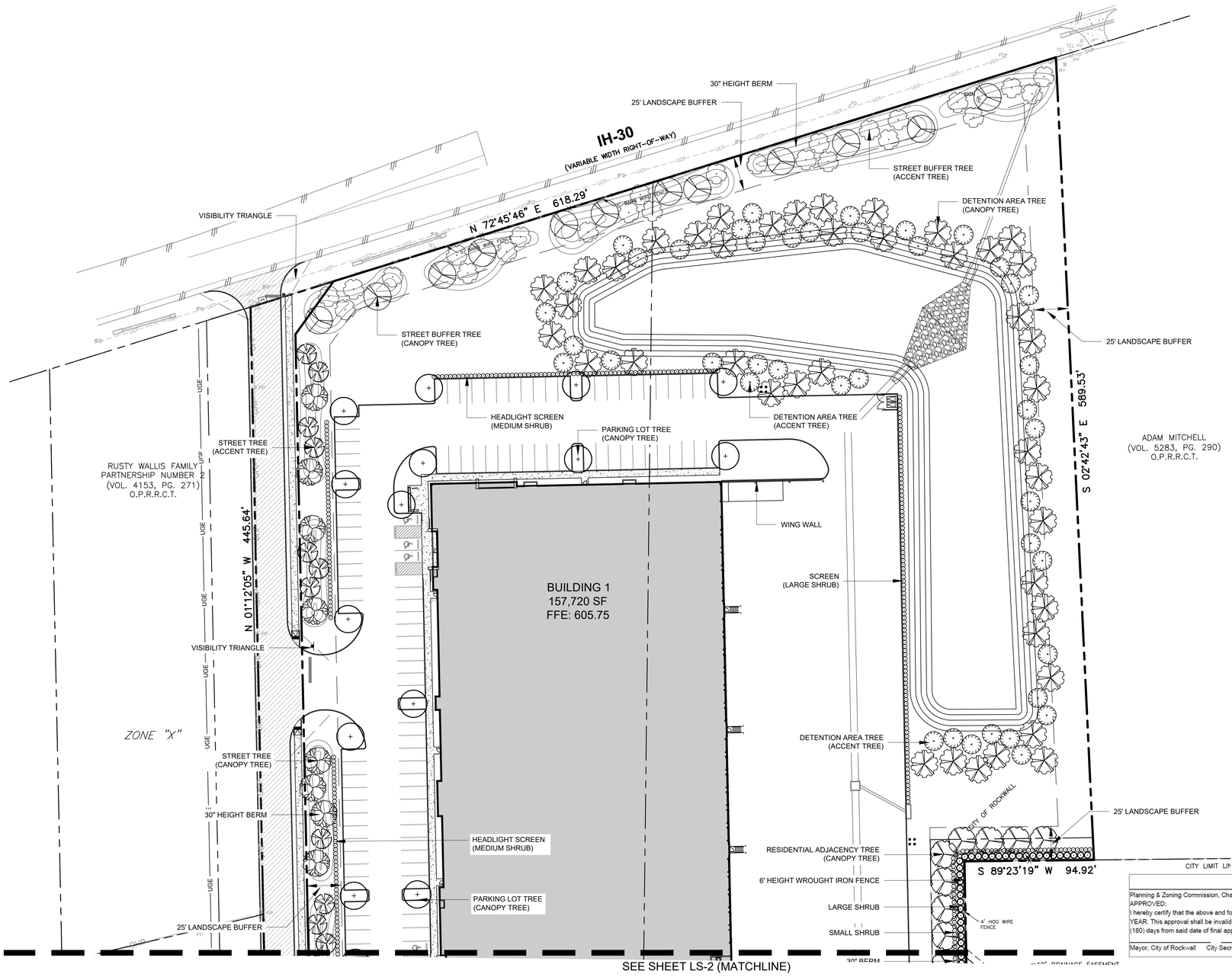
SPEC WAREHOUSES
BLDG 1 & 2

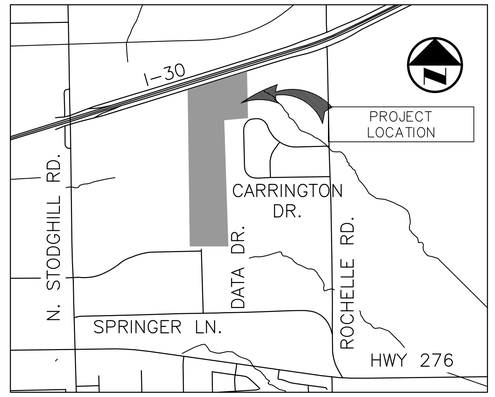
ROCKWALL, TEXAS

pross design group incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SEEFRIED INDUSTRIAL PROPERTIES

date
10/15/2021





VICINITY MAP
(NOT TO SCALE)

N

0 20 40 80
SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.
- SHRUBS, 5 GAL.

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING (1/300 SF)	158 CARS	REQUIRED PARKING (1/300 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

Planning & Zoning Commission, Chairman Date

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Mayor, City of Rockwall City Secretary City Engineer

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
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PROJECT NAME
LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.
LS-1

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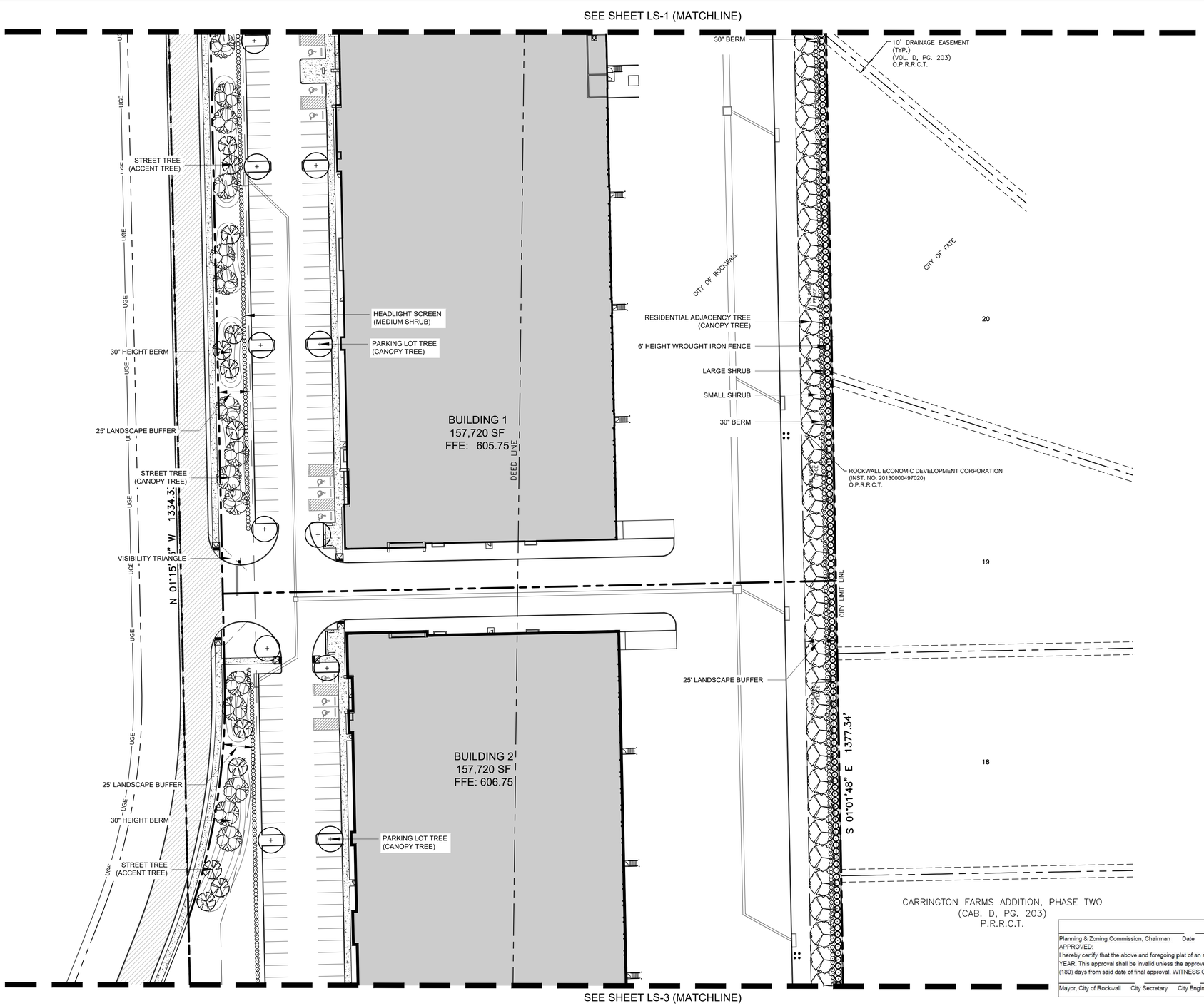

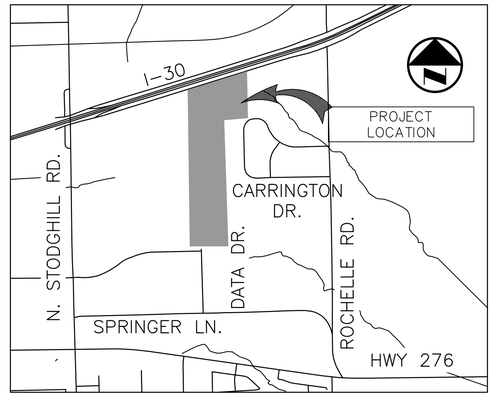

VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.
- SHRUBS, 5 GAL.

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SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

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PROJECT NAME
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REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

LS-2

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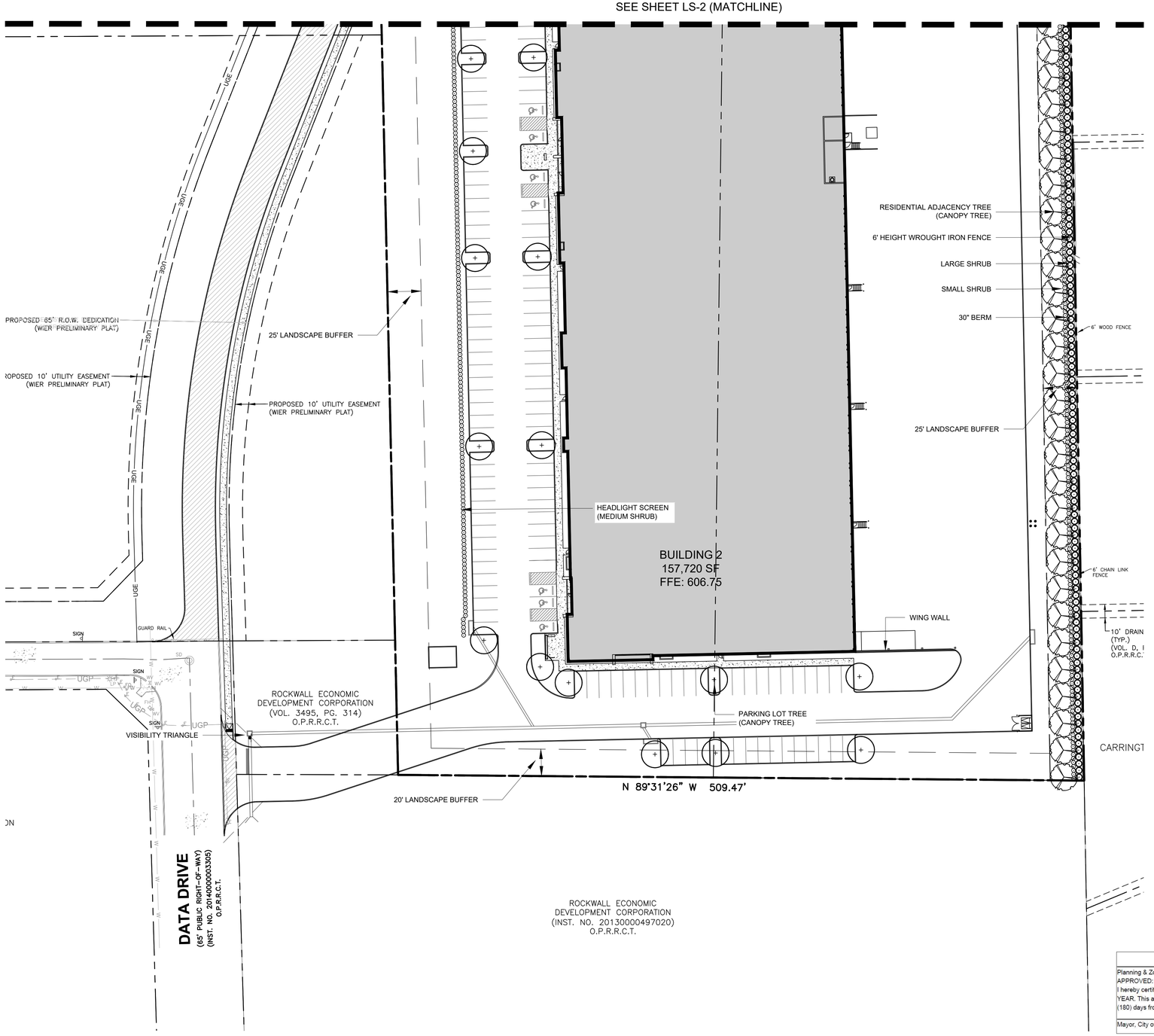

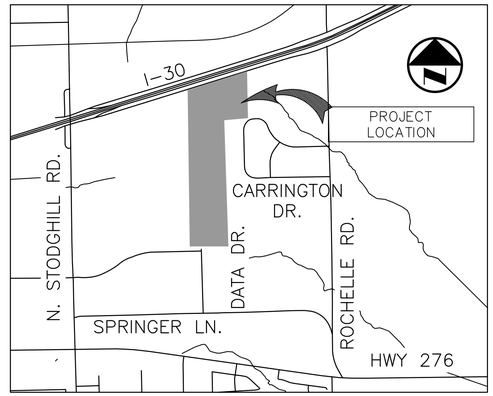

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SUBMITTED: OCTOBER 15, 2021
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PROJECT NAME
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SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

LS-3

BGE, INC.

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LANDSCAPE TABULATIONS

TOTAL SITE AREA (23.07 Acres; 1,004,958 SF)

OVERALL LANDSCAPE REQUIREMENT FOR LIGHT INDUSTRIAL:

15% OF TOTAL SITE AREA TO BE LANDSCAPE
1,004,958 SF X 15% = 150,743.7 SF

LANDSCAPE AREA REQUIRED:	150,744 SF (15%)
LANDSCAPE AREA PROVIDED:	279,027 SF (28%)

IH-30 OVERLAY REQUIREMENTS:

20' LANDSCAPE BUFFER

LANDSCAPE BUFFER REQUIRED:	20'
LANDSCAPE BUFFER PROVIDED:	25'

2 CANOPY TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 2 = 12.36

CANOPY TREES REQUIRED:	12
CANOPY TREES PROVIDED:	12

4 ACCENT TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 4 = 24.72

ACCENT TREES REQUIRED:	25
ACCENT TREES PROVIDED:	25

STREET TREE REQUIREMENTS:

10' BUFFER

BUFFER REQUIRED:	10'
BUFFER PROVIDED:	25'

1 CANOPY TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

CANOPY TREES REQUIRED:	23
CANOPY TREES PROVIDED:	23

1 ACCENT TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

ACCENT TREES REQUIRED:	23
ACCENT TREES PROVIDED:	23

PARKING LOT REQUIREMENTS:

AREA OF AT LEAST 5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED
346 PARKING SPACES X (180 SF) = 65,700 SF
5% OF 62,280 SF = 3,114 SF

PARKING LOT LANDSCAPE REQUIRED:	3,114 SF (5%)
PARKING LOT LANDSCAPE PROVIDED:	8,749 SF (14%)

1 CANOPY TREE PER 10 PARKING SPACES
346 PARKING SPACES / 10 = 34.6

CANOPY TREES REQUIRED:	35
CANOPY TREES PROVIDED:	40

HEADLIGHT SCREEN OF PARKING FACING ROAD

HEADLIGHT SCREEN PROVIDED:	YES

RESIDENTIAL ADJACENCY REQUIREMENTS:

20' BUFFER

REQUIRED BUFFER:	20'
PROVIDED BUFFER:	25'

THREE (3) TIERED SCREEN

SCREEN REQUIRED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE
SCREEN PROVIDED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE

1 CANOPY TREE PER 20 LF OF ADJACENCY
1,472 LF OF ADJACENCY / 20 = 73.6

CANOPY TREES REQUIRED:	74
CANOPY TREES PROVIDED:	74

DETENTION REQUIREMENTS:

1 CANOPY TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

CANOPY TREES REQUIRED:	42
CANOPY TREES PROVIDED:	42

1 ACCENT TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

ACCENT TREES REQUIRED:	42
ACCENT TREES PROVIDED:	42

LANDSCAPE NOTES

1. ALL TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER AT TIME OF PLANTING.
2. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
9. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
10. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PLANT LIST

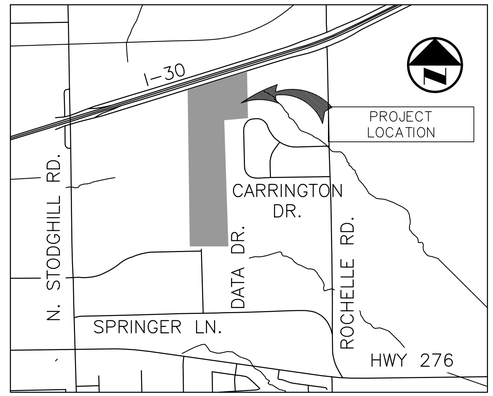
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (Acer rubrum 'Octber Glory')
- Texas Ash (Fraxinus texensis)
- Texas Red Oak (Quercus buckleyi)

ORNAMENTAL TREE
(4' height minimum)
- Downy Hawthorn (Crataegus mollis)
- Eastern Redbud (Cercis canadensis)
- Mexican Plum (Prunus mexicana)
- Possumhaw Holly (Ilex decidua)
- Wax Myrtle (Myrica cerifera)
- Yaupon Holly (Ilex vomitoria)

SMALL SHRUB
(5 GALLON MINIMUM)
- Barberry (Berberis thumbergii 'Crimson Pygmy')
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
- Yucca (Yucca sp.)
- Juniper (Juniperus sp.)
- Japanese Boxwood (Buxus japonica)
- Red Yucca (Hesperaloe parvifolia)

MEDIUM SHRUB
(5 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

LARGE SHRUB
(5 GALLON MINIMUM)
- Bridal Wreath Spirea (Spiraea cantoniensis)
- Chinese Fringe (Loropetalum chinense)
- Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens')
- Oleander (Nerium oleander)
- Rose of Sharon (Hibiscus syriacus)



VICINITY MAP
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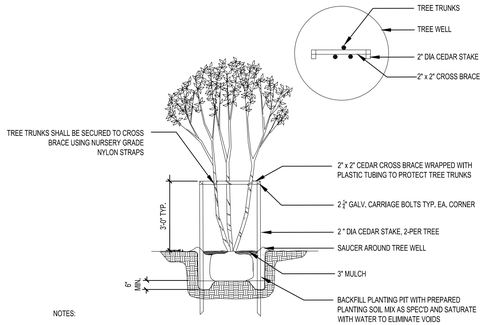
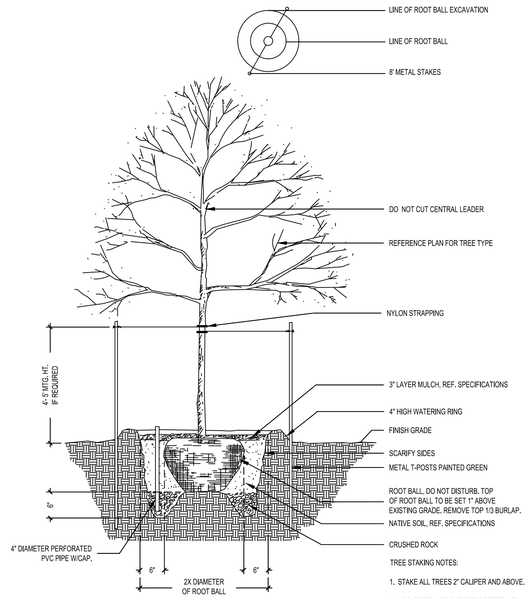
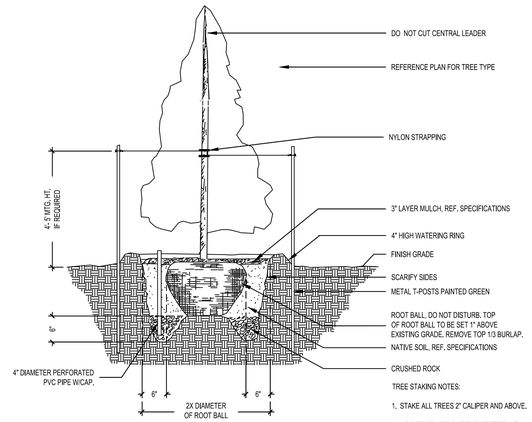


NOTES:
* TEMPORARY TREE WELL, STAKES AND CROSS BRACE TO BE REMOVED AFTER ONE FULL GROWING SEASON
* APPROXIMATELY ⅓ OF THE BRANCH STRUCTURE SHALL BE REMOVED BY THINNING BUT THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TREE SHALL BE PRESERVED

D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
SECTION / ELEVATION — NO TO SCALE

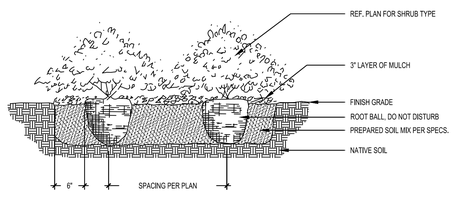


A SHADE TREE PLANTING
SECTION — NOT TO SCALE



B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE

E GROUNDCOVER PLANTING
SECTION — NOT TO SCALE



C SHRUB PLANTING
SECTION — NO TO SCALE

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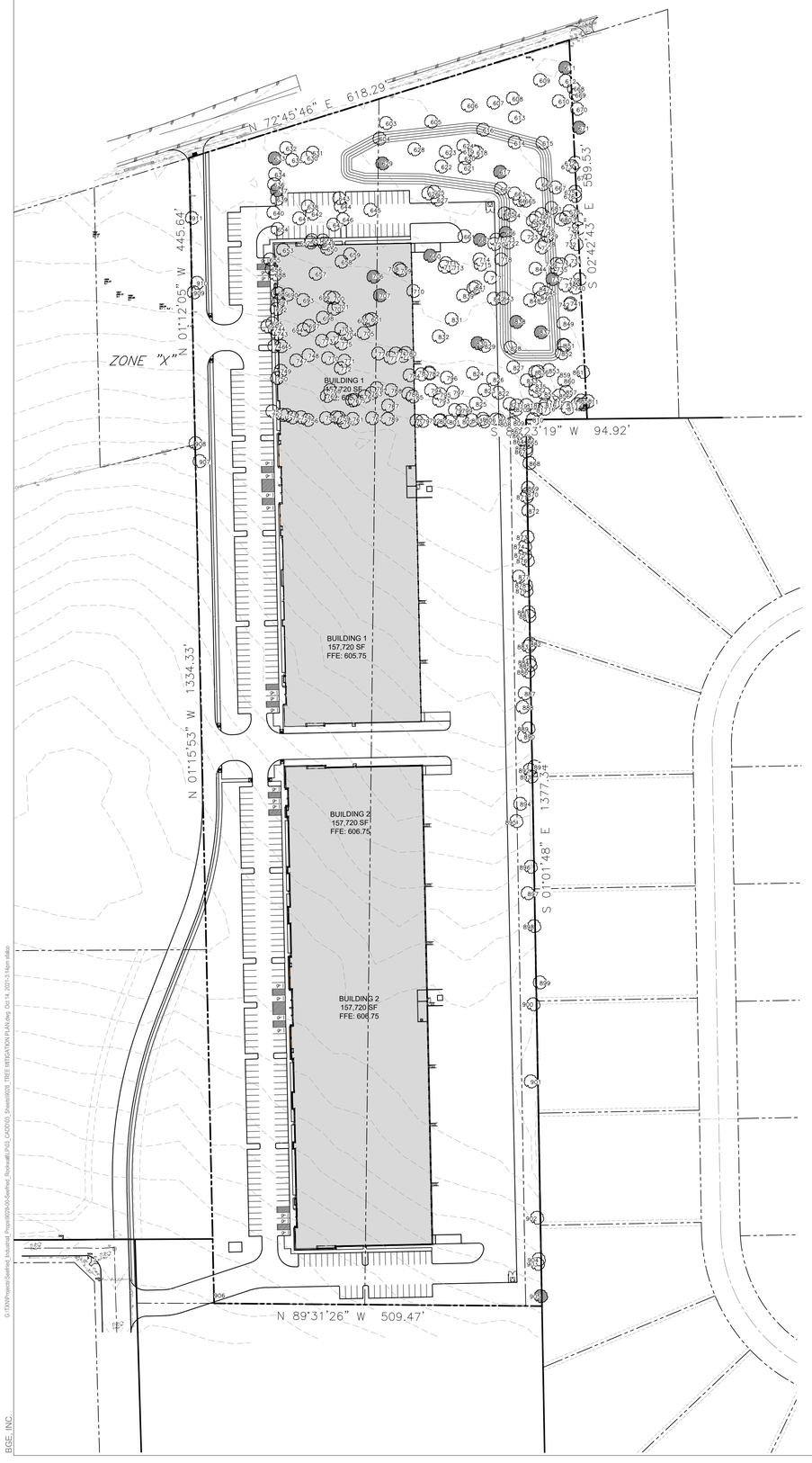


TREE TABLE

POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	TO BE REMOVED	24
604	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
605	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
606	GREEN ASH	*Fraxinus pennsylvanica*	13	PRIMARY PROTECTED	TO BE REMOVED	13
607	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
608	CEDAR ELM	*Ulmus crassifolia*	16	PRIMARY PROTECTED	TO BE REMOVED	16
609	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
610	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
611	SUGARBERRY	*Celtis laevigata*	37	FEATURED	TO BE REMOVED	74
612	GREEN ASH	*Fraxinus pennsylvanica*	14	PRIMARY PROTECTED	TO BE REMOVED	14
613	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	20
614	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
615	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
616	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
617	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
618	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
619	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
620	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
621	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
622	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
623	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
624	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
625	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
626	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
627	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
628	AMERICAN ELM	*Ulmus americana*	13	PRIMARY PROTECTED	TO BE REMOVED	13
629	AMERICAN ELM	*Ulmus americana*	26	FEATURED	TO BE REMOVED	52
630	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
631	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
632	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
633	SUGARBERRY	*Celtis laevigata*	41	FEATURED	TO BE REMOVED	82
634	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
635	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
636	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
637	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
638	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
639	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
640	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
641	CEDAR ELM	*Ulmus crassifolia*	11	PRIMARY PROTECTED	TO BE REMOVED	11
642	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
643	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
644	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
645	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
646	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
647	HERCULES CLUB	*Zanthoxylum Clava-herculis*	8	PRIMARY PROTECTED	TO BE REMOVED	8
648	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
649	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
650	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
651	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
652	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
653	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
654	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
655	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
656	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
657	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
658	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
659	HERCULES CLUB	*Zanthoxylum Clava-herculis*	5	PRIMARY PROTECTED	TO BE REMOVED	5
660	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
661	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
662	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
663	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
664	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
665	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
666	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
667	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
668	PERSIMMON	*Diospyros virginiana*	16	PRIMARY PROTECTED	OFF SITE	0
669	SUGARBERRY	*Celtis laevigata*	10	NON-PROTECTED	OFF SITE	
670	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	OFF SITE	0
671	SUGARBERRY	*Celtis laevigata*	32	FEATURED	OFF SITE	0
672	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
673	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
674	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
675	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
676	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
677	SUGARBERRY	*Celtis laevigata*	3	NON-PROTECTED	TO BE REMOVED	
678	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
679	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
680	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
681	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
682	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
683	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
684	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
685	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
686	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
687	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
688	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
689	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
690	PERSIMMON	*Diospyros virginiana*	7	PRIMARY PROTECTED	TO BE REMOVED	7
691	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
692	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
693	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
694	GREEN ASH	*Fraxinus pennsylvanica*	16	PRIMARY PROTECTED	TO BE REMOVED	16
695	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
696	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
697	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
698	AMERICAN ELM	*Ulmus americana*	21	PRIMARY PROTECTED	TO BE REMOVED	21
699	CEDAR ELM	*Ulmus crassifolia*	6	PRIMARY PROTECTED	TO BE REMOVED	6
700	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
701	AMERICAN ELM	*Ulmus americana*	19	PRIMARY PROTECTED	TO BE REMOVED	19
702	AMERICAN ELM	*Ulmus americana*	14	PRIMARY PROTECTED	TO BE REMOVED	14
703	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
704	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
705	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
706	AMERICAN ELM	*Ulmus americana*	48	FEATURED	TO BE REMOVED	96
707	AMERICAN ELM	*Ulmus americana*	28	FEATURED	TO BE REMOVED	56
708	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
709	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
710	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
711	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
712	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
713	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
714	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
715	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
716	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
717	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
718	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
719	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
720	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
721	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
722	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
723	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
724	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
725	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
726	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
727	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
728	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
729	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
730	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
731	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
732	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
733	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
734	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
735	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
736	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
737	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
738	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
739	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
740	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
741	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
742	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
743	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
744	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
745	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
746	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
747	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
748	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
749	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
750	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
751	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
752	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
753	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
754	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
755	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
756	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
757	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
758	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
759	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
760	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
761	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
762	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
763	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
764	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
765	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
766	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
767	CEDAR ELM	*Ulmus crassifolia*	8	PRIMARY PROTECTED	TO BE REMOVED	8
768	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
769	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
770	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
771	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
772	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
773	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
774	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
775	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
776	AMERICAN ELM	*Ulmus americana*	4	NON-PROTECTED	TO BE REMOVED	
777	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
778	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
779	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
780	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
781	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
782	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
783	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
784	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
785	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
786	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
787	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
788	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	10
789	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
790	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
791	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
792	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
793	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
794	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
795	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
796	AMERICAN ELM	*Ulmus americana*	12	PRIMARY PROTECTED	TO BE REMOVED	12
797	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
798	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
799	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
800	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
801	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
802	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
803	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
804	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
805	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
806	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
807	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
808	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
809	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
810	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
811	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	OFF SITE	0
812	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
813	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
814	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
815	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
816	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
817	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
818	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
819	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
820	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
821	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
822	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
823	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
824	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
825	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
826	SUGARBERRY	*Celtis laevigata*	24	SECONDARY PROTECTED	TO BE REMOVED	12
827	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
828	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
829	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
830	SUGARBERRY	*Celtis laevigata*	30	FEATURED	TO BE REMOVED	60
831	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
832	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
833	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
834	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
835	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
836	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
837	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
838	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
839	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
840	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
841	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
842	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
843	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
844	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
845	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
846	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
847	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
848	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
849	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
850	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
851	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
852	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
853	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
854	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
855	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
856	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
857	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
858	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
859	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
860	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
861	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
862	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
863	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
864	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
865	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
866	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
867	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
868	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
869	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
870	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
871	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
872	S

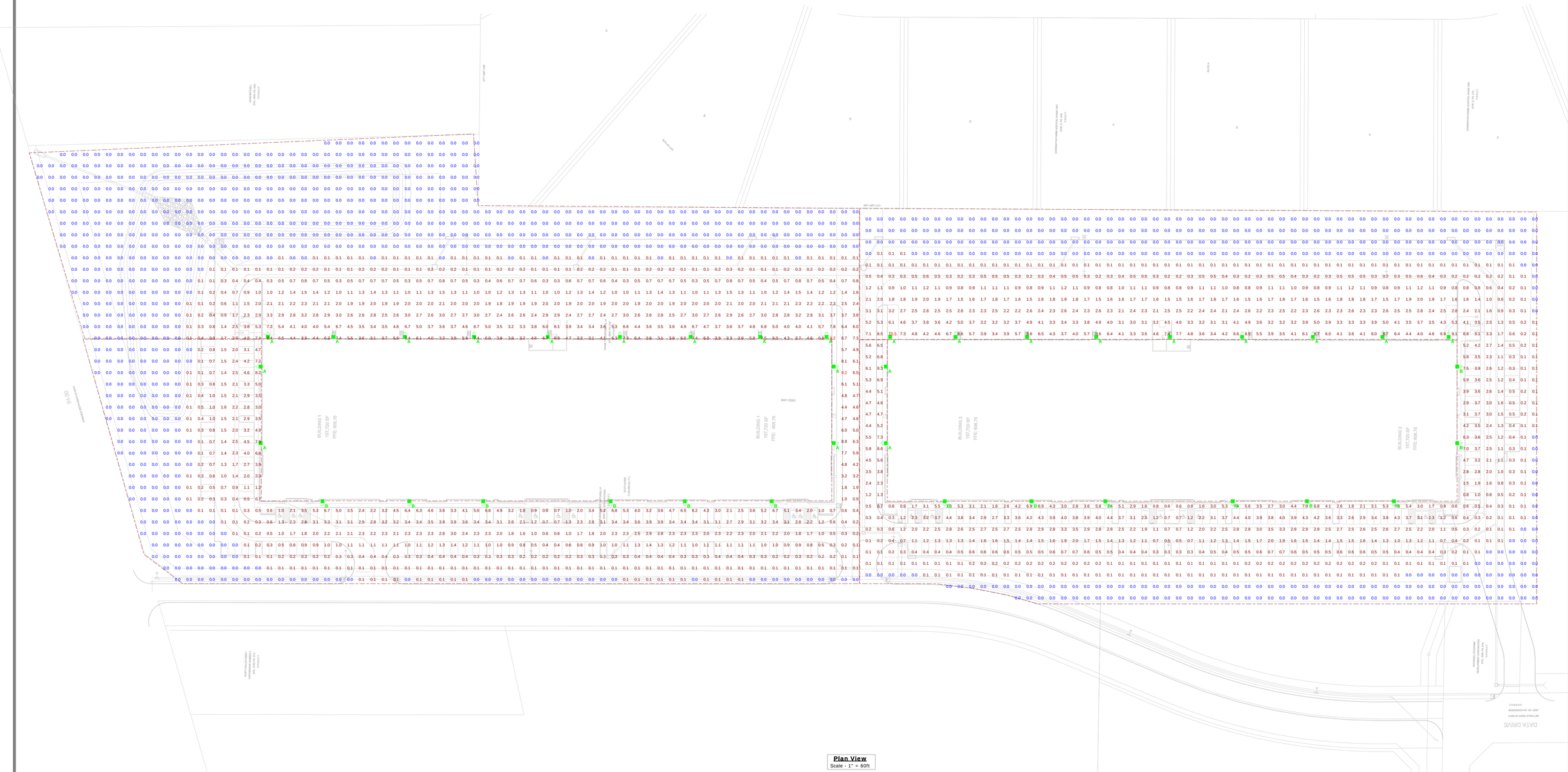
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	24	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	189.54
	B	14	Lithonia Lighting	RSX2 LED P4 40K R3	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution		1	RSX2_LED_P4_40K_R3.ies	25000	1	189.54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 1	+	1.0 fc	9.2 fc	0.0 fc	N/A	N/A
Building 2	+	1.3 fc	10.5 fc	0.0 fc	N/A	N/A

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING (1/1000 SF)	158 CARS	REQUIRED PARKING (1/1000 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%



Plan View
Scale - 1" = 60ft

ROCKWALL SPEC

Designer: IK

Date
9/23/2021

Scale
Not to Scale

Drawing No.

Summary

TYPE A: RSX2 LED P4 40K R4 480 WBA DDBXD
TYPE B: RSX2 LED P4 40K R3 480 WBA DDBXD

RSX2 LED
Area Luminaire

Catalog Number

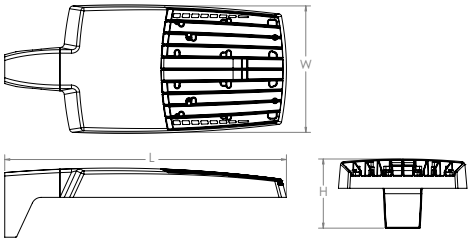
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	**(use specific voltage for options as noted)**	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
	P5		R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
	P6		R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PEX	Photocontrol external threaded, adjustable [9,10]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,11,12,13]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9,13]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9,13]
DS	Dual switching [9,14]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2	nLight AIR generation 2 [13,15,16]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [13,14,17]

*Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [6]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [18]

Finish

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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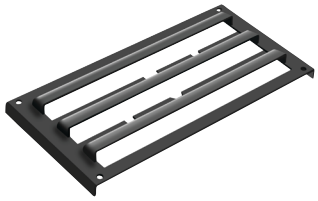
Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U DLL127F 1.5 JU	RSX Surface conduit box (specify finish, for use with WBA, WBA not included) Photocell -SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]

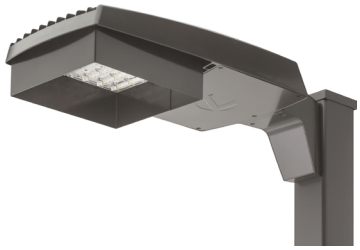
NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, DS, PIRHN).
10. Requires 120V, 208V, 240V, or 277V.
11. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
12. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
13. Two or more of the following options cannot be combined including DMG, DS, PER7, FAO and PIRHN.
14. DS only available on performance package P5 and P6.
15. Must be ordered with PIRHN.
16. Requires MVOLT or HVOLT.
17. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
18. Must be ordered with fixture for factory pre-drilling.
19. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

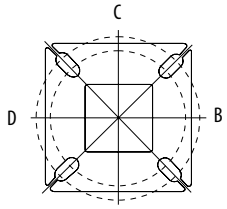


External 360 Full Visor

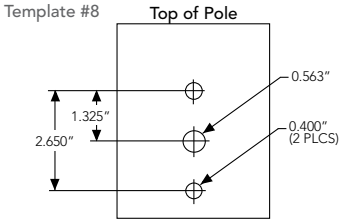
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

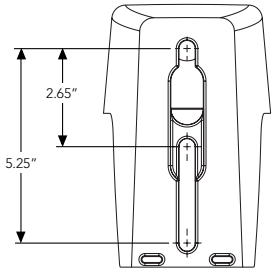
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - 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	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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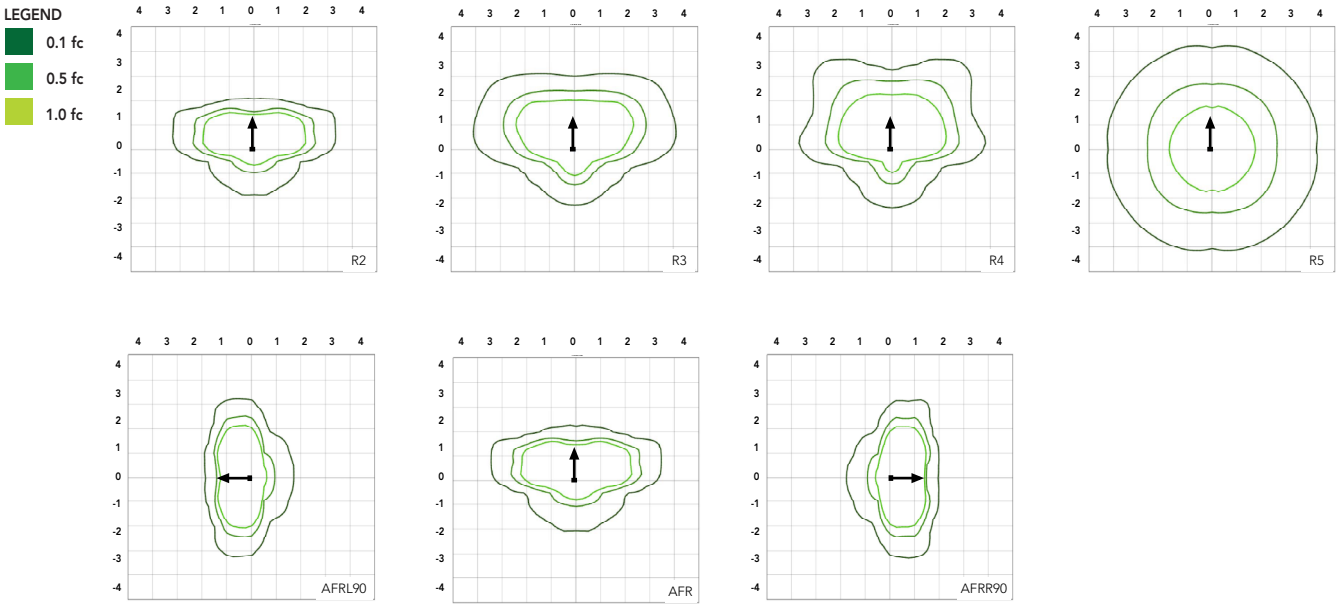
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

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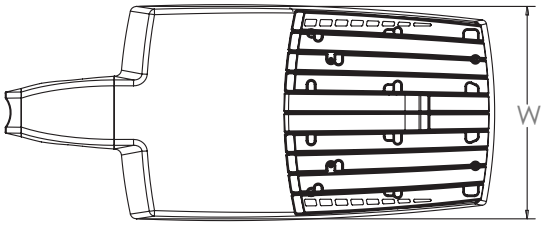
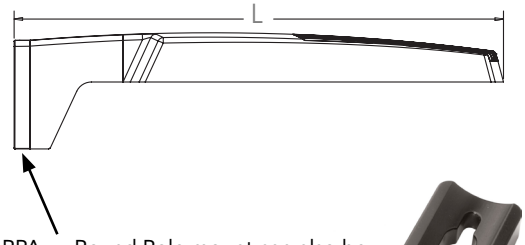
Dimensions & Weights

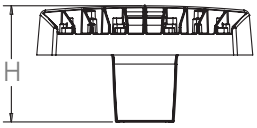
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)



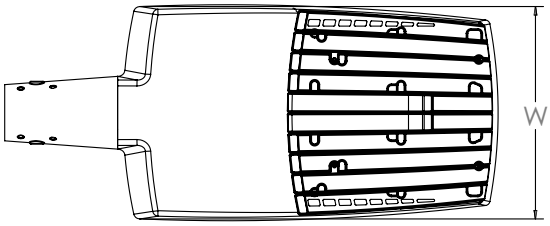


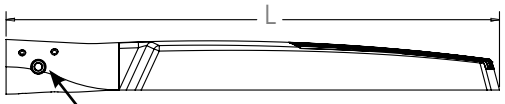


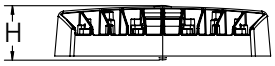
Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX2 with Mast Arm Adapter (MA)

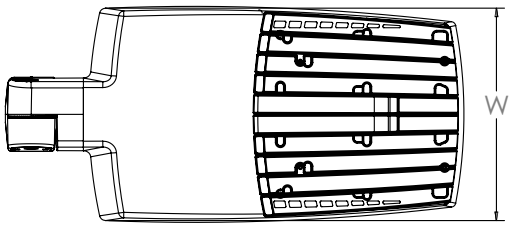


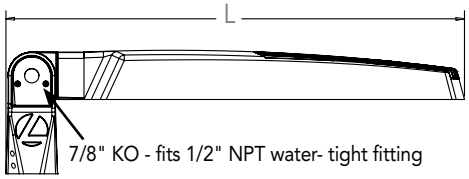


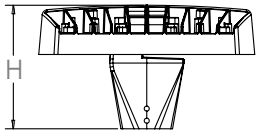


Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)







Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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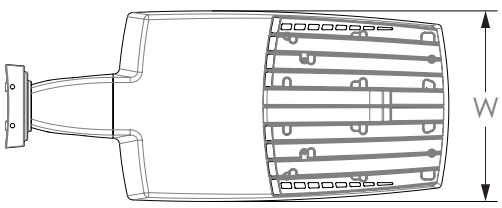
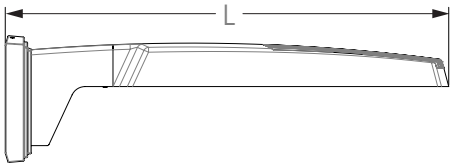
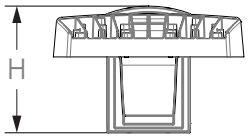
Dimensions

RSX2 with Wall Bracket (WBA)

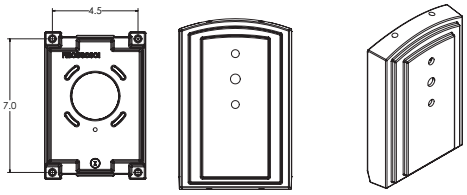




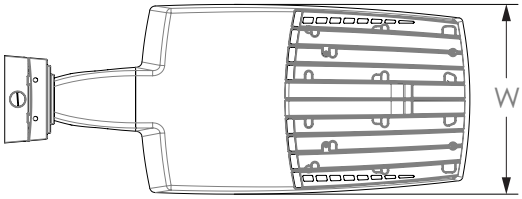


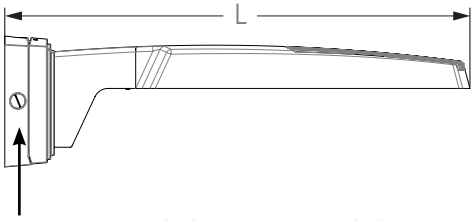
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

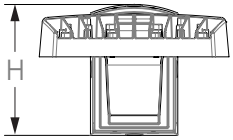


RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



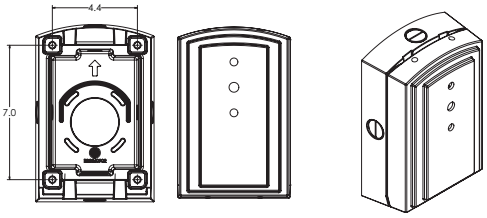


3/4" NPT taps with plugs - Qty (4) provided



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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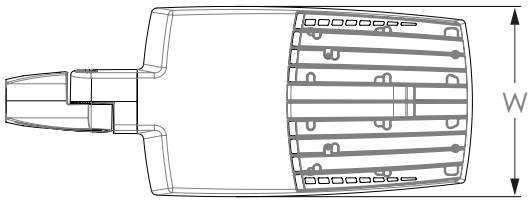
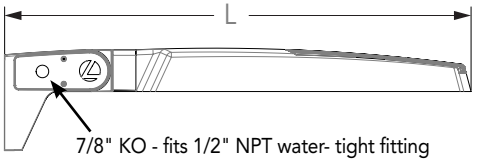
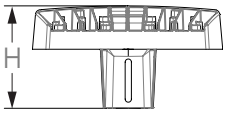
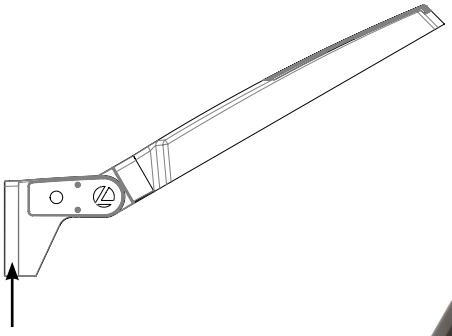
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

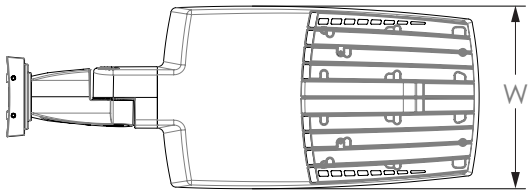
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

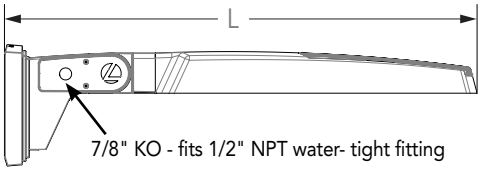
Notes

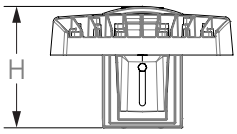
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

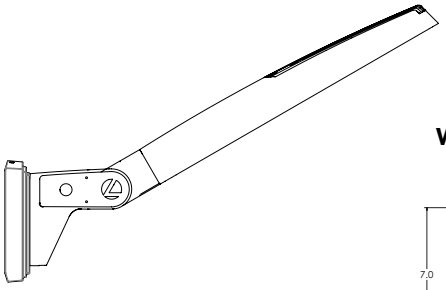
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



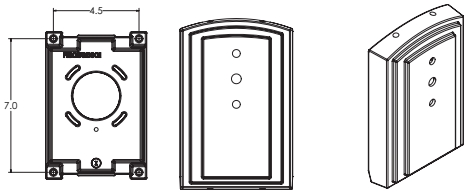






Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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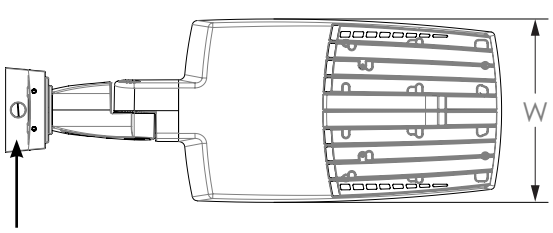
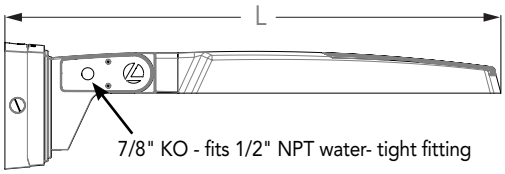
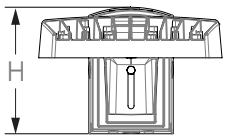
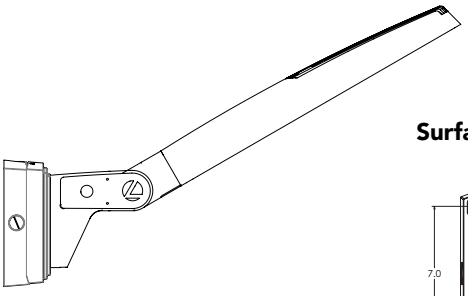
Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



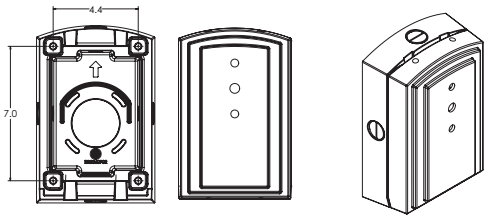




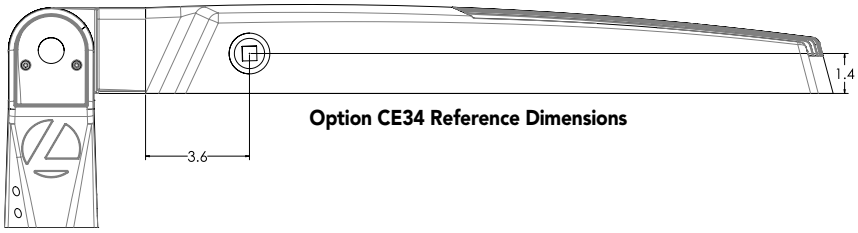


Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

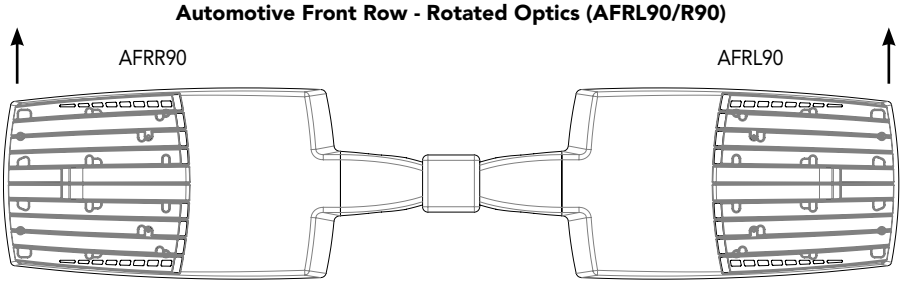


Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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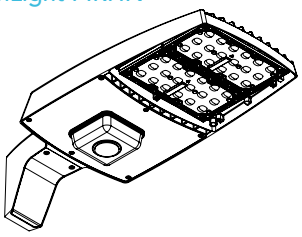
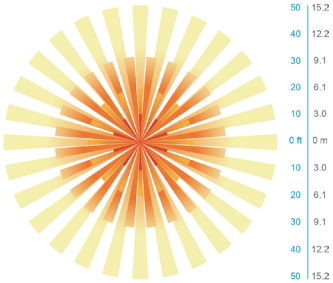
nLight Control - Sensor Coverage and Settings

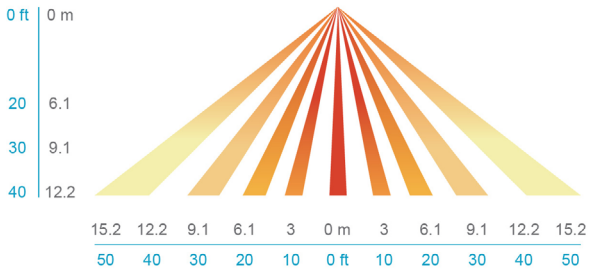
NLTAIR2 PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/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.

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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:	November 9, 2021
APPLICANT:	Patrick Hogan, PE; *Kimley-Horn*
CASE NUMBER:	*SP2021-030; Site Plan for a Multi-Tenant Warehouse/Distribution Center*

SUMMARY

Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a Site Plan for a Multi-Tenant Warehouse/Distribution Center on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard.

BACKGROUND

The City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall on March 16, 1998. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021 the City Council approved *Ordinance No. 21-27* [*Case No. Z2021-018*] changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property has been vacant since annexation.

PURPOSE

On October 15, 2021, the applicant -- *Patrick Hogan, PE of Kimley-Horn* -- submitted an application requesting the approval of a site plan for the purpose of developing a multi-tenant warehouse/distribution facility that will consist of three (3) buildings totaling 199,179 SF of building area on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Airport Road, which is identified as a *M4U (i.e. major collector, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of Airport Road is a 64.514-acre tract of land (*i.e. Tract 15, of the D. Harr Survey, Abstract No. 102*), which is owned by the City of Rockwall (*i.e. Animal Adoption Center*). Continuing north are several tracts of properties, zoned Agricultural (AG) District, that have single-family homes situated on them. One (1) of the properties is a vacant tract of land (*i.e. Tract 14, of the D. Harr Survey, Abstract No. 102*) containing 25.87-acres. Beyond this is SH-66, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Continuing south, and adjacent to the *Union Pacific Dallas/Garland Northeast Railroad,* is a 21.554-acre portion (*i.e. Tract 20, of the D. Harr Survey, Abstract No. 102*) of a larger 44.0779-acre tract of land that is vacant. South of this property are several vacant tracts of land that are zoned Agricultural (AG) District and Light Industrial (LI) District.

East: Directly east of the subject property are several properties zoned Agricultural (AG) District that have single-family homes situated on them. Continuing east is a 3.128-acre tract of land zoned Single-Family Estate 1.5 (SF-1.5) District, which is occupied by a single-family residence. Beyond this is N. Stodghill Road, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This thoroughfare is adjacent to the corporate limits of the City of Rockwall.

West: Directly west of the subject property are four (4) vacant tracts of land, which are identified as Tract 2 (6.177-acreds), Tract 2-01 (6.177-acres), Tract 2-03 (5.784-acres), and Tract 2-06 (5.07-acres), D. Harr Survey, Abstract No. 102 and are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

The applicant is proposing the construction of three buildings with a total of 199,179 SF for the warehouse/distribution center. The following is a breakdown of the SF for each building: [*1*] Building 1 is 58,008 SF, [*2*] Building 2 is 77,234 SF, and [*3*] Building 3 is 63,937 SF. Each building will be constructed of tilt wall with split ribbed form liner. The subject property will be accessible via three (3) access drives along Airport Road. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Unified Development Code (UDC) for a property located within Light Industrial (LI) 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	*12,500 SF*	*780,595 SF; In Conformance*
Minimum Lot frontage	*100-feet*	*x>1,200-Feet; In Conformance*
Minimum Lot Depth	*125-feet*	*x>425-Feet; In Conformance*
Minimum Front Yard Setback	*25-feet*	*x>75-Feet; In Conformance*
Minimum Rear Yard Setback	*10 w/o Fire Rated Wall*	*x>85-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet + ½ Height*	*x>63-Feet; In Conformance*
Maximum Building Height	*60-feet*	*39-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*26%; In Conformance*
Minimum Masonry Requirement	*90%*	*100% Tilt Wall; Exception Required*
Minimum Number of Parking Spaces	*1:250 SF (Office) & 1:1000 SF (Warehouse) = 260 Spaces Total*	*307 Spaces; In Conformance*
Minimum Stone Requirement	*20% Each Facade*	*0%; Exception Required*
Minimum Landscaping Percentage	*15%*	*15%; In conformance*
Maximum Impervious Coverage	*90-95%*	*65%; In Conformance*

TREESCAPE PLAN

The majority of the trees on the subject property are currently located along the western and eastern property lines and are Cedar trees. Based on this, the treescape plan provided by the applicant indicates that no protected trees on the site will be removed. The applicant is providing a 20-foot landscape buffer along Airport Road that includes berms, shrubs, 26 canopy trees, and 24 accent trees. The applicant has also indicated to staff that three (3) tiered screening will be incorporated adjacent to the truck docks on the western property line and along the entire eastern property line; however, the current landscape plan does not show this. This will need to be updated and staff has included these revisions as conditions of approval below. All other aspects of the treescape and landscape plans appear to conform to the requirements of Article 08, *Landscape and Screening*, of the Unified Development Code (UDC).

EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the *General Industrial District Standards,* of Article 05, *District Development Standards*, and Article 08, *Landscape and Screening*, of the Unified Development Code (UDC):

(1) *Building Materials.*

(a) *Stone*. According to Section 5.01.(A)(1)(a)(1), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% stone is required on all building façades. In this case, the applicant is requesting the use of split ribbed form liner in lieu of stone. Staff should note that this is not an uncommon request with larger industrial buildings.

(b) *Tilt Wall*. According to Section 5.01.(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of concrete tilt-up walls may be permitted on a *case-by-case* basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction.

(2) *Building Articulation.*

(a) *Horizontal & Vertical Articulation*. According to Section 5.01.(C), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all industrial buildings are required to meet the standards for articulation on all facades. In this case, the building does not meet the horizontal and vertical articulation standards on all primary and secondary building facades.

(3) *Landscaping Screening*

(a) *Screening from Residential*. According to section 5.02.(C), *Landscape Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] staggered evergreen trees and/or canopy trees in three [3] tiers*) along the entire length of the adjacency. Canopy trees are required to be placed on 20-foot centers. In this case the applicant is requesting the use of three (3) tier screening adjacent to the truck docks on the western property line and along the entire eastern property line.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n 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 (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested variances."

In this case, the applicant has provided a letter explaining the exceptions, and offering compensatory measures in the form of [*1*] increasing the tree canopies by five (5) percent beyond the minimum required; [*2*] providing bicycle rack at each building; [*3*] providing sunscreens above windows; [*4*] providing building articulation on the front façade at smaller intervals utilizing panel steps; [*5*] provide additional vertical articulation at smaller intervals; and [*6*] increase landscape buffer by 20-feet on east side of property. With this being said, they are currently requesting variances to the articulation requirements; therefore, the compensatory measures relating to articulation cannot be counted as compensatory measures since what is being provided does not meet the minimum standards.

The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the variance(s) are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is located within the *Central District*. This district is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential subdivisions (*e.g. Park Place and Rolling Meadows Subdivisions*). The *Central District* also incorporates Live/Work (LW), Low-Density Residential (LDR), and Technology/Employment Center (TEC) land use designation along Airport Road. The *Central District* incorporates an opportunity area south of the railroad tracks, which could be utilized as a special commercial corridor given its IH-30 adjacency. The subject property is zoned Light Industrial (LI) District, and the applicant's request appears to be in conformance with Future Land Use Plan and the *District Strategies* outlined for the *Central District* as stipulated in the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On October 26, 2021 the Architectural Review Board (ARB) reviewed the proposed building elevations for the warehouse/distribution facility and recommended the applicant provide additional height for the parapet near each entrance of each building and wrap the parapet along all sides of each building. Additionally, the ARB recommended the applicant create textured panels along the gaps between each entrance of each building. The textured panels should utilize the same split ribbed form liner pattern that is proposed along the entrances of each building. The applicant agreed with the ARB, and will provide updated elevations for the ARB to review at their next meeting on *November 9, 2021*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a warehouse/distribution center 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 applicant will need to revise the landscaping plan to show three (3) tiered screening adjacent to the truck docks along the western property line, and update the three (3) tiered screening along the eastern property line to meet the minimum standards.

(3) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in the *Exceptions Requested by the Applicant* section of this case memo; and,

(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. SP2021-030

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	
SUBDIVISION	RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVEY ABSTARCT NO. 102
GENERAL LOCATION	16.89 ACRES SW OF AIRPORT ROAD AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	VACANT
PROPOSED ZONING	N/A	PROPOSED USE	DISTRIBUITION WAREHOUSE
ACREAGE	16.89	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	Robert B. Baldwin III	☐ APPLICANT	KIMLEY-HORN
CONTACT PERSON		CONTACT PERSON	PATRICK HOGAN, P.E.
ADDRESS	4500 Christopher Drive	ADDRESS	13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700
CITY, STATE & ZIP	Austin, TX 78756 46	CITY, STATE & ZIP	DALLAS, TX 75240
PHONE	512-751-4500	PHONE	972-770-1312
E-MAIL	rbbaldwin3@me.com	E-MAIL	PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT B. BALDWIN III [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 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."

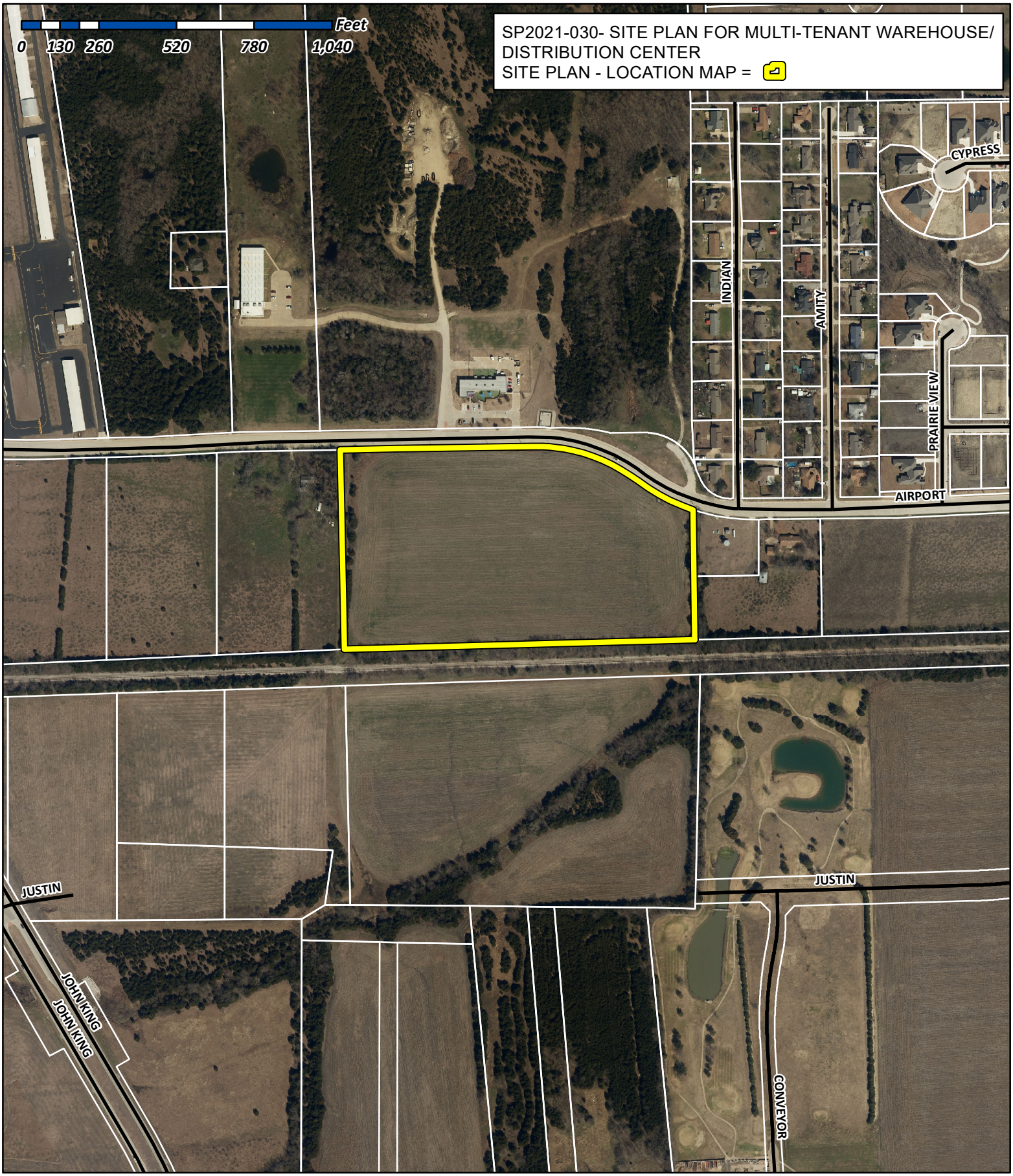
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* OCTOBER, 20 21

OWNER'S SIGNATURE Robert B. Baldwin III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Stephen Kinane

STEPHEN KINANE
Notary Public, State of Texas
Comm. Expires 05-21-2022
Notary ID 3928995

MY COMMISSION EXPIRES 5/21/2022



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.

October 13, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: INTREPID ROCKWALL DEVELOPMENT,
ROCKWALL, TEXAS

On behalf of Intrepid Equity Investments, we wish to submit a variance request to the City of Rockwall for our site plan (elevations) submittal.

The project consists of three new buildings on 16.89 acres. Proposed Building 1 will be 58,008 SF, proposed Building 2 will be 77,234 SF, and proposed Building 3 will be 63,937 SF.

We request the following variances:

A. Construction Materials:
The Owner wishes to utilize reveals and patterned form liners to construct a modern aesthetic, in lieu of the required stone veneer.

B. Wall Projection:
Though articulation is utilized for the front and side facades, the wall projection at the entry (25% of the wall height) requirement will result in a material reduction in building square footage and loss of functionality for users.

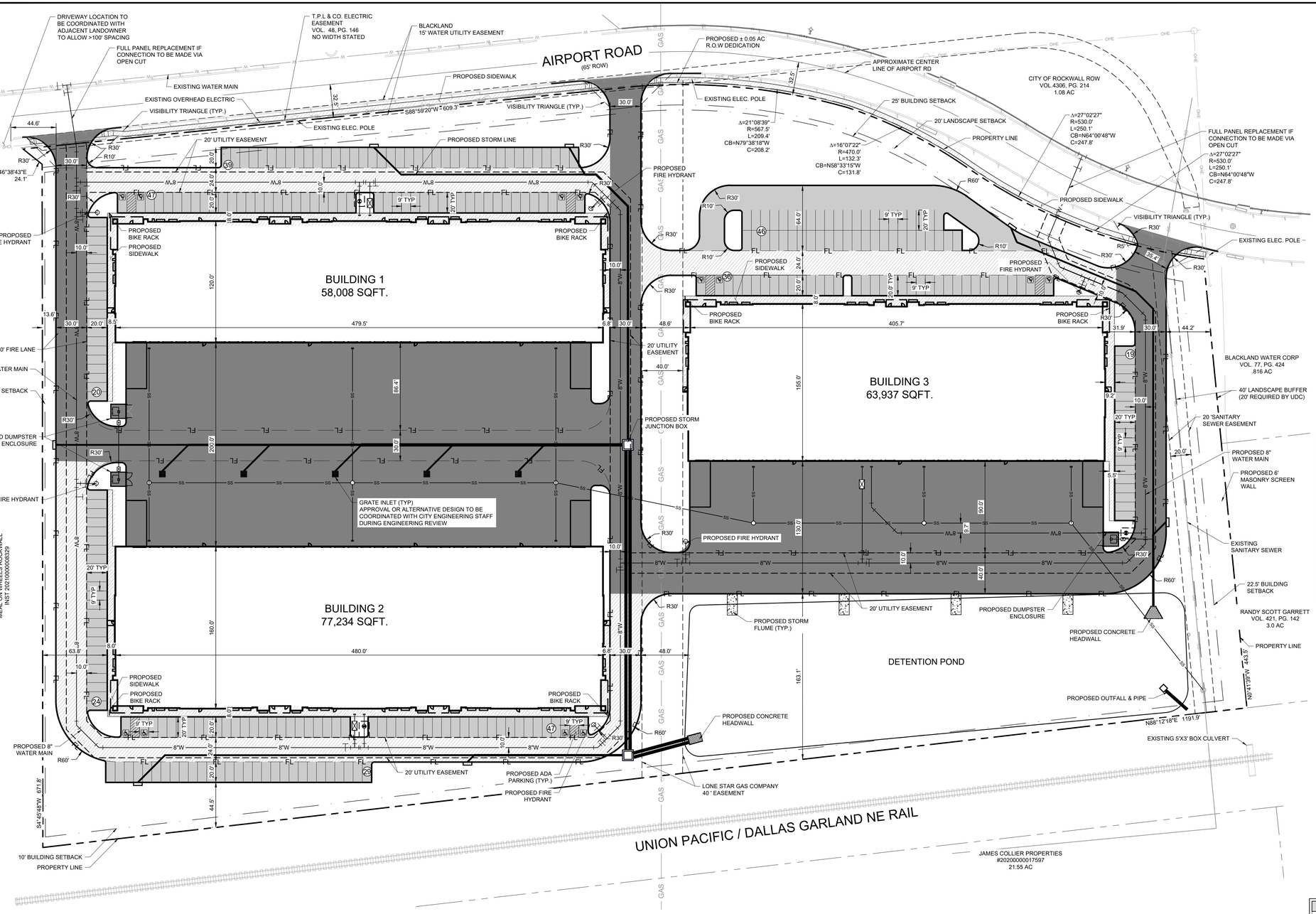
As compensatory measures, the Owner agrees to:

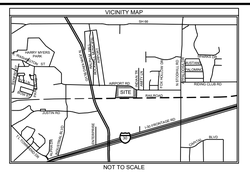
- Increase the new tree canopies by 5% beyond the minimum requirement.
- Provide a bicycle rack at each building.
- Provide sunscreens above the windows.
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals.

We appreciate your consideration of this matter.

Sincerely,

Robert Pross
President





NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	FL
SETBACKS	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED STORM LINE	
EXISTING FENCE LINE	X
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
EXISTING OVERHEAD ELECTRIC LINE	OHE

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	41'
PROPOSED TOTAL BUILDING AREA	199,179 SF
TOTAL LAND AREA	735,728.4 SF/16.89 AC
PROPOSED R.O.W DEDICATION	25,357 SQFT / 0.05 AC
NET SITE AREA	733,057 SQFT / 16.83 AC
BUILDING COVERAGE	27.17%
IMPERVIOUS COVER	68.60%
PROPOSED AUTO PARKING	307
REQUIRED AUTO PARKING	260
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	6

PARKING CALCULATIONS
PARKING REQUIREMENT 1 / 1,000 SQFT
BUILDING 1 = 58,008 SQFT
BUILDING 2 = 77,234 SQFT
BUILDING 3 = 63,937 SQFT
TOTAL OFFICE SPACE = 20,000 SQFT
TOTAL WAREHOUSE SPACE = 199,179 - 20,000 = 179,179
179,179/ 1,000 = **180 PARKING SPACES**
20,000 / 250 = **80 PARKING SPACES**
180 + 80 = 260 TOTAL PARKING SPACE

OWNER

ROBERT B. BALDWIN III
4500 CHRISTOPHER DRIVE
AUSTIN, TEXAS 78746
512-751-4500
RBBALDWIN3@ME.COM

DEVELOPER

INTREPID EQUITY
TYLER WOOD
10000 N. CENTRAL EXPRESSWAY, SUITE 437
DALLAS, TEXAS 78759
214-909-9202
TWOOD@INTREPID-EQUITY.COM

NOTES
1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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

4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 24" O.C. BOTH WAYS.
CONCRETE 6"
4,000 PSI COMPRESSIVE STRENGTH
SUBGRADE 6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.
ANTICIPATED LIGHT DUTY PAVEMENT
N.T.S.

4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE 7"
4,000 PSI COMPRESSIVE STRENGTH
SUBGRADE 6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.
ANTICIPATED MEDIUM DUTY PAVEMENT
N.T.S.

4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE 8"
4,000 PSI COMPRESSIVE STRENGTH
SUBGRADE 6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.
ANTICIPATED HEAVY DUTY PAVEMENT
N.T.S.

SITE PLAN SIGNATURE

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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

MAP ID : 3-3

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer PATRICK J. HOGAN
P.E. No. 133868 Date NOV 2021

GROSS ACREAGE 16.88 AC
DATE 11/02/2021
SCALE AS SHOWN
DESIGNED BY ...
DRAWN BY ZRH
CHECKED BY PJH

INTREPID - ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

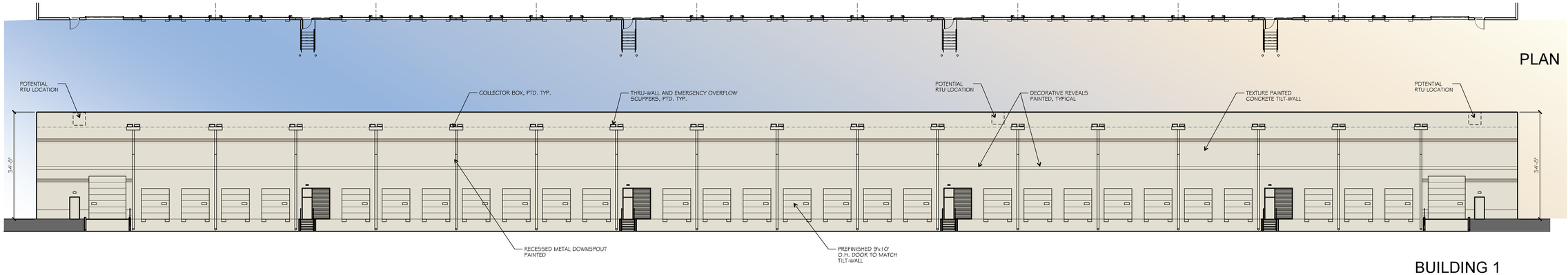
SITE PLAN

SP2021-030

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ISSUED
XREFS
PLOT STYLE BY
PLOTTED BY
DWG NAME
DWG LOCATION

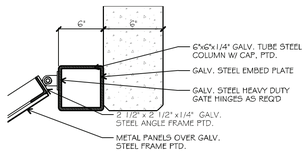
ERSODS, Dwg\5331214_Lot2-5\5331214_Lot2-5\5331214_Lot2-5.dwg, 11/2/2021 2:28:39 PM, ERSODS, Dwg



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %

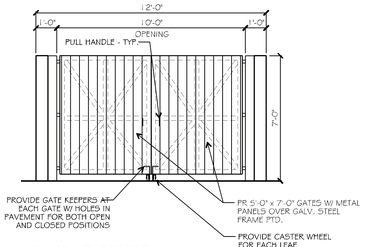
4 BUILDING 1 SOUTH ELEVATION

SCALE: 1/16"=1'-0"



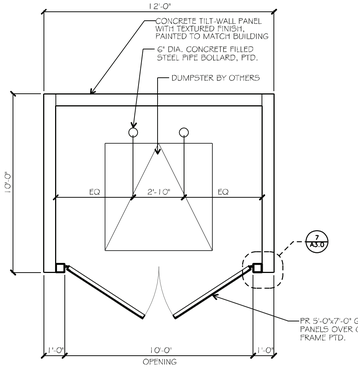
7 GATE DETAIL

SCALE: 3"=1'-0"



6 DUMPSTER ENCLOSURE ELEVATION

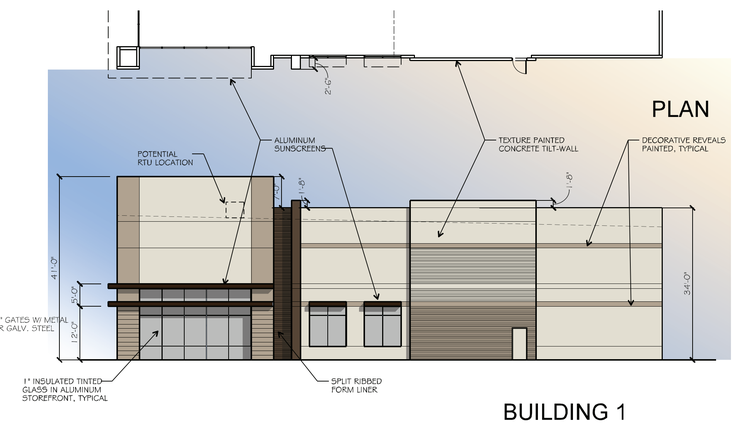
SCALE: 1/4"=1'-0"



NORTH

5 DUMPSTER ENCLOSURE PLAN

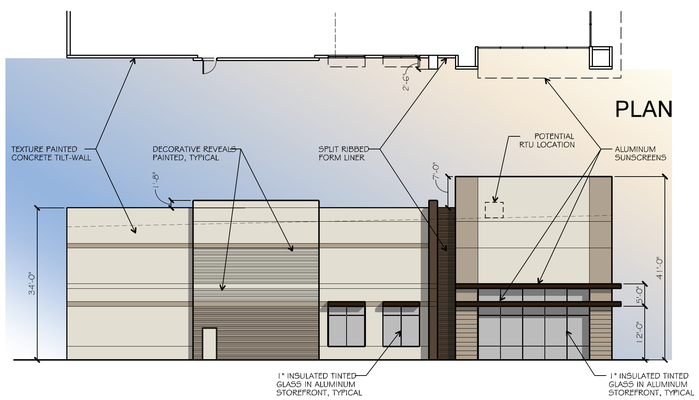
SCALE: 1/4"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %

3 BUILDING 1 WEST ELEVATION

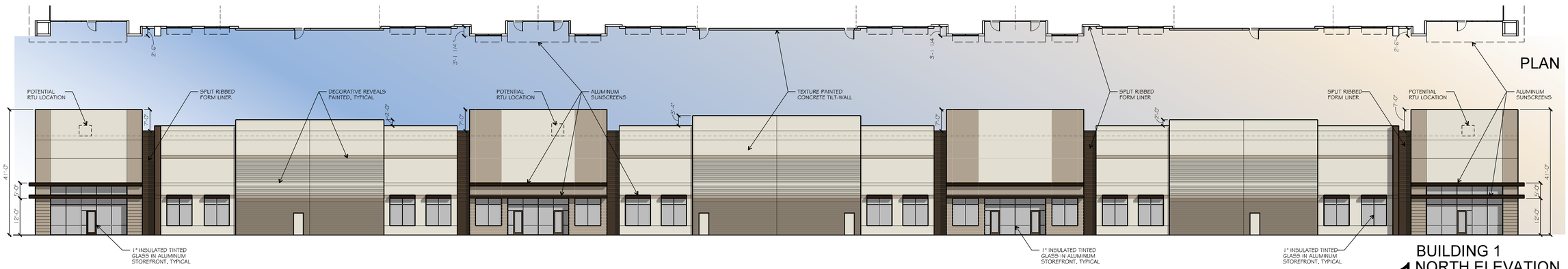
SCALE: 1/16"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %

2 BUILDING 1 EAST ELEVATION

SCALE: 1/16"=1'-0"



PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

1 BUILDING 1 NORTH ELEVATION

SCALE: 1/16"=1'-0"

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 day of MONTH, YEAR. 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 day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

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drawn: checked ROBERT PROSS date 10/15/2021

INTREPID EQUITY INVESTMENTS

REGISTERED ARCHITECT ROBERT PROSS 10/15/2021

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/739-1400

INTREPID ROCKWALL

ROCKWALL, TEXAS

job no 2145

sheet A3.0

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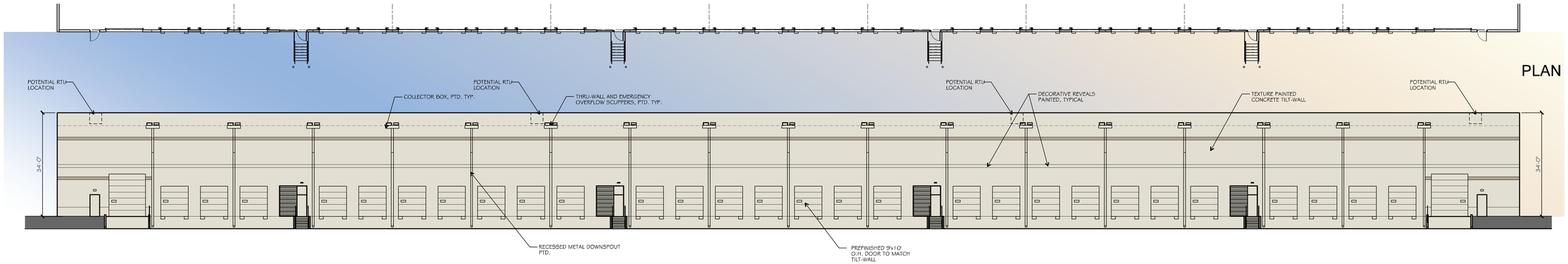
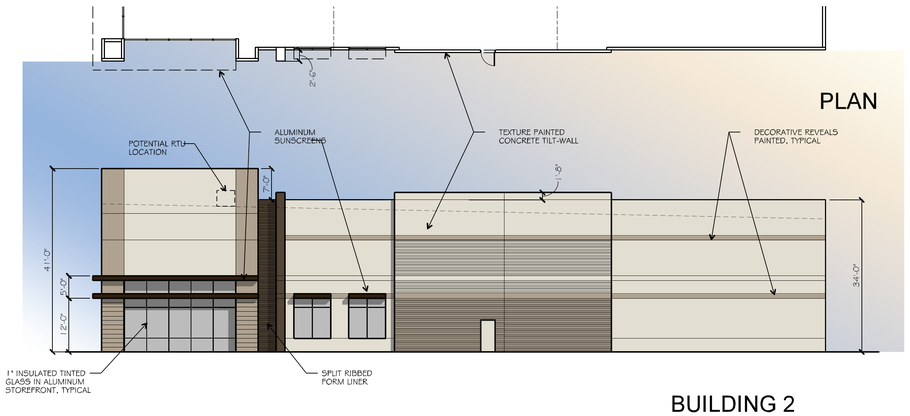


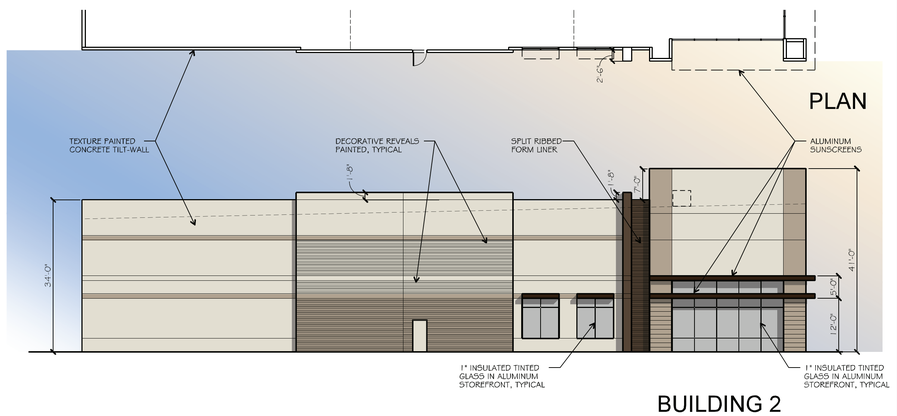
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %

4 BUILDING 2 NORTH ELEVATION
SCALE: 1/16"=1'-0"



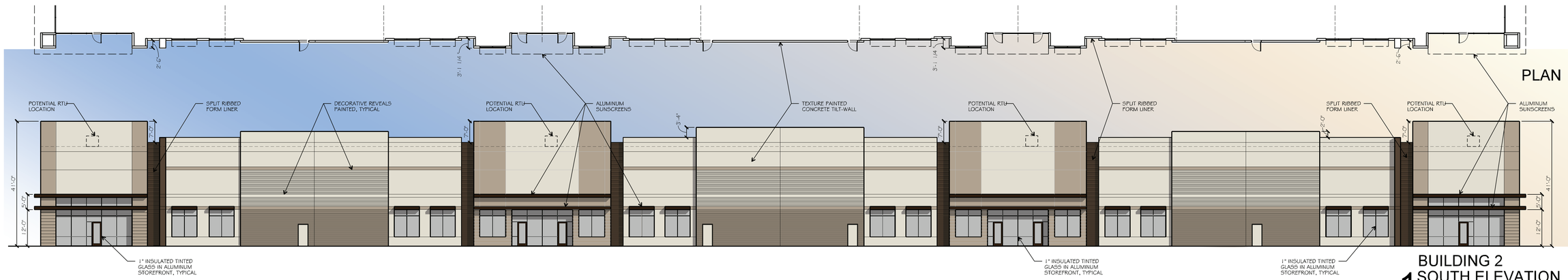
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %

3 BUILDING 2 EAST ELEVATION
SCALE: 1/16"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %

2 BUILDING 2 WEST ELEVATION
SCALE: 1/16"=1'-0"



PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

1 BUILDING 2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

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 day of MONTH, YEAR. 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 day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

drawn: checked
ROBERT PROSS
date
10/15/2021

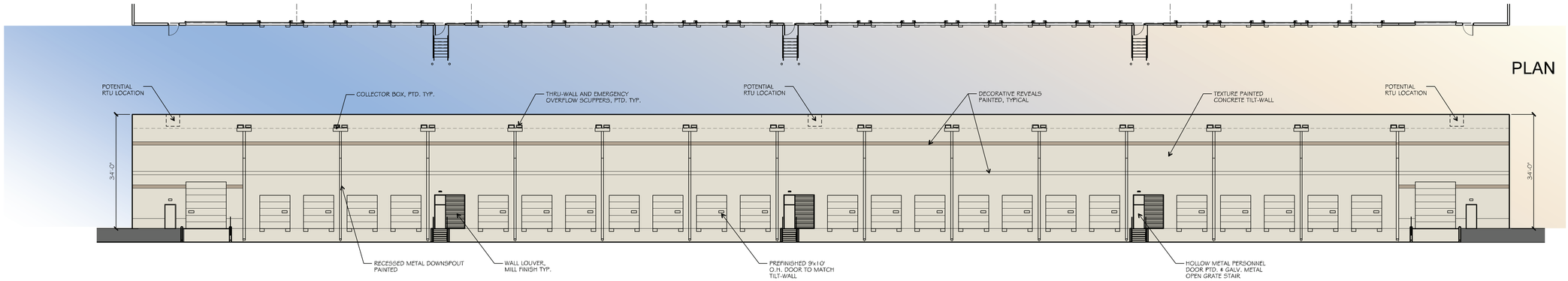
INTREPID EQUITY INVESTMENTS

REGISTERED ARCHITECT ROBERT PROSS 10/15/2021

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 9727394-1400

INTREPID ROCKWALL
ROCKWALL, TEXAS

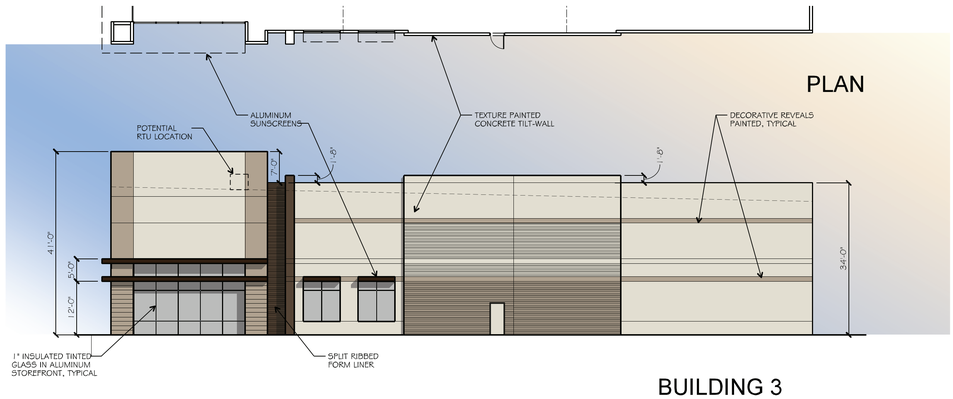
job no 2145
sheet A3.1



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	78.24 %
% DOORS	21.76 %

4 BUILDING 3 SOUTH ELEVATION

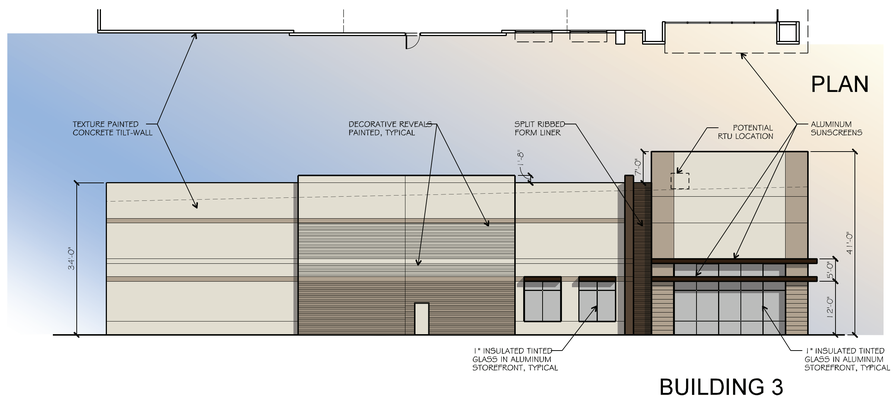
SCALE: 1/16"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %

3 BUILDING 3 WEST ELEVATION

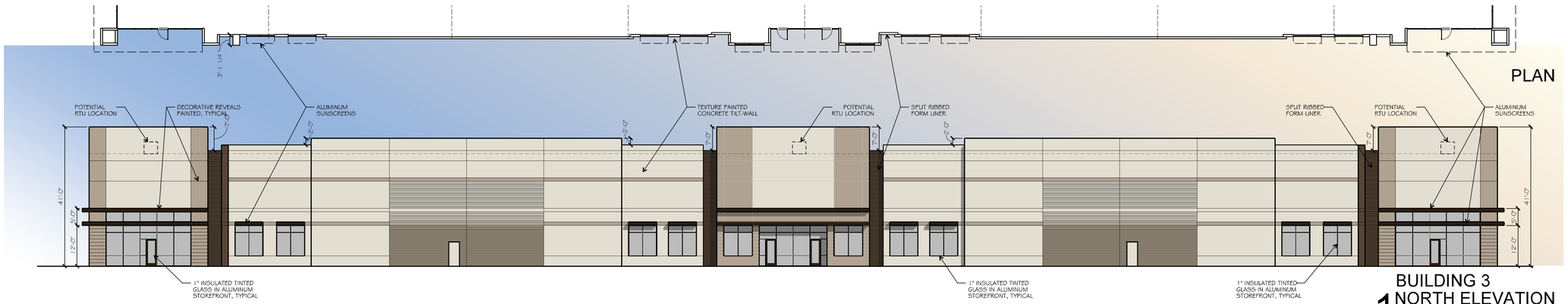
SCALE: 1/16"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %

2 BUILDING 3 EAST ELEVATION

SCALE: 1/16"=1'-0"



PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	83.18 %
% RIB FORMLINER	3.58 %
% GLASS	11.35 %
% ALUMINUM SUNSCREENS	1.89 %

1 BUILDING 3 NORTH ELEVATION

SCALE: 1/16"=1'-0"

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 day of MONTH, YEAR. 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 day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

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drawn:
checked ROBERT PROSS
date 10/15/2021

INTREPID EQUITY INVESTMENTS

REGISTERED ARCHITECT ROBERT PROSS STATE OF TEXAS 10/15/2021

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 9727394-1400

INTREPID ROCKWALL

ROCKWALL, TEXAS

job no 2145
sheet A3.2

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03 | PERSPECTIVE C

02 | PERSPECTIVE B

01 | PERSPECTIVE A

drawn:
checked
ROBERT PROSS
date
10/15/2021

INTREPID
EQUITY INVESTMENTS

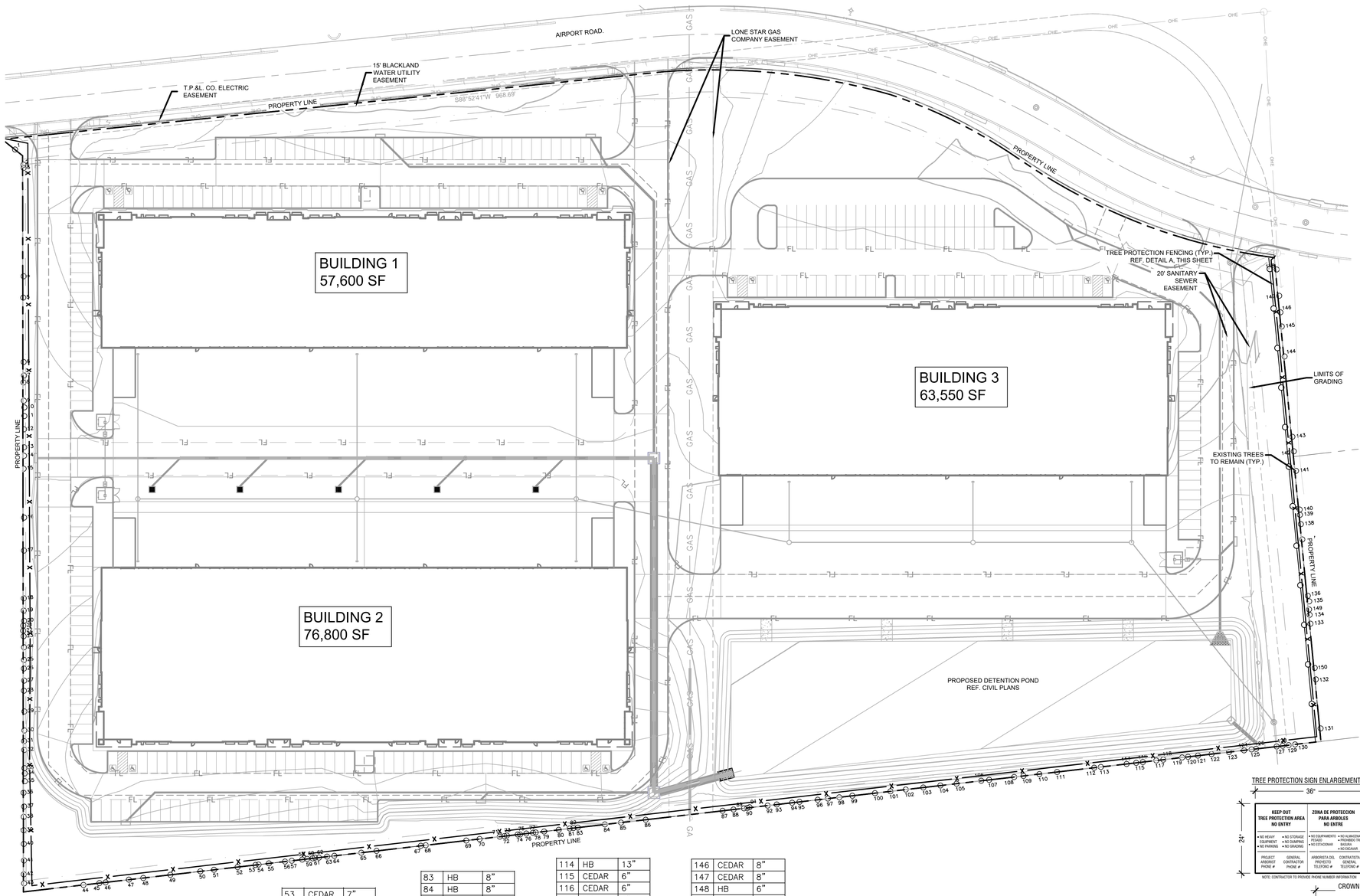
REGISTERED ARCHITECT ROBERT PROSS STATE OF TEXAS
10/15/2021

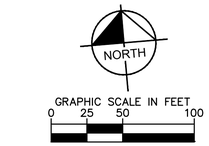
pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972/758-1400

INTREPID ROCKWALL

ROCKWALL, TEXAS

job no
2145
sheet
A3.3





LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED
- TREE PROTECTION FENCING
- EXISTING CONTOUR
- PROPOSED CONTOUR

NOTE:
1. ALL EXISTING TREES ARE TO BE PRESERVED IN PLACE.

~ TREE TABLE ~

NO	TYPE	SIZE
1	HB	8"
2	CEDAR	7"
3	HB	10"
4	CEDAR	7"
5	CEDAR	7"
6	CEDAR	7"
7	CEDAR	11"
8	HB	6"
9	CEDAR	2–10"
10	CEDAR	6"
11	CEDAR	6"
12	HB	13"
13	CEDAR	7"
14	CEDAR	8"
15	CEDAR	7"
16	CEDAR	10"
17	CEDAR	10"
18	CEDAR	12"
19	CEDAR	12"
20	CEDAR	6"
21	CEDAR	6"
22	CEDAR	8"
23	CEDAR	7"
24	CEDAR	7"

26	CEDAR	7"
27	CEDAR	7"
28	CEDAR	7"
29	CEDAR	9"
30	CEDAR	9"
31	CEDAR	7"
32	CEDAR	6"
33	CEDAR	6"
34	CEDAR	6"
35	CEDAR	6"
36	CEDAR	6"
37	CEDAR	6"
38	CEDAR	10"
39	CEDAR	6"
40	CEDAR	6"
41	CEDAR	6"
42	CEDAR	6"
43	CEDAR	6"
44	HB	10"
45	HB	2–7"
46	HB	7"
47	HB	14"
48	HB	8"
HB	13"	SIZE
50	HB	7"
51	HB	2–7"
52	HB	12"

53	CEDAR	7"
54	HB	6"
55	HB	8"
56	HB	12"
57	HB	7"
58	HB	8"
59	HB	7"
60	HB	7"
61	HB	6"
62	HB	6"
63	HB	6"
64	HB	7"
65	HB	6"
66	2–7"	HB
67	HB	8"
68	HB	14"
69	HB	7"
70	CEDAR	7"
71	HB	7"
72	HB	7"
73	HB	7"
74	HB	8"
75	HB	7"
76	CEDAR	7"
77	ELM	16"
78	HB	7"
79	HB	7"
80	HB	7"
81	HB	7"
82	HB	7"

83	HB	8"
84	HB	8"
85	HB	12"
86	HB	7"
87	HB	6"
88	HB	8"
89	HB	7"
90	ELM	18"
91	HB	8"
92	HB	7"
93	HB	6"
94	HB	8"
95	HB	6"
96	HB	8"
97	HB	7"
98	HB	7"
99	HB	6"
100	HB	7"
101	HB	7"
102	HB	6"
103	HB	6"
104	HB	6"
105	HB	12"
106	HB	7"
107	HB	12"
108	HB	12"
109	HB	6"
110	HB	8"
111	HB	10"
112	HB	10"
113	HB	10"

114	HB	13"
115	CEDAR	6"
116	CEDAR	6"
117	HB	6"
118	HB	12"
119	HB	13"
120	CEDAR	6"
121	HB	10"
122	HB	16"
123	HB	16"
124	HB	7"
125	HB	14"
126	HB	2–6"
127	HB	14"
128	HB	9"
129	HB	6"
130	WILLOW	12"
131	CEDAR	11"
132	CEDAR	8"
133	CEDAR	6"
134	CEDAR	7"
135	CEDAR	13"
136	CEDAR	12"
137	CEDAR	10"
138	CEDAR	12"
139	CEDAR	7"
140	CEDAR	7"
141	CEDAR	18"
142	CEDAR	12"
143	CEDAR	12"
144	CEDAR	7"
145	CEDAR	8"

146	CEDAR	8"
147	CEDAR	8"
148	HB	6"
149	CEDAR	7"
149	CEDAR	14"

SITE PLAN SIGNATURE BLOCK

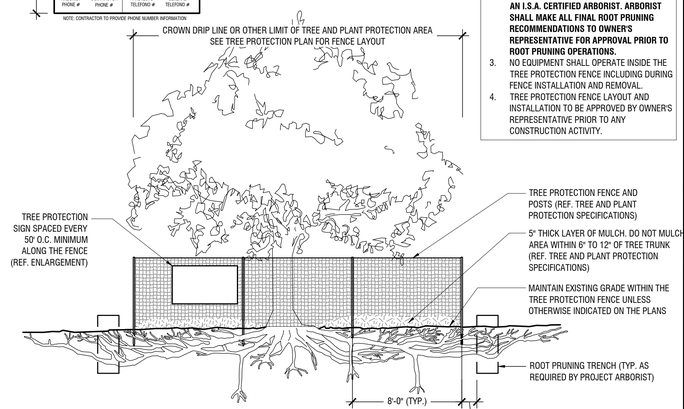
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

TREE PROTECTION SIGN ENLARGEMENT

NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 11/02/2021

GROSS ACREAGE	17.92 AC
DATE	11/02/2021
SCALE	AS SHOWN
DESIGNED BY	AJS
DRAWN BY	AJS
CHECKED BY	BDM

INTREPID - ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

LOT DESCRIPTION:
TRACT 4

TREE PRESERVATION PLAN

T01.00

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IMAGES ERRORS_Dwn20102FH_Lic0120078_Lic0F-620633_Mon1290
XREFS ebnp - xDwng - xRef - Landscape - Site - xMatch - xPP - xSLAM - xSlm - xSurv - Tree Fence Details - xSurv - XTreeInfo
PLOT STAMP 11/2/2021 11:58 AM
LAST SAVED BY MIKE.BYRD@KIMLEY-HORN.COM
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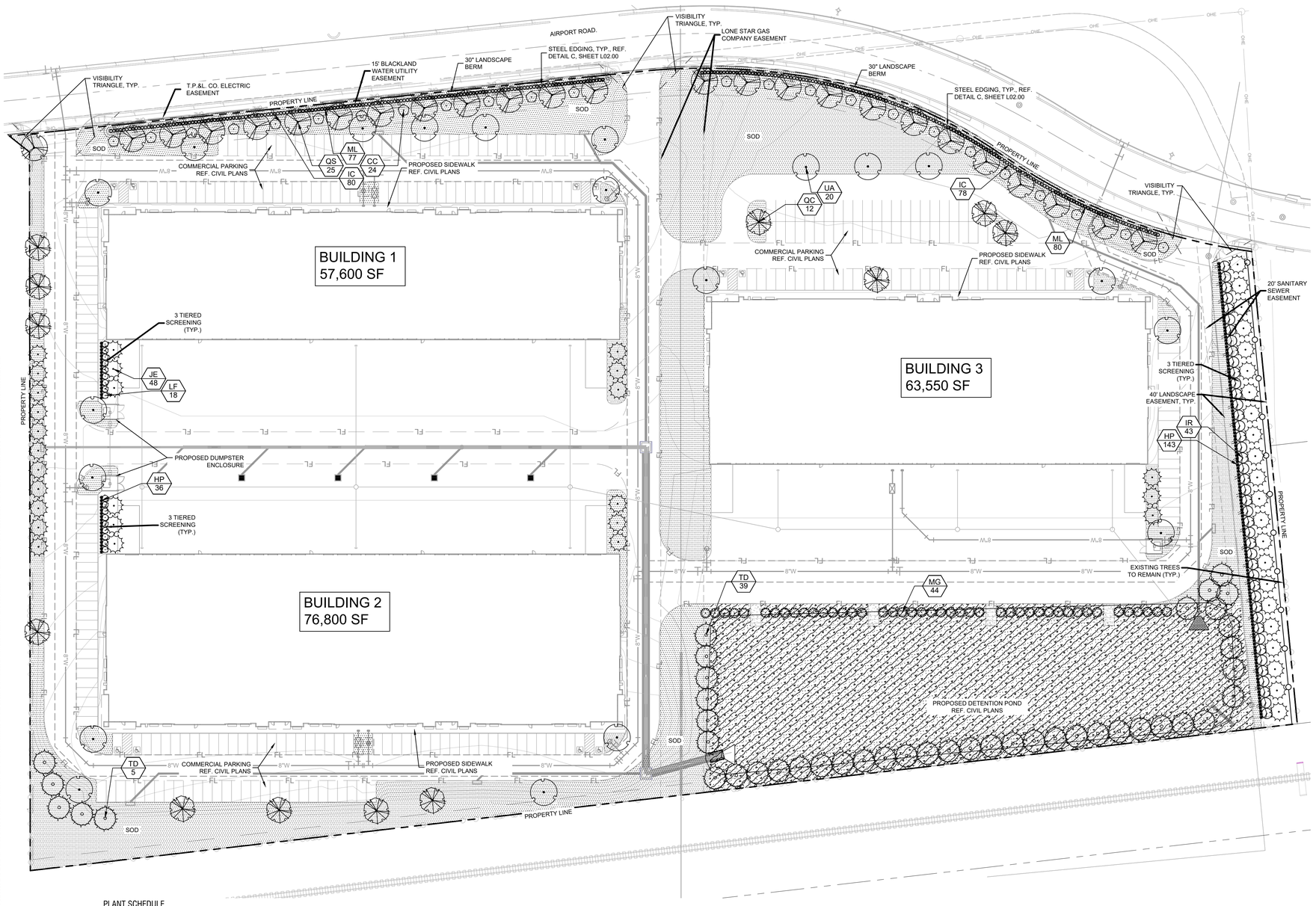

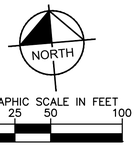

City of Rockwall Landscape Requirements		
TOTAL SITE AREA: 735,664 SF (16.89 ACRES)		
Zoning: LI		
Landscape Buffers (Article 08, Section 05, Subsection 05.01, Landscape Buffers)	Required	Provided
Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire lengthof any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street).	10' wide landscape buffer along Airport Road.	20' wide landscape buffer along Airport Road.
All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. 1,200 lf/50 = 24 canopy trees, 24 accent trees	berms, shrubs,24 canopy trees, 24 accent trees	berms, shrubs, 26 canopy trees, 24 accent trees
Landscape Screening (Article 08, Section 05, Subsection 05.02, Landscape Screening)	Required	Provided
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	yes	yes
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	2' berm with mature evergreen shrubs	2' berm with mature evergreen shrubs
Landscape Requirements (Article 08, Section 05, Subsection 05.03, Landscape Requirements)	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages.	15% in Frontage (117,090 sf)	15% in Frontage (177,090 sf)
Detention Basins (Article 08, Section 05, Subsection 05.03, Landscape Screening)	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 1,500 sf. 64,933 sf / 1,500 = 44 Trees	44 Accent Trees 44 Canopy Trees	44 Accent Trees 44 Canopy Trees
Parking Lot Landscaping (Article 08, Section 05, Subsection 05.03, Landscape Screening)	Required	Provided
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas. 341 spaces/10 = 35 trees	35 trees	40 trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes
Xeriscaping/ Smartscaping Standards (Article 08, Section 05, Subsection 05.05, Xeriscaping/Smartscaping Standards)	Required	Provided
Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area. 73,720 SF / 750 SF = 98 SF of Shrubs or Ornamental Grass	98 SF of Shrub or Ornamental Grass	73,740 SF of Ornamental Grass

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	20	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CEN
	TD	44	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CEN
	QC	12	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CEN
	JE	48	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CEN
	MG	44	MAGNOLIA GRANDIFLORA `LITTLE GEM` / LITTLE GEM MAGNOLIA	CONT.	3" CAL.	6` - 8` HT	STRONG CENTRAL LEA
	QS	25	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CEN
	CC	24	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	CONT.	2" CAL.	8` -10` HT.	SINGLE STEM, FULL

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	HP	179	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
	IC	158	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	ML	157	MUHLENBERGIA LINDHEIMERI / LINDHEIMER`S MUHLY CONT.	CONT.	24" H X 10' O.C.	36" OC	FULL AND MATCHING
	IR	43	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS	15 GAL	42" HT.	48" O.C.	FULL AND MATCHING
	LF	18	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SOD	122,573 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FR
	DM	72,381 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED

NOTE:
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).
4. ALL TREES LOCATED ALONG PROPERTY LINE ARE NOT TO BE DISTURBED WITHIN CRITICAL ROOT ZONE OR CANOPY DRIP LINE.
5. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
6. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10" IN DIAMETER.
7. ALL SHRUBS ARE TO BE 5 GALLON CONTAINER SIZE MINIMUM.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 11/02/2021

GROSS ACREAGE	17.92 AC
DATE	11/02/2021
SCALE	AS SHOWN
DESIGNED BY	AJS
DRAWN BY	AJS
CHECKED BY	BDM

INTREPID - ROCKWALL
ROCKWALL, TEXAS
ROCKWALL COUNTY
LOT DESCRIPTION: TRACT 4

LANDSCAPE PLAN

L01.00

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IMAGES EP202200_Proj0001011 Lot-96-02R3A Mod.dgn
XREFS dbhd - 2Building - 4bh - Landscape - 5Site - 6Utility - Aquascape - dFG - dEx3d - dSewr - xStrm - xSurv - xWater - xVicTriangles
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PLOT SCALE 1:1
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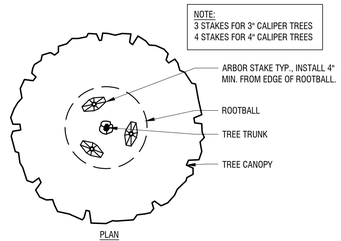
DWG PATH M:\KIMLEY-HORN\CDM\TX_Dal\104_CIVIL\084844800 - INTREPID ROCKWALL_DESIGN\CAD\PLAN SHEET\LANDSCAPE
USER BRANDON.MIKULIK

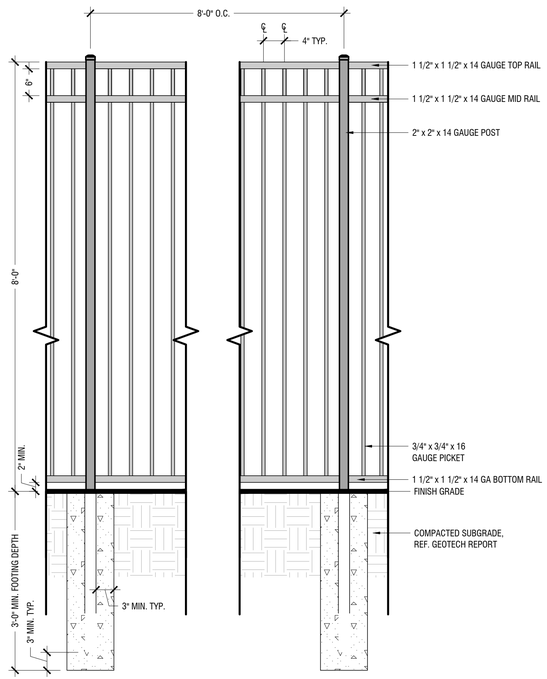
PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



LANDSCAPE EDGE (AT TURF & LANDSCAPE BED) C

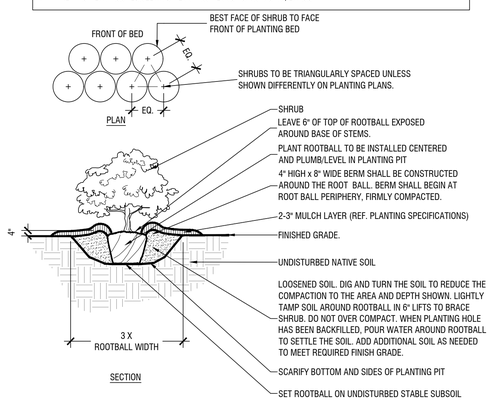
Scale: 1 1/2" = 1'-0"



8' Ht. Wrought Iron Screening Fence D

Scale: 3/4" = 1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



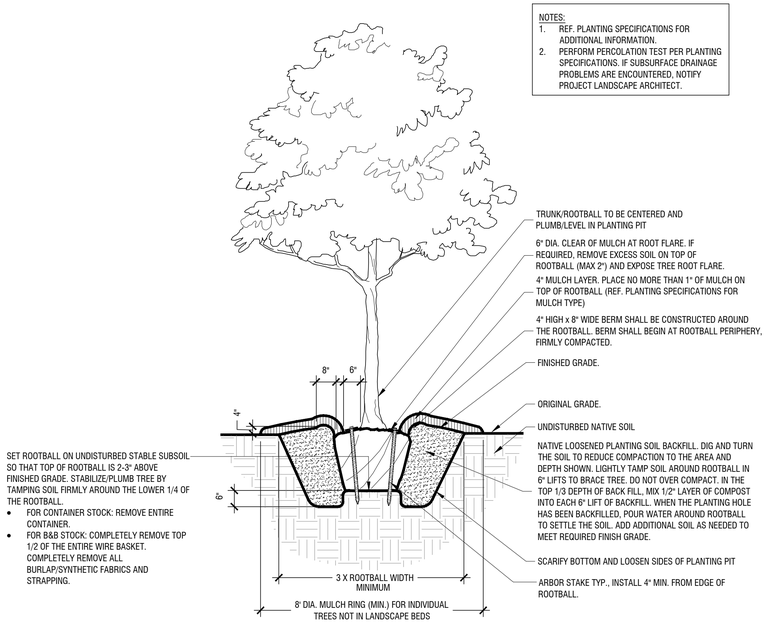
TYPICAL SHRUB PLANTING B

Scale: NTS

NOTE:
3 STAKES FOR 3" CALIPER TREES
4 STAKES FOR 4" CALIPER TREES

PLAN

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING A

Scale: NTS

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IMAGES
XREFS
xBnr - Landscape; 067771662 decomposed granite - Shrub Planting Details - Steel edge @ landscape - Tree Planting Details - Steel edge @ Rock Cobble - 054567009 Fencing
PLOTTED BY: KEATHEY
LAST SAVED BY: MIGUEL.BLANE
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DWG NAME: LANDSCAPE DETAILS.DWG

No.	REVISIONS	DATE	BY

Kimley»Horn
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L.A. No. 3486 Date 11/02/2021

GROSS ACREAGE 17.92 AC	SCALE	AS SHOWN	DESIGNED BY AJS
	DATE	11/02/2021	DRAWN BY AJS
			CHECKED BY BDM

INTREPID - ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

LOT DESCRIPTION:
TRACT 4

LANDSCAPE DETAILS

L02.00

PLEASE NOTE THAT MODEL NUMBERS BELOW ARE FOR CALCS REFERENCE ONLY AND ARE NOT COMPLETE - PLEASE USE DETAILED MODEL NUMBERS ON PROVIDED CUTS AND SPREADSHEET

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	11	W	Single	0.900	WW-EM-BZ	17.2	189.2	613
	5	SA	Single	0.900	LEDEPK250W40KT3-HSS	240.1	1200.5	23687
	16	SW	Single	0.900	LEDEPK250W40K-T4	250.019	4000.304	35250
	9	SW1	Single	0.900	LEDEPK250W40K-T3	253	2277	34033
	3	SW2	Single	0.900	LEDEPK100W40K-T3	100.13	300.39	13500

Calculation Summary

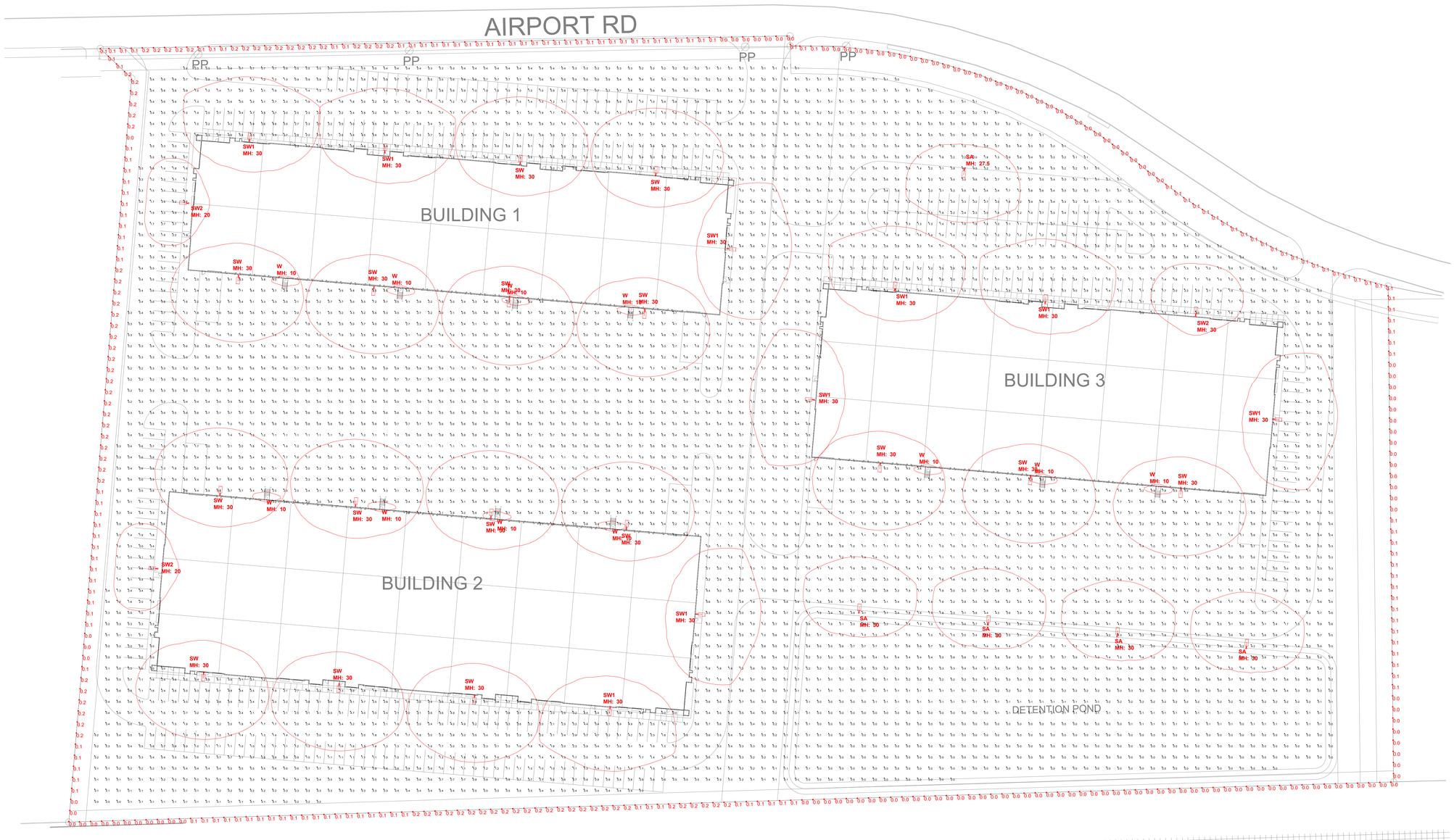
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Cal Ht
PROPERTY LINE	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.	10	N.A.	N.A.
SITE CAL PTS	Illuminance	Fc	1.54	9.2	0.0	N.A.	N.A.	10	10	0

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



NORTH

SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

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 day of MONTH, YEAR. 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 day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

TEXAS LIGHTING SOLUTIONS

TEXAS LIGHTING SOLUTIONS
831 WEST EULESS BLVD, SUITE I5
EULESS, TEXAS 76040
TEL: 817-267-9300
TLS CONSULTANT: JOSEPH JEFFERY
CLIENT: PROSS DESIGN GROUP

NO.	REVISION	DATE

SCALE: I" = 40'-0"
SHEET SIZE 30" X 42"

JOB NAME: INTREPID WARHOUSE

JOB LOCATION: ROCKWALL, TX

DRAWINGS AND DESIGNS USED TO CONSTRUCT, INCLUDING THE OVERALL , LOOK AND FEEL, OF SUCH WORKS, AND THE ARRANGEMENT AND COMPOSITION OF ELEMENTS THEREIN, ARE THE EXCLUSIVE PROPERTY OF TEXAS LIGHTING SALES, AND ARE NOT TO BE REPRODUCED OR USED WITHOUT ANY WRITTEN PERMISSION FROM TEXAS LIGHTING SALES.