AGENDA

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

(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 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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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)

(VI) ADJOURNMENT

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *October 22, 2021* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***OCTOBER 12, 2021* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES ABOUT PUBLIC PARTICIPATION = RED

I. CALL TO ORDER

Chairman Chodun called the meeting to order at 6:02 PM. Commissioners present were Sedric Thomas, John Womble, Jean Conway, Derek Deckard and Vice-Chairman Jerry Welch. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planning and Zoning Coordinator Angelica Gamez, Planner Henry Lee, City Engineer Amy Williams and Civil Engineers Sarah Johnston and Jeremy White.

II. OPEN FORUM

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

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.

III. 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.

1. Approval of Minutes for the *September 28, 2021* Planning and Zoning Commission meetings.

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

IV. 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.

2. **Z2021-034** (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller advised the Commission that the applicant has decided to withdraw the case to allow more time to work on particular issues on the property. Due to this case being an advertised public hearing item then the Commission will need to vote on whether to accept or deny the withdraw.

Vice-Chairman Welch made a motion to approve the withdraw for case Z2021-034. Commissioner Thomas seconded the motion which passed by a vote of 6-0.

3. **Z2021-038** (ANDREW REYNA)
Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting to construct a 30' x 40' detached garage on the subject property to replace an existing 24' x 30' detached garage. The structure will be metal with a metal roof and will be 15-feet in height. At the previous work session, the applicant indicated that he would construct a stone wainscot along the northern and western boundaries. There will be a garage with two doors and will have enough space for two average sized vehicles. The proposed detached garage goes over the maximum allowable size by 575 square feet. Should the SUP be approved, Staff has included an operational condition in the ordinance that would only allow for that one accessory structure to be on the property. While the proposed garage is not architecturally compatible with the primary structure, the stone wainscot that will be included is an improvement over the existing metal shed. Staff mailed out 30 notices to property owners and occupants within 500-feet of the subject property. Staff has since received three (3) notices back: 2 in favor and 1 opposed to the request.

Commissioner Deckard asked if height was set in the specific use permit.

Chairman Chodun asked the applicant to come forward

Darryl McCallum
1 Soapberry Lane
Rockwall, TX 75087

Mr. McCallum came forward and provided additional information in regards to the request.

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

Commissioner Thomas made a motion to approve Z2021-038 with staff recommendations. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the case will go before the City Council on October 18, 2021.

4. **Z2021-039 (ANGELICA GAMEZ)**
Hold a public hearing to discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity 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 0.1650-acre parcel of land identified as Lot 888A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 305 Blanche Drive, and take any action necessary.

Planning and Zoning Coordinator Angelica Gamez provided a brief summary in regards to the request. The applicant is requesting a SUP for Residential Infill in an Established Subdivision. According to the Unified Development Code (UDC), an Established Subdivision has five (5) more lots, is more than 90% developed, and has been in existence for more than 10 years. The proposed single-family home does meet all of the density and dimensional requirements for the single-family district. The applicant will be incorporating mostly brick into the home but will not be incorporating a garage. Should the applicant intend on adding one in the future then it must meet all of the requirements as stated in the UDC. As stipulated by Planned Development District 75, approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On September 23, 2021, staff mailed out 141 notices to property owners and occupants within 500-feet of the subject property. There was a sign posted on the property as well as it being advertised in the Rockwall Herald Banner. Staff has since received one notice from a property owner within the notification area in favor of the applicant's request.

Chairman Chodun asked the applicant to come forward.

Peter Muhl
357 E. Tripp Road
Sunnyvale, TX 75182

Mr. Muhl came forward and was prepared to answer questions.

Commissioner Thomas asked why there was a reason there was not a garage incorporated into the home.
Commissioner Womble wanted clarification in regards to the square footage of the home.

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

Commissioner Womble made a motion to approve Z2021-039. Commissioner Conway seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the case will go before the City Council on October 18, 2021.

5. **Z2021-040 (RYAN MILLER)**
Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of amending the *Permissible Use Charts* and definition for *Urban Residential*, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. On September 7, 2021, the City Council directed Staff to make changes to the UDC to address the Urban Residential land use. The purpose of the City Council's direction is to ensure that discretionary oversight of this land use was provided in the future and to prohibit apartments as a standalone land use in the Downtown District. To achieve this, Staff is proposing to change the land use charts from allowing urban residential as a by-right land use and changing it to require a Specific Use Permit (SUP). An SUP will allow for a discretionary process for the City Council pending a recommendation from the Planning and Zoning Commission as opposed to taking it straight to a technical approval. In addition, Staff is also proposing to change the definition of 'urban residential' from "a use that allows for multiple single-family dwelling units grouped into a single building" to "allows for single-family, single-family attached, townhomes, and lofts" with one-story of residential over Commercial only. In accordance with the UDC, Staff is bringing this forward for a recommendation prior to bringing it to the City Council. Mr. Miller then advised the Commission that he was available to answer any questions.

Commissioner Deckard asked if there are lots left that would allow for an apartment unit by right.

Commissioner Womble asked if there had been any protests from the property owners in downtown.
Commissioner Conway asked if this would allow for people to put lofts on the second floor of current buildings.

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

Commissioner Conway made a motion to approve Z2021-040. Commissioner Thomas seconded the motion which passed by a vote of 4-2 with Commissioners Deckard and Womble dissenting.

Chairman Chodun advised that the case will go before the City Council on October 18, 2021.

6. **Z2021-041** (HENRY LEE)

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

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting an SUP for the purpose of establishing a restaurant that will be less than 2,000 square feet with a drive-through called Salad and Go. According to the UDC, a restaurant less than 2,000 square feet with a drive-through or drive-in does require an SUP in a General Retail District. In addition, this land use is subject to the following land use conditions: (1) a drive thru lane shall not have access to a residential street and (2) that additional landscaping adjacent to the drive-thru lanes be incorporated and (3) a minimum of 6 stacking spaces are required in the drive through lane. Additionally, the applicant has agreed to incorporate additional landscaping on the north property line adjacent to the drive-through lane there and on the south property line adjacent to the drive thru lane there. Based on this concept plan, the applicant's request does appear to be in conformance with all the land use conditions for this proposed use. Staff sent out 26 notices to property owners and occupants within 500 feet of the subject property and has not received any back as well as notifying all HOAs within 1,500-feet of the subject property.

Chairman Chodun asked the applicant to come forward.

Zach Sadler
4500 Mercantile Plaza
Fort Worth, TX 76137

Mr. Sadler came forward and was prepared to answer questions.

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

Commissioner Thomas made a motion to approve Z2021-041 with staff recommendations. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

Chairman Chodun advised that the case will go before the City Council on October 18, 2021.

V. ACTION ITEMS

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

7. **SP2021-025** (HENRY LEE)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Michael Vinson of St. Benedict's Anglican Church for the approval of a *Site Plan* for a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The Commissioner saw a related request back in August 2021 when the applicant was coming thru for an SUP approval for a House of Worship. That was ultimately approved by the City Council and the applicant has followed up by submitting a site plan application. The site plan is only covering the site plan, landscape plan, treescape plan, and photometric plan. They will be holding off on bringing in the elevations for changes to the house and the two future chapels when they submit for an amended site plan in the future. In this case, the site plan meets all the technical requirements with the exception of the paving requirement for the access drive on the east side of the property. The applicant is requesting to not pave required concrete in order to keep that as a residential drive. The applicant will also be gating this entry so it will not be a general public entrance. In exchange for the variance, they are proposing two compensatory measures such as having 10% stone on the future chapel and incorporating a prayer garden on the property. Overall, it meets all of the technical requirements with the exception of the paving materials. Mr. Miller then advised that Staff and the applicant were present and available for questions.

Commissioner Womble asked if any improvements were being made to the actual structure.

Chairman Chodun asked the applicant to come forward.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

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

Commissioner Womble asked for photos of the sloped area on the property.

Mr. Miller added that any variances or exceptions require a ¾ majority vote of the Planning and Zoning Commission.

Vice-Chairman Welch made a motion to approve SP2021-025 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0.

8. **SP2021-026** (HENRY LEE)

Discuss and consider a request by Steven Reyes of Architectonics Texas, LLC on behalf of Dr. Stan Tolkachjov for the approval of a *Site Plan* for a *Medical Office* building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [*FM-740*], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is proposing a 5,835 square foot medical office building. The request does meet all of the density and dimensional requirements for the Commercial District but they are requesting three variances in this case. The Architectural Review Board did review this and recommended approval of the building to the Planning and Zoning Commission. The driveway spacing has an issue due to how the property curves along the street. The applicant did submit a letter stating three compensatory measures: (1) to utilize 100% masonry materials on the building, (2) to incorporate greater than 20% natural stone on the building, and (3) they have included additional landscaping throughout the site. Mr. Miller explained that all variances and exceptions do require a ¾ majority vote by the Planning and Zoning Commission.

Commissioner Conway asked if they were proposing anything to make up for the 2 parking spaces.

Chairman Chodun asked the applicant to come forward.

Ross Ramsay
2235 Ridge Road
Rockwall, TX 75087

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

Commissioner Thomas made a motion to approve SP2021-026. Commissioner Deckard seconded the motion which passed by a vote of 6-0.

VI. DISCUSSION ITEMS

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

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

- P2021-047: Replat for Lot 2, Block A, Lofland Industrial Park Addition *[APPROVED]*
- P2021-048: Replat for Lots 2, 3, & 4, Block A, Epton Addition *[APPROVED]*
- Z2021-032: SUP for a Restaurant with Drive-Through for Dutch Bros. *[APPROVED; 1ST READING]*
- Z2021-036: Zoning Change from Agricultural (AG) District to Planned Development District 91 (PD-91) *[APPROVED; 1ST READING]*
- Z2021-037: SUP for an Accessory Structure at 54 Shadydale Lane *[APPROVED; 2ND READING]*

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

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:53 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:	October 26, 2021
APPLICANT:	Nick Hobbs; *BGE Engineering*
CASE NUMBER:	P2021-049; *Preliminary Plat for Lots 1 & 2, Block A, Seefried Addition*

SUMMARY

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.

PLAT INFORMATION

☑ The purpose of the applicant's request is to preliminary plat a 23.071-acre tract of land (*i.e. tracts 25 & 25-1 of the R. B. Irvine Survey, Abstract No. 120*) into two (2) lots (*i.e. Lots 1 & 2, Block A, Seefried Addition*) for the purpose of laying out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of two (2) *Warehouse/Distribution Centers* on the subject property. It should be noted that the applicant has submitted a site plan [*i.e. Case No. SP2021-027*] concurrently with this preliminary plat that shows the future construction of the two (2), ~157,720 SF *Warehouse/Distribution Centers*.

☑ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development proposed with *Case No. SP2021-027*, to ensure compliance with the density and dimensional requirements stipulated for the Light Industrial (LI) District by the Unified Development Code (UDC), to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan and the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to meet these requirements and intent of these documents.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the 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 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 *Preliminary Plat* for the *Lots 1 & 2, Block A, Seefried Addition*, staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this 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]
- ☐ 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: 60700				
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	PHASE 17 INVESTMENTS 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, Manager TMLLC 14 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 21st 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."

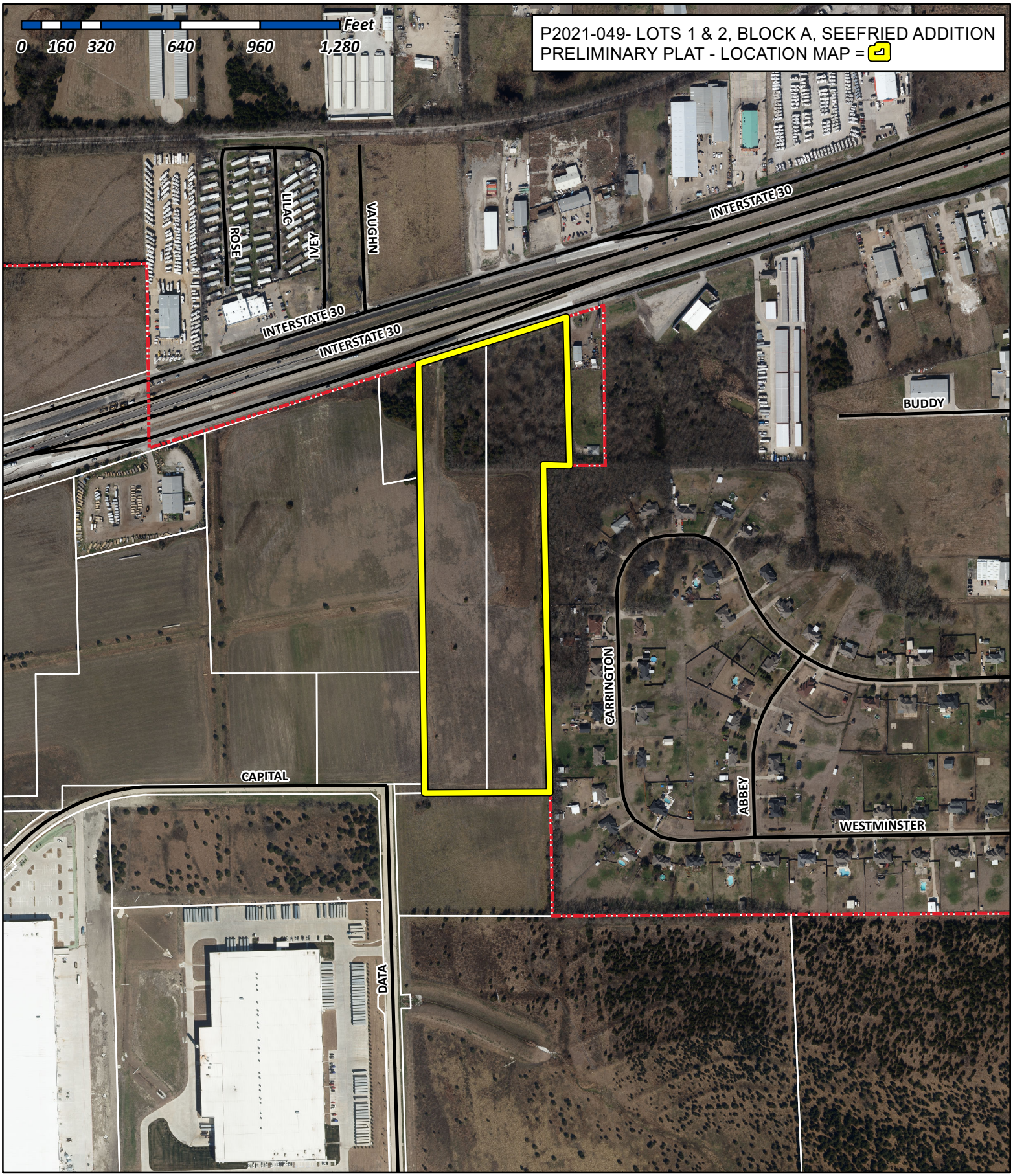
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 *DAY OF* October, 2021.

OWNER'S SIGNATURE Randall Schwimmer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHEN LOVE
Notary Public
STATE OF TEXAS
ID# 10691851
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.

GIRDLEY VENTURES – ROCKWALL, LLC
(INST. NO. 20190000016748)
O.P.R.R.C.T.

5/8–INCH IRON ROD FOUND W/CAP STAMPED "RPLS 5693"

CITY OF FATE / CITY OF ROCKWALL
APPROXIMATE CITY LIMIT LINE

ADAM MITCHELL
(VOL. 5283, PG. 290)
D.R.R.C.T.

CITY LIMIT LINE

BLOCK A

BLOCK C

22 21 20 19 18 17 16 15 14 13 1 2 3 4 5 6

35' BUILDING LINE

CARRINGTON DRIVE
(60' WIDE PUBLIC ROAD)
(CAB. D, PG. 203)
P.R.R.C.T.

CARRINGTON FARMS ADDITION
PHASE TWO
(CAB. D, PG. 203)
P.R.R.C.T.

CARRINGTON FARMS ADDITION
PHASE ONE
(CAB. D, PG. 141)
P.R.R.C.T.

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 203)
O.P.R.R.C.T.

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 141)
O.P.R.R.C.T.

1/2–INCH IRON ROD FOUND

1/2–INCH IRON ROD FOUND BENT

1/2–INCH IRON ROD FOUND LEANING

CONCRETE DRIVE
CONCRETE HEADWALL
ASPHALT PAVEMENT
SIGN
MB
PP
UGT
OHP

1/2–INCH IRON ROD FOUND (C.M)

S 02°42'43" E 589.53'

1/2–IRON ROD W/ "RSCI 5034" CAP FOUND

5/8–INCH IRON ROD FOUND

S 89°23'19" W 94.92'

5' HOG WIRE FENCE

3/4–INCH IRON ROD FOUND LEANING

1/2–INCH IRON ROD FOUND

1/2–INCH IRON ROD FOUND W/CAP STAMPED "RPLS 5693"

S 01°01'48" E 1377.34'

6' WOOD FENCE

6' CHAIN LINK FENCE

5.5' CHAIN LINK FENCE

3' BARBED WIRE FENCE

3' CHAIN LINK FENCE

4' HOG WIRE FENCE

15' WATER EASEMENT
(VOL. 6388, PG. 214)
D.R.R.C.T.

DRAINAGE EASEMENT
(BY THIS PLAT)

1/2–INCH IRON ROD W/ "R.S.C.I. RPLS 5034" CAP FOUND (C.M.)

S 01°12'05" E 1559.00'

24'

N 01°12'05" W 728.50'

15'x15' WATER EASEMENT
(BY THIS PLAT)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)
O.P.R.R.C.T.

40'

260.50'

N 88°47'55" E 248.50'

S 88°47'55" W 260.50'

N 88°47'55" E 260.50'

S 88°47'55" W 260.50'

VARIABLE–WIDTH FIRE LANE EASEMENT
(BY THIS PLAT)

NO ADDRESS LISTED
PARCEL ID# 60700

Robert Boyd Irvine Survey
Abstract No. 120

PHASE 17 INVESTMENTS, LP
(VOL. 6388, PG. 218)
D.R.R.C.T.

TOTAL GROSS AREA
23.071 ACRES
(1,004,958 SQ. FT.)

TOTAL NET AREA
22.245 ACRES
(968,985 SQ. FT.)

ZONING: LIGHT INDUSTRIAL
NO BUILDINGS OBSERVED

LOT 1, BLOCK 1
12.178 ACRES
(530,492 SQ. FT.)

ZONING: LIGHT INDUSTRIAL
NO BUILDINGS OBSERVED

BAKER SCHWIMMER VENTURES, LP
(INST. NO. 20180000018084)
O.P.R.R.C.T.

DEED LINE

LOT 2, BLOCK 1
10.068 ACRES
(438,494 SQ. FT.)

NO ADDRESS LISTED
PARCEL ID# 12111

ZONE "X"

S 01°12'05" E 728.50'

N 01°12'05" W 722.72'

VARIABLE–WIDTH FIRE LANE EASEMENT
(BY THIS PLAT)

WATER EASEMENT
(BY THIS PLAT)

31'

302.54'

N 88°47'55" E 260.50'

S 88°47'55" W 302.54'

N 89°31'26" W 509.47'

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)
O.P.R.R.C.T.

1/2–INCH IRON ROD FOUND

1/2–INCH IRON ROD FOUND (C.M.)

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT–OF–WAY)

N 72°45'46" E 618.29'

5' BARBED WIRE FENCE

CONCRETE HEADWALL

CONCRETE HEADWALL

ASPHALT PAVEMENT

CONCRETE HEADWALL

41.0'

CONCRETE HEADWALL

VARIABLE–WIDTH FIRE LANE EASEMENT
(BY THIS PLAT)

PROPOSED RIGHT-OF-WAY DEDICATION
0.826 ACRES (35,972 SQ. FT.)

S 01°12'05" E 728.50'

24'

N 01°12'05" W 537.00'

N 01°12'05" W 997.55'

784.64'

N 01°15'53" W 1334.33'

N 01°12'05" W 445.64'

449.60'

100.08'

1/2–INCH IRON ROD W/ "R.S.C.I. RPLS 5034" CAP FOUND (C.M.)

1/2–INCH IRON ROD W/ ILLEGIBLE CAP FOUND

3/4–INCH IRON ROD FOUND (C.M.)

REMAINDER OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
D.R.R.C.T.

P.O.B.
POINT FOR CORNER
5/8–INCH IRON ROD FOUND LEANING
S 48°06' W, 0.40'

RUSTY WALLIS FAMILY PARTNERSHIP NUMBER 2
(VOL. 4153, PG. 271)
D.R.R.C.T.

1/2–INCH IRON ROD FOUND (C.M.)

1/2–INCH IRON ROD FOUND

RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
D.R.R.C.T.

1/2–INCH IRON ROD FOUND

PROPOSED 10' UTILITY EASEMENT
(BY SEPARATE INSTRUMENT)

PROPOSED 65' R.O.W. DEDICATION
(BY SEPARATE INSTRUMENT)

PROPOSED 10' UTILITY EASEMENT
(BY SEPARATE INSTRUMENT)

STRUCTURED REA – ROCKWALL LAND, LLC
(INST. NO. 20210000001622)
O.P.R.R.C.T.

CAPITAL BOULEVARD

DATA DRIVE

GUARD RAIL

CONCRETE PAVEMENT

SIGN

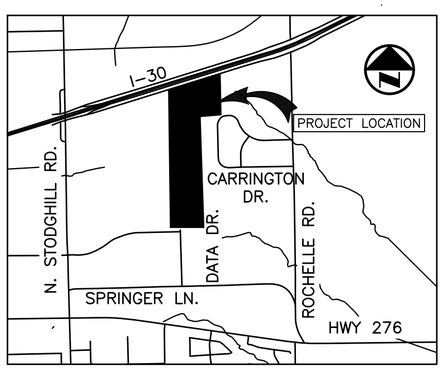
1/2–INCH IRON ROD FOUND W/CAP STAMPED "WIER AND ASSOCIATES"

1/2–INCH IRON ROD FOUND W/CAP STAMPED "WIER AND ASSOCIATES"

0 50 100 200
SCALE: 1" = 100'

LEGEND

CBL	U/G CABLE MARKER
FO	U/G FIBER OPTIC MARKER
FH	FIRE HYDRANT
MB	MAILBOX
PP	POWER POLE
SD	STORM DRAIN MANHOLE
TEL	TELEPHONE HANDHOLE
TEL	TELEPHONE PEDESTAL
WV	WATER VALVE
CAB.	CABINET
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
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
	PROPERTY LINE
	EASEMENT LINE
UGT	FIBER OPTIC LINE
OHE	OVERHEAD ELECTRIC LINE



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
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. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

PRELIMINARY PLAT

SEEFRIED ADDITION

LOTS 1 AND 2, BLOCK 1

2 LOTS - 23.071 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 2021
SHEET 1 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2021

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXNIProjects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\SV\04_CAD\9028-00_PPLT.dwg 2021-10-13-14:49 jlondon

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Phase 17 Investments, LP, Rockwall Economic Development Corporation, and Baker Schwimmer Ventures, LP, being the owners of a 23.071-acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

DESCRIPTION, of a 23.071-acre (1,000,958-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being all of that certain tract of land described in Warranty Deed to Phase 17 Investments, LP as recorded in Volume 6388, Page 218 of the Deed Records of Rockwall County, Texas, all of that certain tract of land described in General Warranty Deed to Baker Schwimmer Ventures, LP as recorded in Instrument No. 20180000018084 of the Official Public Records of Rockwall County, Texas, and all of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of said Official Public Records; said 23.071-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a point for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northwest corner of said Baker Schwimmer Ventures tract and the northeast corner of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership Number 2 as recorded in Volume 4153, Page 271 of said Deed Records; from which a leaning 5/8-inch iron rod bears South 48 degrees 06 minutes West, a distance of 0.4 feet;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said southeast right-of-way line of Interstate Highway 30, the north line of said Baker Schwimmer Ventures tract, and the north line of said Phase 17 Investments tract, a distance of 618.29 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Phase 17 Investments tract and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with an east line of said Phase 17 Investments tract and the west line of said Mitchell tract, a distance of 589.53 feet to a 5/8-inch iron rod found for corner; said point being the northernmost southeast corner of said Rockwall Economic Development Corporation tract and in the north line of Carrington Farms Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet C, Page 203 of the Plat Records of Rockwall County, Texas;

THENCE, South 89 degrees 23 minutes 19 seconds West, with a south line of said Rockwall Economic Development Corporation tract and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior ell corner of said Rockwall Economic Development Corporation tract and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the east line of said Rockwall Economic Development Corporation tract and the west line of said Carrington Farms Phase Two, a distance of 1,377.34 feet to a point for corner;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said east line of said Rockwall Economic Development Corporation tract and the said west line of said Carrington Farms Phase Two, at a distance of 25.22 feet passing at a 1/2-inch iron rod found for an interior ell corner of said Rockwall Economic Development Corporation tract and the southeast corner of said Phase 17 Investments tract, continuing with the south line of said Phase 17 Investments tract, the south line of said Baker Schwimmer Ventures tract, and the southernmost north line of said Rockwall Economic Development Corporation tract a total distance of 509.47 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Baker Schwimmer Ventrues tract and the northernmost southeast corner of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Volume 3495, Page 314 of said Deed Records;

THENCE, North 01 degrees 15 minutes 53 seconds West, with the west line of said Baker Schwimmer tract, the east line of the second-referenced Rockwall Economic Development Corporation tract, the east line of that certain tract of land described in Special Warranty Deed to Structured REA - Rockwall Land, LLC tract as recorded in Instrument No. 20210000001622 of said Official Public Records, and the east line of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership #2 as recorded in Volume 4014, Page 173 of said Deed Records, at a distance of 100.08 feet passing a 1/2-inch iron rod with illegible cap found for the northeast corner of the second-referenced Rockwall Economic Development Corporation tract and the southeast corner of said Structured REA tract, at a distance of 549.68 feet passing a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for the easternmost northeast corner of said Structured REA tract and the southeast corner of the second-referenced Rusty Wallis Family Limited Partnership tract, continuing in all a total distance of 1,334.33 feet to a 1/2-inch iron rod found for corner; said point being a northeast corner of the second-referenced Rusty Wallis Family Limited Partnership tract and the southeast corner of the first-referenced Rusty Wallis Family Limited Partnership tract;

THENCE, North 01 degrees 12 minutes 05 seconds West, with the said west line of Baker Schwimmer tract and the east line of the first-referenced Rusty Wallis Family Partnership tract, a distance of 445.64 feet to the POINT OF BEGINNING;

CONTAINING: 23.071 acres or 1,004,958 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.

_____
Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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:

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

Witness, my hand this the _____ day of _____, 2021.

By: _____

_____
Authorized Signature

_____
Printed Name and Title

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:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of **SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 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, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2021.

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

PRELIMINARY PLAT

SEEFRIED ADDITION

LOTS 1 AND 2, BLOCK 1

2 LOTS - 23.071 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 2021
SHEET 2 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2021

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\SV\04_CAD\9028-00_PPLT.dwg 2021-10-13-14:49 jlondon

9028-00 Seefried Rockwall

Preliminary Plat

Closure Report Wed Oct 13 12:44:10 2021

Northing	Easting	Angle	Distance
7025576.42	2610382.63	N 72°45'46" E	618.29
7025759.64	2610973.14	S 02°42'43" E	589.53
7025170.77	2611001.04	S 89°23'19" W	94.92
7025169.76	2610906.12	S 01°01'48" E	1377.34
7023792.64	2610930.88	N 89°31'26" W	509.47
7023796.87	2610421.43	N 01°15'53" W	1334.33
7025130.87	2610391.97	N 01°12'05" W	445.64

Closure Error Distance> 0.0000

Total Distance> 4969.52

Polyline Area: 1004958 sq ft, 23.071 acres

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:	October 26, 2021
APPLICANT:	Greg Chapa; *JCDB Goliad Holdings, LLC*
CASE NUMBER:	P2021-050; *Lots 2 & 3, Block A, Pecan Valley Retail Addition*

SUMMARY

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.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.174-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition for the purpose of establishing one (2) lots (*i.e. Lots 2 & 3, Block A, Pecan Valley Retail Addition*).

- ☑ On July 9, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-023*] for the purpose of constructing an approximately 11,000 SF single-story, multi-tenant retail building. On September 15, 2020, the City Council approved a final plat *[Case No. P2020-034]* to establish the necessary easements and dedication of right-of-way (*i.e. 3,152 SF or 0.072-acres*) for N. Goliad Street for the purpose of allowing the construction the multi-tenant retail building.

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

- ☑ 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 *Replat* for *Lots 2 & 3, Block A, Pecan Valley Retail Addition*, staff would propose the following conditions of approval:

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

(2) 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.

ATTN: Henry Lee

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-058

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	3005 N. GOLIAD STREET				
SUBDIVISION	PECAN VALLEY RETAIL	LOT	1	BLOCK	A
GENERAL LOCATION	NE. CORNER OF PECAN VALLEY DRIVE & QUAIL RUN ROAD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-65		CURRENT USE	COMMERCIAL	
PROPOSED ZONING	N/A		PROPOSED USE	COMMERCIAL	
ACREAGE	2.174	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	JCDB GOLIAD HOLDINGS, LLC	☑ APPLICANT	BARTON CHAPA SURVEYING
CONTACT PERSON		CONTACT PERSON	GREG CHAPA
ADDRESS	8350 N. CENTRAL EXPRESSWAY	ADDRESS	5200 STATE HIGHWAY 121
CITY, STATE & ZIP	DALLAS, TX, 75206	CITY, STATE & ZIP	COLLEYVILLE, TX, 76034
PHONE		PHONE	817.864.1957
E-MAIL		E-MAIL	greg@bcsdfw.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 150.00 *, 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 5 *DAY OF* October *, 2021.*

OWNER'S SIGNATURE Chad DuBose

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
LISA MARIE BUTLER
Notary ID #5293194
My Commission Expires
January 11, 2025

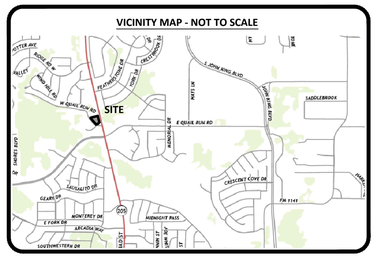
MY COMMISSION EXPIRES 1/11/25

City of Rockwall

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

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

VICINITY MAP - NOT TO SCALE


SITE
E QUAIL RUN RD
N JOHN KING BLVD
S JOHN KING BLVD
RIDGE RD
HORIZON RD
FM 740
MAIN ST
SADDLEBROOK
CRESCENT COVE DR
FM 3097
GEARS DR
DOUGLAS DR
MONTEREY DR
E FORK DR
MIDNIGHT PASS
LARAMIE WAY
SOUTHWESTERN DR
SUMMER LEE DR
CHANDLER DR
WILLIS LN
SUNSET RIDGE
WINDMILL RIDGE
WINDMILL HILL
SUNRISE RIDGE
SUNSET RIDGE
WINDMILL HILL
WINDMILL RIDGE

Lot 1A & 1B, Block A, Pecan Valley Retail
3005 N. Goliad
Boundary Closure Report

BARTON CHAPA SURVEYING
Engineering Surveys
Construction Staking

North: 7036304.34' East: 2595900.12'
Segment #1 : Line
Course: S14°09'38"E Length: 318.30'
North: 7035995.72' East: 2595977.99'

Segment #2 : Line
Course: S43°35'00"W Length: 98.80'
North: 7035924.15' East: 2595909.87'

Segment #3 : Curve
Length: 88.33' Radius: 275.00'
Delta: 18°24'12" Tangent: 44.55'
Chord: 87.95' Course: S71°24'38"W
Course In: S09°23'16"E Course Out: N27°47'28"W
RP North: 7035652.83' East: 2595954.73'
End North: 7035896.11' East: 2595826.51'

Segment #4 : Line
Course: N35°33'55"W Length: 69.89'
North: 7035952.96' East: 2595785.86'

Segment #5 : Line
Course: N41°00'51"W Length: 308.74'
North: 7036185.92' East: 2595583.25'

Segment #6 : Line
Course: N18°54'05"W Length: 37.43'
North: 7036221.33' East: 2595571.13'

Segment #7 : Line
Course: N75°50'22"E Length: 339.30'
North: 7036304.34' East: 2595900.12'

Perimeter: 1260.78' Area: 2.174acres
Error Closure: 0.00 Course: S07°56'02"W
Error North: -0.004 East: -0.001
Precision 1: 1260410000.00

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
FROM:	Andrew Reyna, *Planner*
DATE:	October 26, 2021
SUBJECT:	SP2021-028; *Amended Site Plan for an existing Industrial Building*

The applicant, Chris West of M2237 Services LLC, is requesting the approval of an amended site plan for the purpose of making improvements to the exterior of an existing structure. The subject property is located at 1470 E. IH-30, which is a 0.50-acre parcel of land (*i.e. being a portion of Lot 1-H0 of the Bodin Industrial Tract*). The subject property is currently zoned Light Industrial (LI) District and is situated within the IH-30 Overlay (IH-30 OV) District. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a 3,000 SF office building that was constructed in 1987. The building is currently vacant. The proposed exterior modifications submitted by the applicant indicate that the following improvements will be made to the existing building and subject property: [*1*] a canopy/arcade with lighting will be constructed on the front of the building, [*2*] a new signboard will be constructed on the front of the building, [*3*] the installation of new storefront windows across the front façade of the building, [*4*] the current concrete paving will be restriped to better delineate the parking spaces, and [*5*] the exterior brick façade will be painted.

The subject property is currently legally nonconforming as is; however, the submitted proposed exterior modifications will bring the subject property closer to conforming to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District and the IH-30 Overlay (IH-30 OV) District. According to Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the IH-30 Overlay (IH-30 OV) District should provide consistent development with "the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall." The proposed amended site plan appears to meet the intended purpose of the IH-30 Overlay (IH-30 OV) District as set forth by the Unified Development Code (UDC).

If the Planning & Zoning Commission chooses to approve the applicant's Amended Site Plan for an existing structure, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the signage requirements set forth by the Section 32-204, *Wall Signs*, of the Municipal Code of Ordinances, and which are as follows:

   a) Sign brackets or supports for wall signs may not project more than two inches from said wall.

   b) Such sign faces shall not exceed ten percent of the front face area of the building or storefront as established in approved plans submitted to the city, or 60 square feet, whichever is greater, nor exceed 75 percent of the width of such building or store frontage.

This means that the applicant will need to make modifications to the signage panel proposed for the exterior of the building. Staff can review these changes administratively at the time of building permit. On October 26, 2021 the Architectural Review Board will review the submitted proposed exterior modifications prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting. Should the Planning and Zoning Commission have any questions or concerns with the applicant's request, staff and the applicant will be available at the *October 26, 2021* Planning and Zoning Commission Work Session meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-028

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	1470 Interstate 30, Rockwall, TX 75087		
SUBDIVISION	N/A	LOT	BLOCK
GENERAL LOCATION	IH 30 OV		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Office/Warehouse
PROPOSED ZONING	Light Industrial	PROPOSED USE	
ACREAGE	0.5	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall Credit Services LC	☐ APPLICANT	M1237 Services LLC
CONTACT PERSON	Raymond Jowers, President	CONTACT PERSON	Chris West
ADDRESS	PO Box 1870	ADDRESS	PO Box 1744
CITY, STATE & ZIP	Rockwall TX 75087-1870	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972-679-9300	PHONE	214-499-3338
E-MAIL		E-MAIL	cbwest8@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15 TH *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 Christopher B West

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Burt

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2022

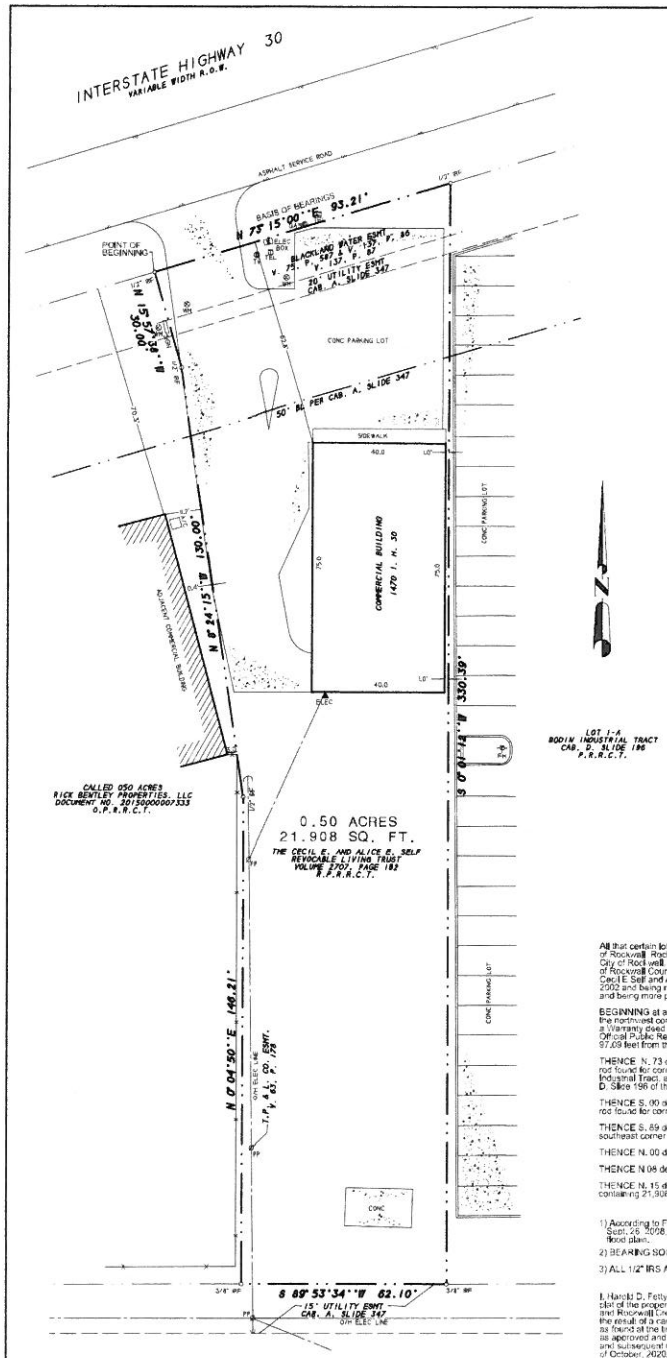
MY COMMISSION EXPIRES 1-31-2022

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.

Proposed Conceptual



DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Bodin Industrial Tract, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 347 of the Plat Records of Rockwall County, Texas, and being the same tract of land as described in a Special Warranty deed from Cecil E. Self and Alice E. Self to The Cecil E. Self and Alice E. Self Revocable Living Trust, dated October 9, 2002 and being recorded in Volume 2707, Page 182 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of Interstate Highway 30, at the northwest corner of said Self tract and the northeast corner of a 0.50 acres tract of land as described in a Warranty deed to Rick Bentley Properties, LLC, as recorded in Document no. 20150000007333 of the Official Public Records of Rockwall County, Texas, and being N. 73 deg. 15 min. 00 sec. E. a distance of 97.09 feet from the intersection of said right-of-way with the east right-of-way line of Kristy Lane;

THENCE N. 73 deg. 15 min. 00 sec. E. along said right-of-way line, a distance of 93.21 feet to a 1/2" iron rod found for corner at the northeast corner of said Self tract and the northwest corner of Lot 1-A, of Bodin Industrial Tract, an Addition to the City of Rockwall, Texas, according to the replat thereof recorded in Cabinet D, Slide 196 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 01 min. 12 sec. W. along the west line of Lot 1-A, a distance of 330.39 feet to a 3/8" iron rod found for corner at the southwest corner of said Lot 1-A;

THENCE S. 89 deg. 53 min. 34 sec. W. a distance of 62.10 feet to a 3/8" iron rod found for corner at the southeast corner of said Bentley Properties tract;

THENCE N. 00 deg. 04 min. 50 sec. E. a distance of 146.21 feet to a 1/2" iron rod found for corner;

THENCE N 08 deg. 24 min. 15 sec. W. a distance of 130.00 feet to a 1/2" iron rod found for corner;

THENCE N. 15 deg. 57 min. 38 sec. W. a distance of 30.00 feet to the POINT OF BEGINNING and containing 21,908 square feet or 0.50 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PER DEED IN VOLUME 2707, PAGE 182, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, Old Republic National Title Insurance Company, and Rockwall Credit Services, LLC, at 1470 Interstate Highway, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 23rd day of October, 2020.

Harold D. Fetty, III, R.P.L.S. No. 5034

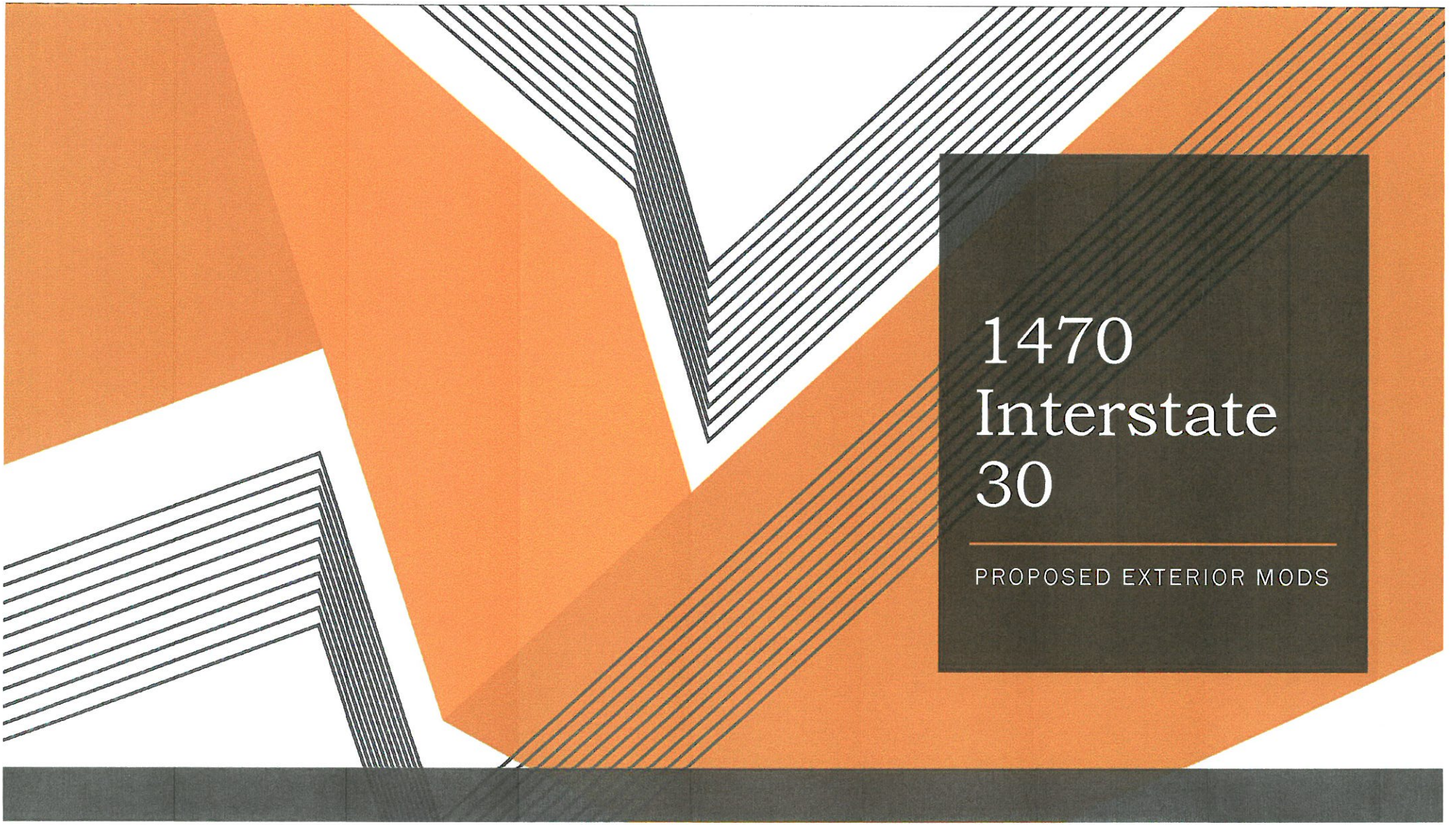
HAROLD D. FETTY III
5034
REGISTERED PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

SURVEY DATE OCTOBER 25, 2020
SCALE 1" = 20' FILE# 20200390
CLIENT ACS, LLC UF# R2029408

SURVEY ACCEPTED BY
DATE
DATE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com


1470
Interstate
30
PROPOSED EXTERIOR MODS

Objective

- Enhance the front façade area and height of bldg
  - Help draw attention to location
  - The site is currently almost un-noticeable
- Add blade canopy and lighting to enhance the entry appeal
- Add modern Signboard for future Tenant Signage
- Install new Storefront Windows across the face
- Utilize/Restripe current concrete paving for parking
- Ensure exterior site and access routes are ADA compliant
- Paint existing brick facade

1470 Interstate 30 – Existing Details

- Painted Cast-in-place Concrete Exterior with Brick-formed texture (over full exterior)
- Existing Building Shell is Currently Unoccupied and ready for new Tenant
- 3,000 Total Sq Ft
- Minimal I-30 service road frontage
- Minimal landscaping due to existing buried Utilities.

Interstate, Drive By View

Proposed Conceptual

Sign Conceptual & Example

- Signage mounted outboard on dark perforated metal
- Metal mounted to steel tube frame
- Sign will be installed once tenant is obtained
- Awnings above store front glass below new metal

Neighbors

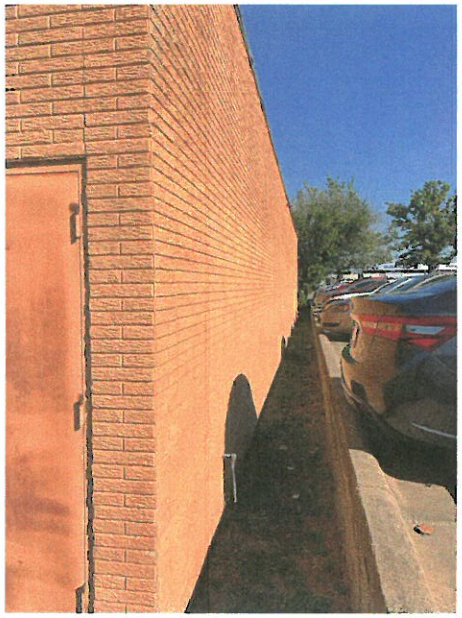
Just west

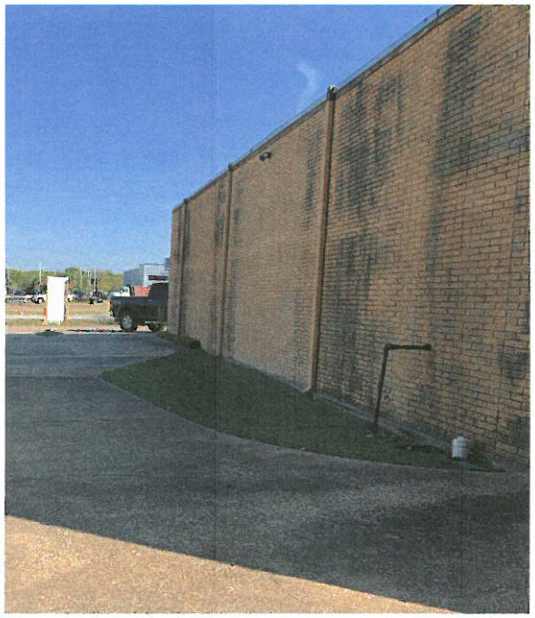
Just east

North across I30

Backup

Exterior Bldg Views





Shell Condition - Current

PROJECT COMMENTS

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

DATE: 10/21/2021

PROJECT NUMBER:	Z2021-043	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for Residential Infill at 601 Kernodle	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	601 KERNODLE ST, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	10/21/2021	Approved w/ Comments

10/21/2021: Z2021-043; Specific Use Permit (SUP) for Residential Infill for 601 Kernodle Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Hold a public hearing to discuss and consider a request by 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.

I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.

M.3 For reference, include the case number (Z2021-043) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the F & M Subdivision, which consists of 5 or more lots, is 90% or more developed and has been in existence for more than 10 years.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 Due to the subject property being situated within the Old Town Rockwall (OTR) Historic District, the applicant had previously received approval from the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness (COA) on January 19, 2015 [Case H2015-003].

I.7 The applicant also previously received approval from the Boards of Adjustments (BOA) to reduce the front yard setback from 20-feet to 15-feet [BOA 2015-1-V].

I.7 The addition of a garage or carport must meet the standards established in Subsection 07.04, Accessory Structure Development Standards of Article 04, of the Unified Development Code (UDC). This section requires that a garage or carport be situated a minimum of 20-feet behind the front façade of the single-family home.

M.8 Please review the attached Draft Ordinance prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 2, 2021.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give

staff ample time to review the case prior to the November 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 26, 2021.

I.10 The projected City Council meeting dates for this case will be November 15, 2021 [1st Reading] and December 6, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Gamez	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved

10/19/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-043

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: 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."*

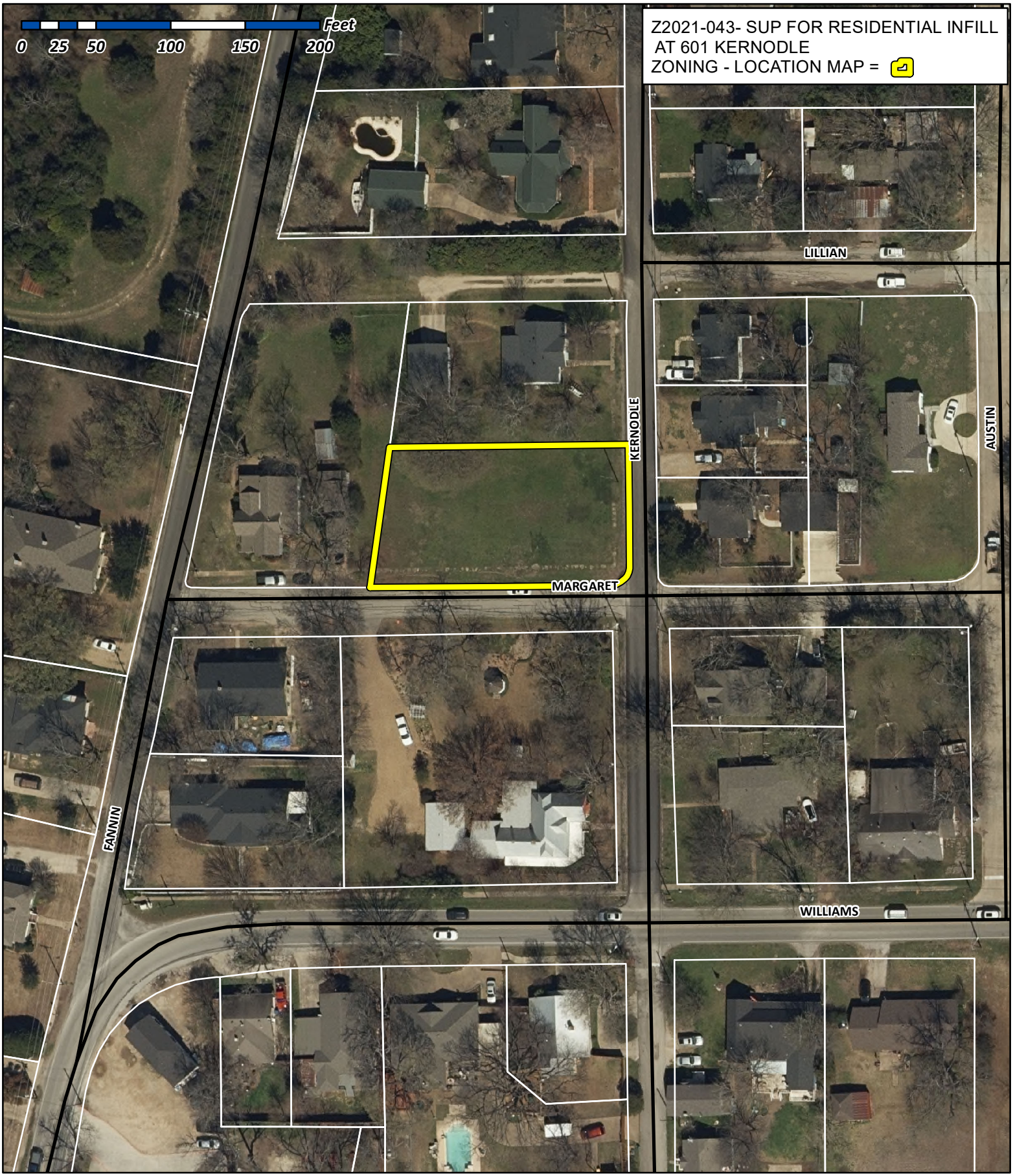
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF September, 2021

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.

City of Rockwall

Planning & Zoning Department
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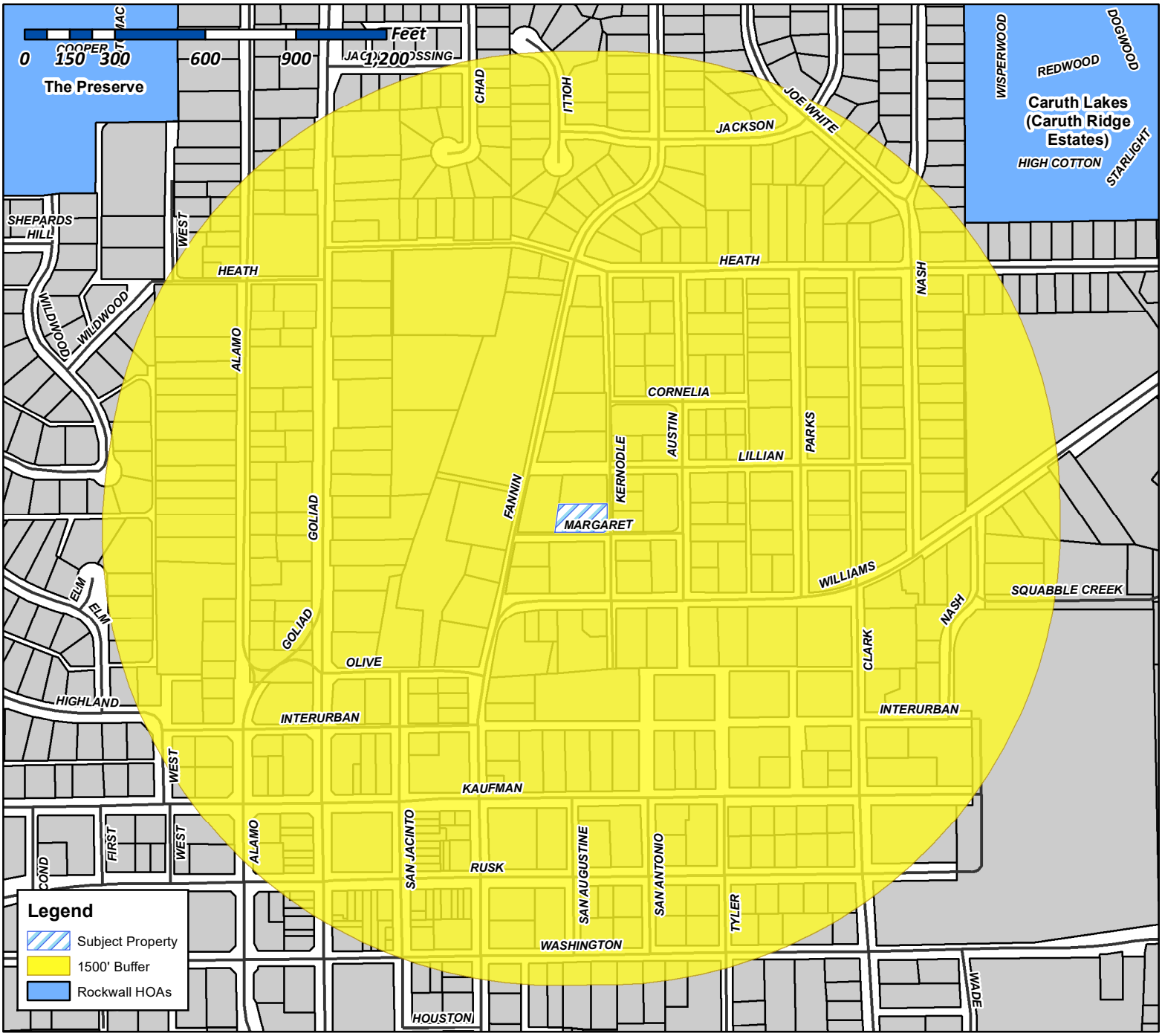
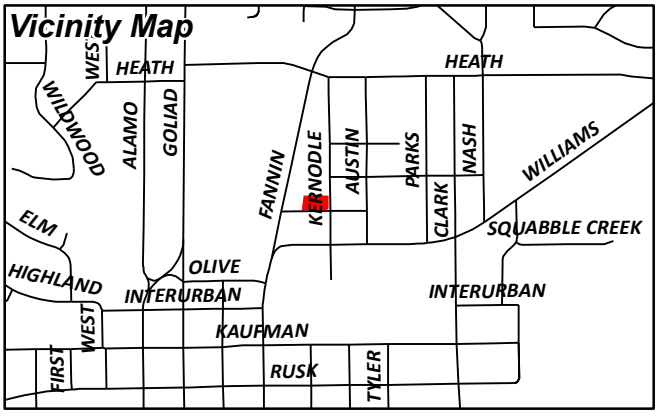


Case Number: Z2021-043
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family (SF-7) District
Case Address: 601 Kernodle

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



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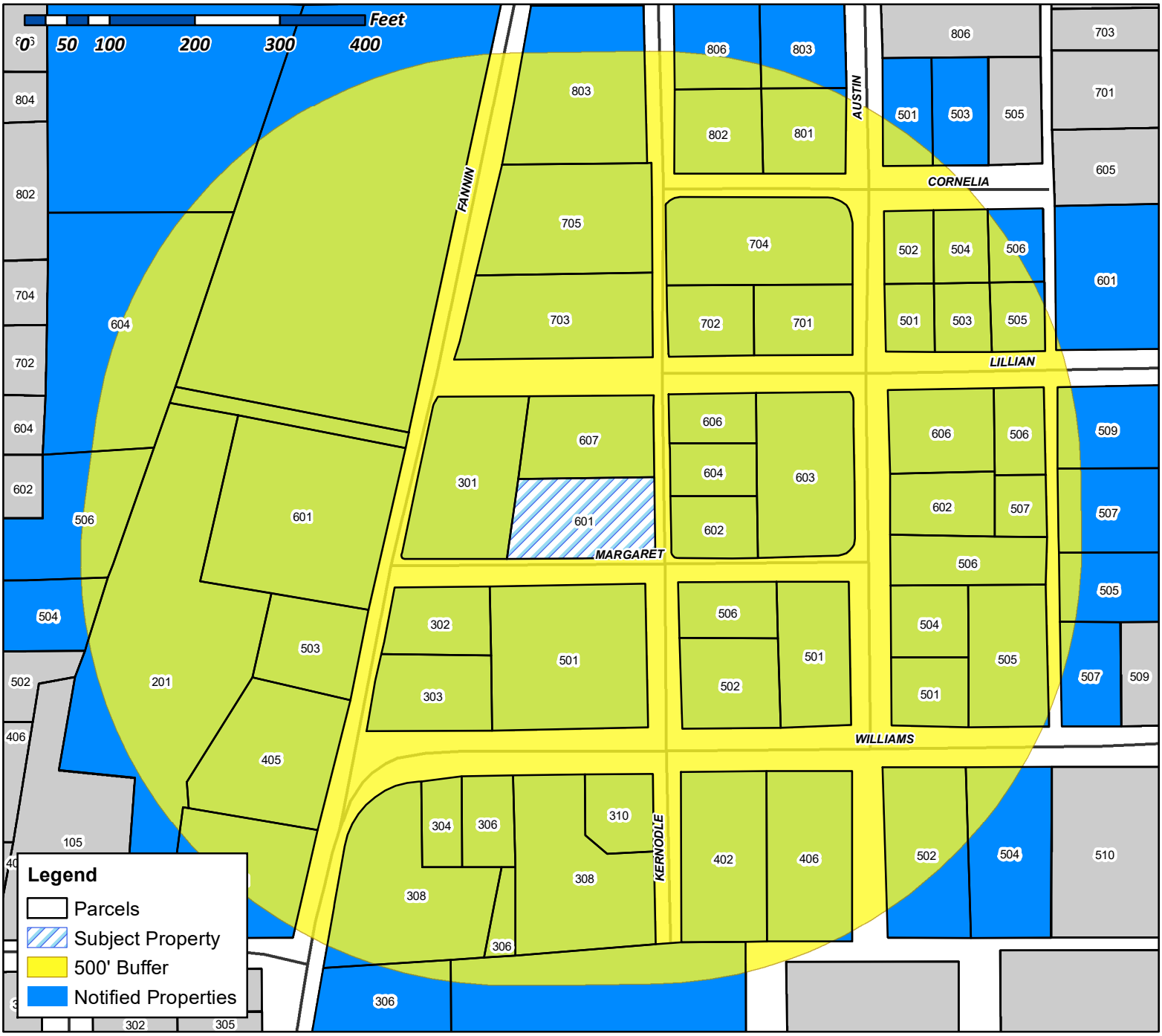

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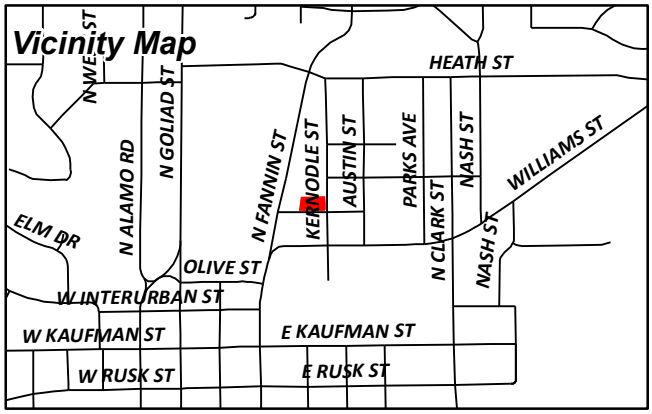


Date Created: ***10/18/2021***

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:

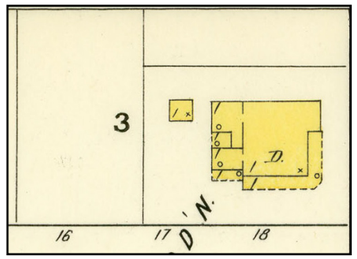
Address:

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

VICINITY MAP

HISTORICAL ORIENTATION



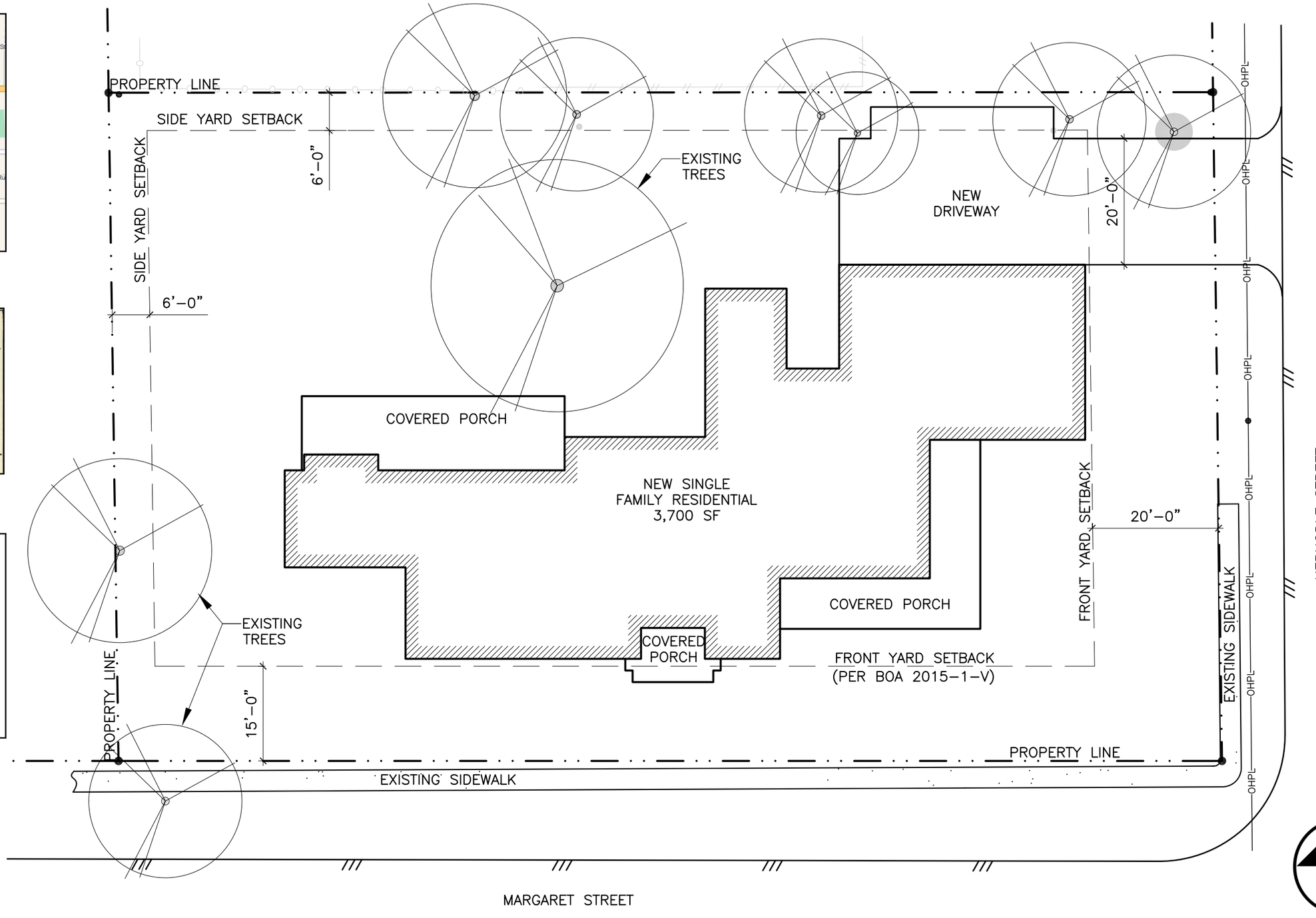
DEVELOPMENT DATA

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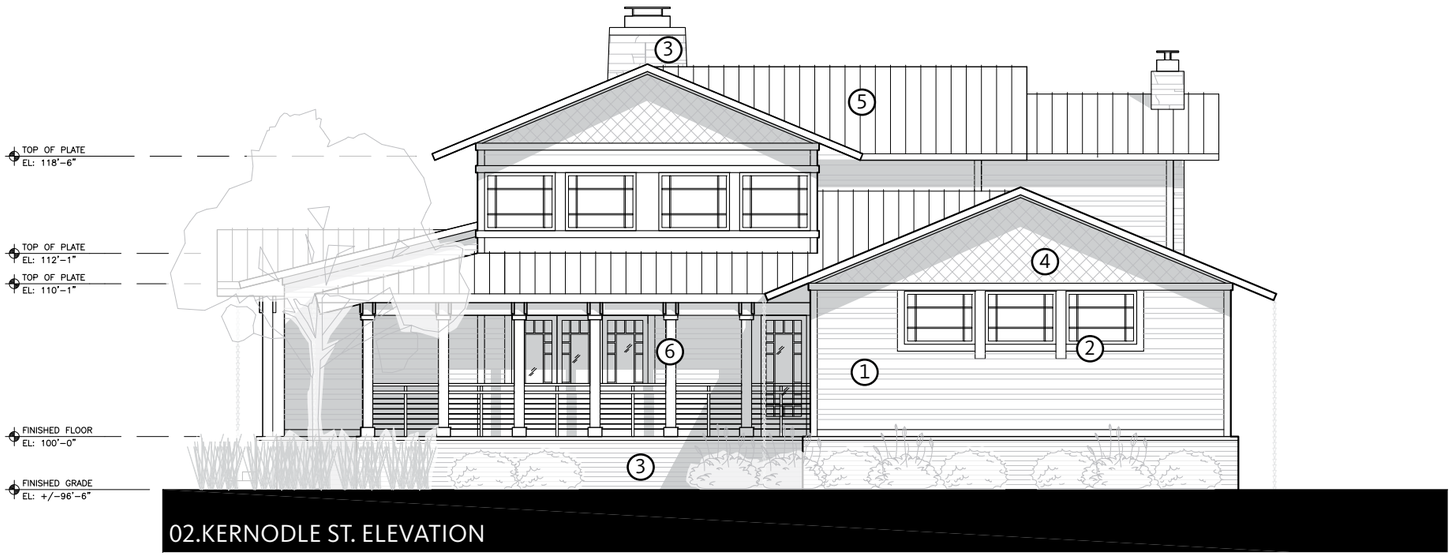
REGISTERED ARCHITECT OF THE STATE OF TEXAS, REGISTRATION NO. 21886

1.1

01.MARGARET ST. ELEVATION

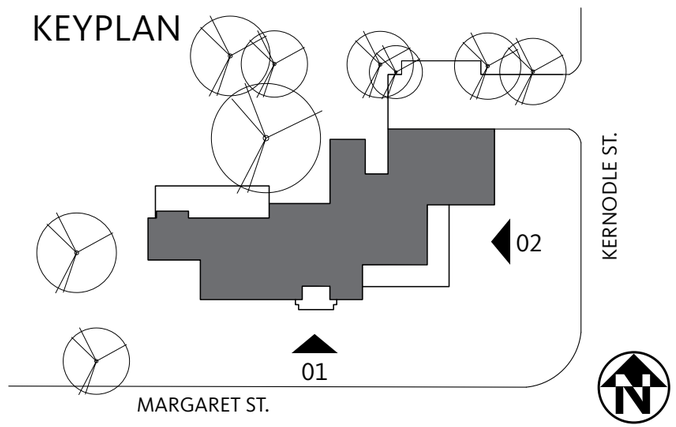


02.KERNODLE ST. ELEVATION

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"

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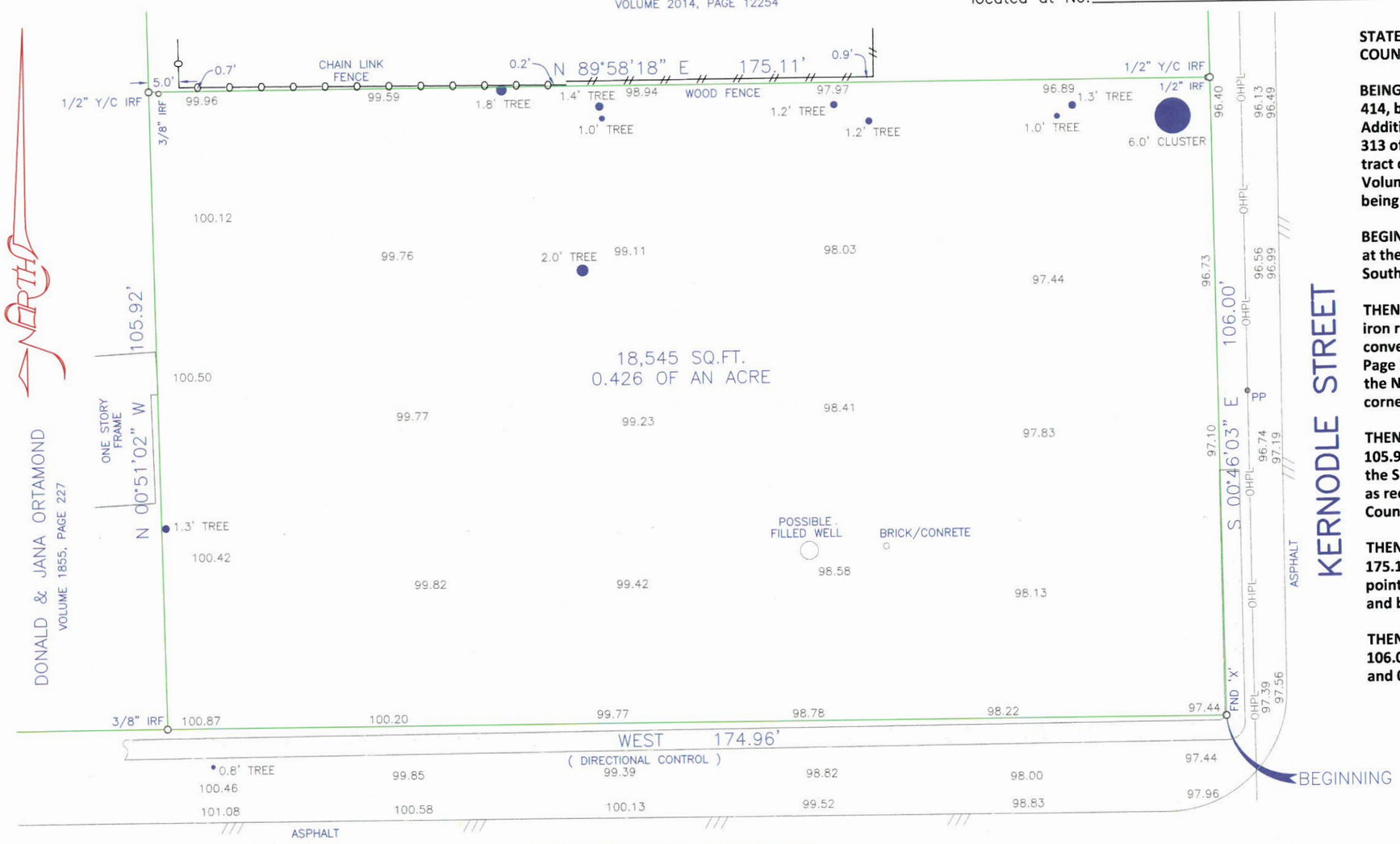
RHODES
Surveying ©
WWW.RHODESSURVEYING.COM

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.



MARGARET STREET

TITLE AND ABSTRACTING WORK FURNISHED BY URBAN DESIGN

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.

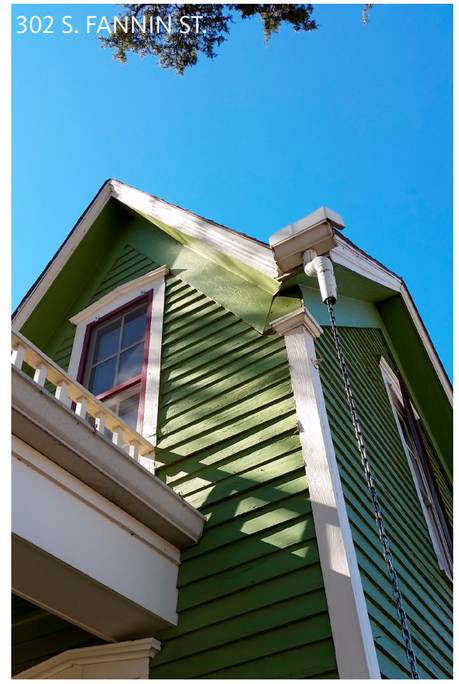
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property,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

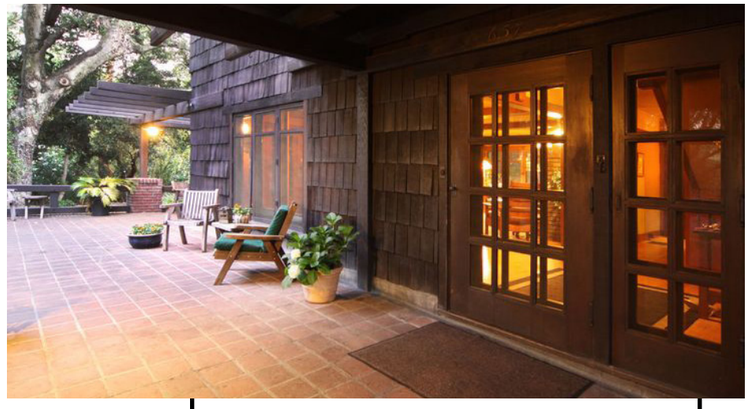
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

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
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

DRAFT 10-26-2021

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 10.26.2021

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*

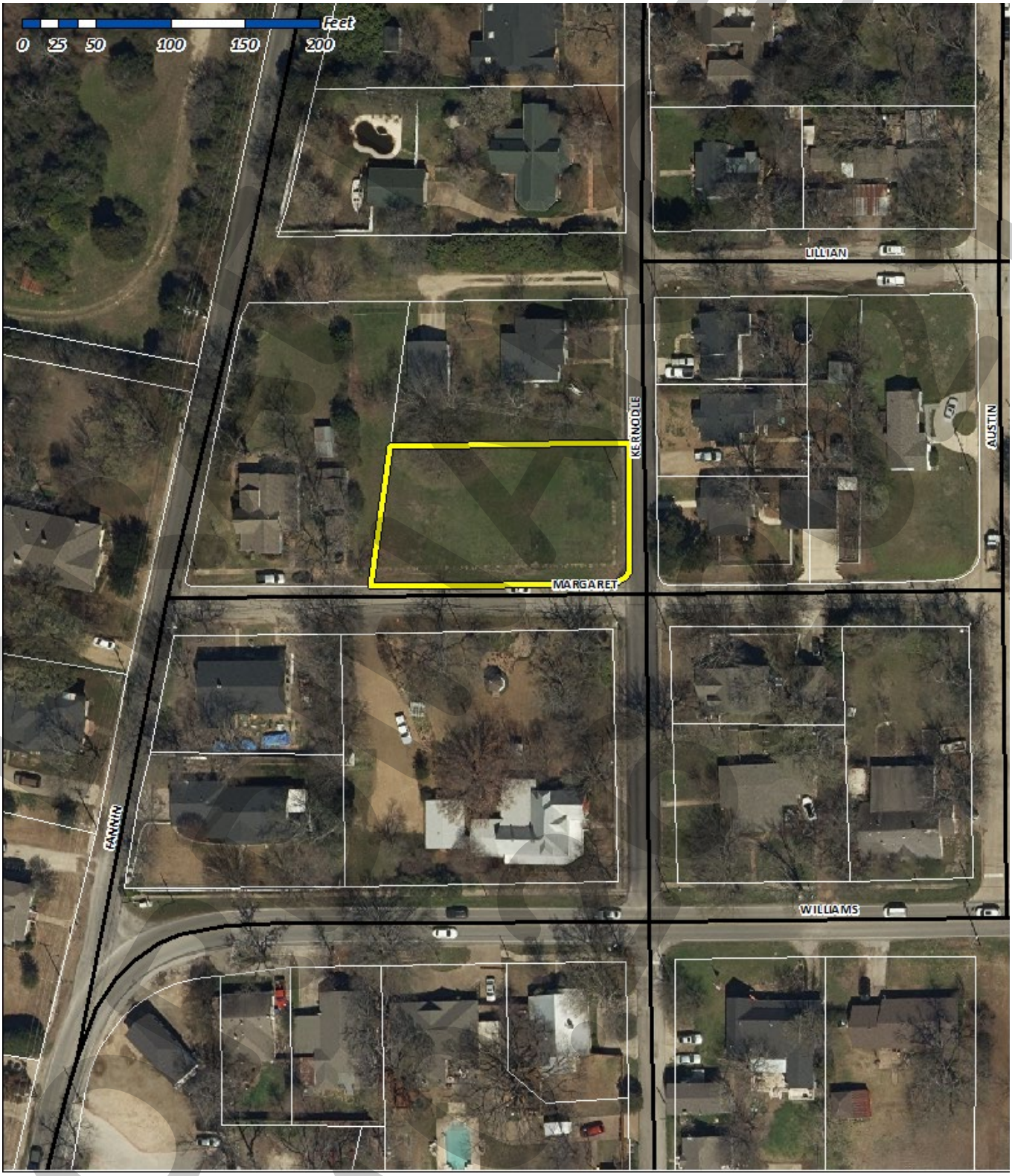
1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

DRAFT ORDINANCE 10.26.2021

Exhibit 'A'
Location Map and Survey

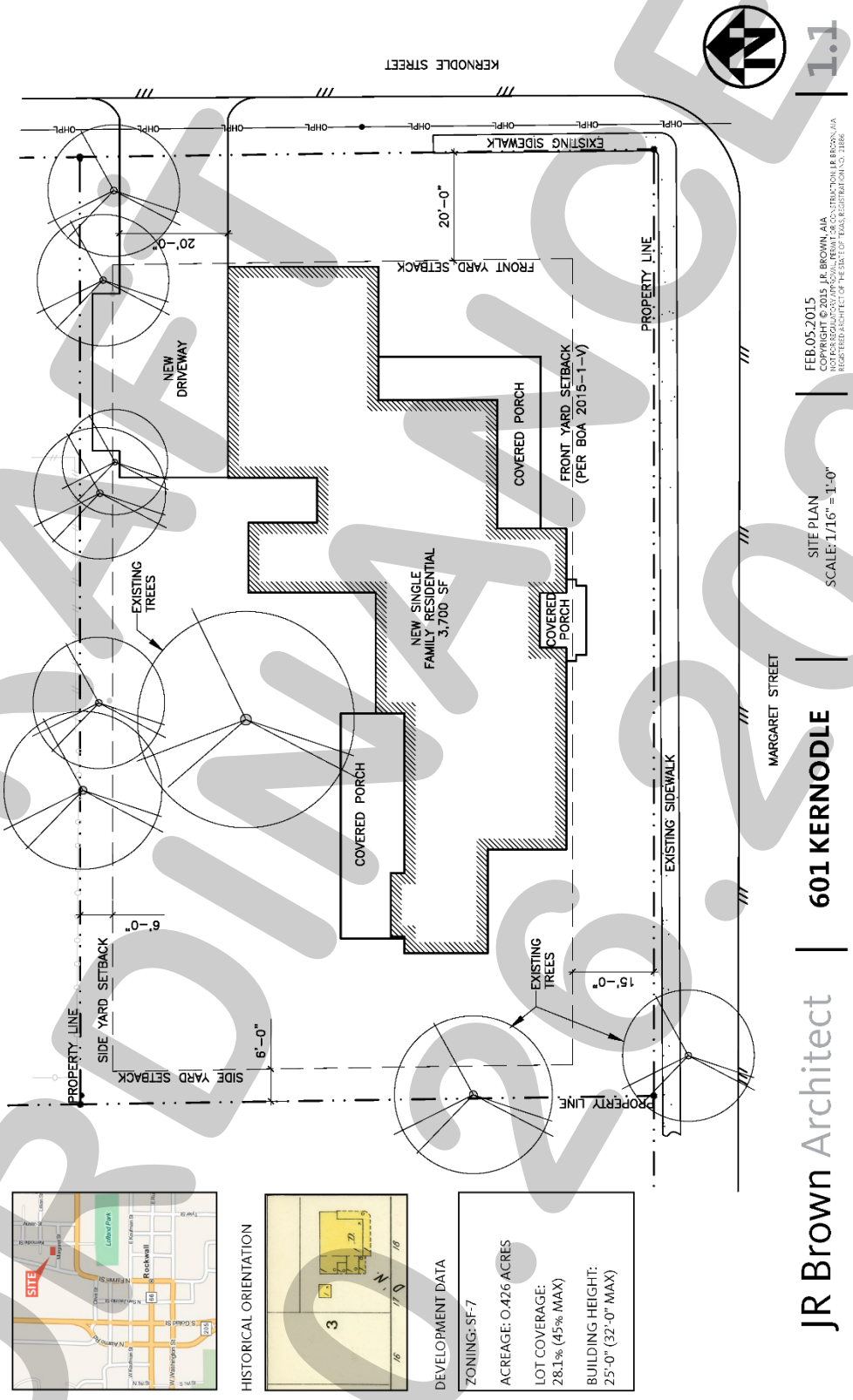
Address: *601 Kernodle Street*
Legal Description: *Lot 3, Block B, F & M Addition*



DRAFT

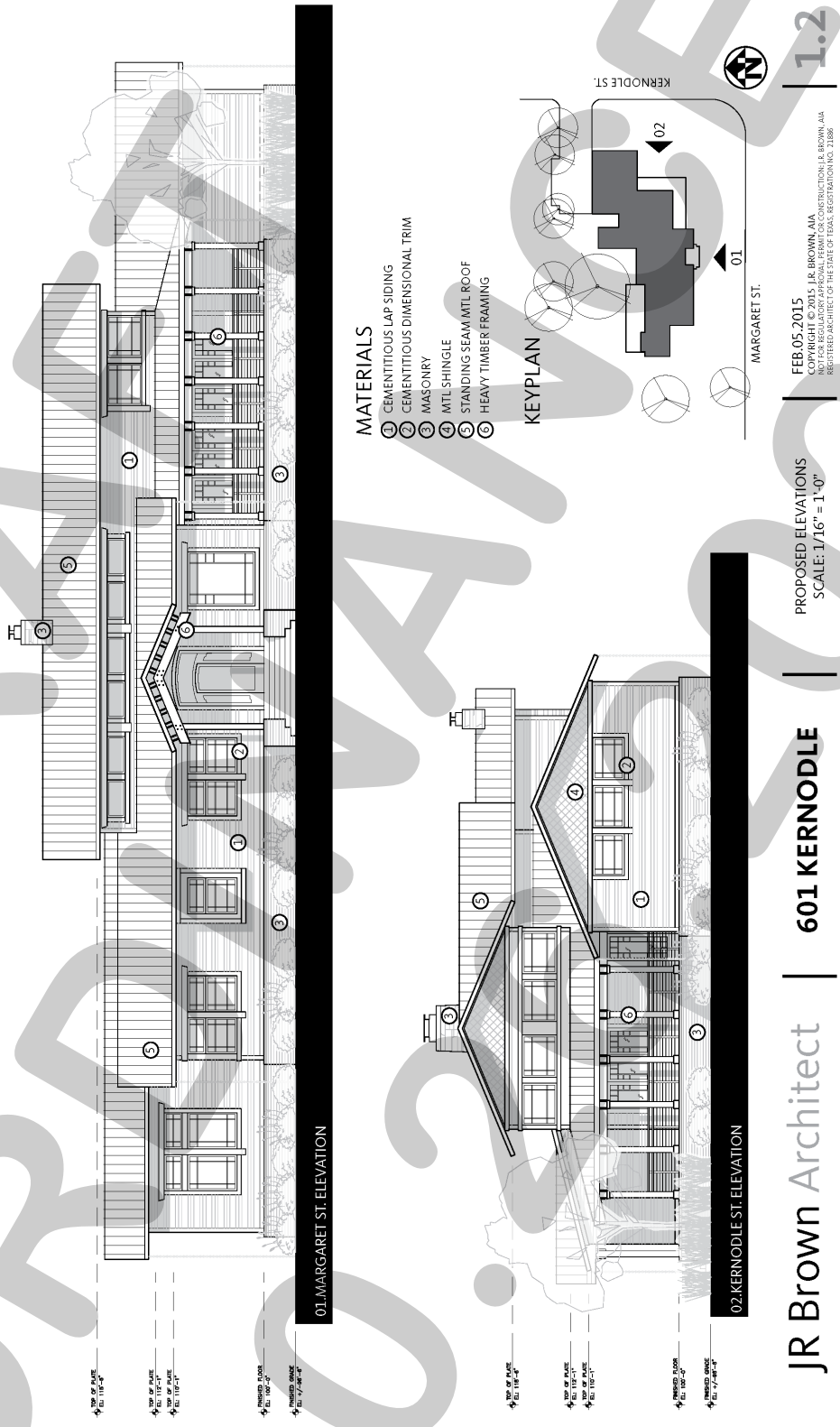
DRAFT
10.26.2021

Exhibit 'B':
Residential Plot Plan



DRAFT
ORIGINAL
10.26.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 10.2021

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	Z2021-044	CASE MANAGER:	Andrew Reyna
PROJECT NAME:	SUP for Residential Infill at 478 Renee	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	478 RENEE DR, ROCKWALL, 75032	CASE MANAGER EMAIL:	areyna@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Andrew Reyna	10/19/2021	Approved w/ Comments

10/15/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a0.330-acre parcel of land identified as Lot 1401 & 1402 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75(PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com

M.3 For reference, include the case number (Z2021-044) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which is 90% or more developed and has been in existence for more than 10 years.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Please review the attached Draft Ordinance prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 2, 2021.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning and Zoning Commission regular meeting.

I.8 The Planning and Zoning Commission work session meeting for this case will be held on October 26, 2021. The Planning & Zoning regular meeting will be held November 9, 2021.

I.9 The projected City Council meeting dates for this case will be November 15, 2021 [1st Reading] and December 6, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Approved w/ Comments

10/21/2021: M - Need to plumb additional sewer to the front for future connection
I - Need driveway Culvert for the building permit. To be signed and sealed by Engineer, (to include: Drainage Area Map, Calcs, Culvert plan and profile.)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	10/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved

10/19/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-044

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

DENISE A GANG
Notary Public
STATE OF TEXAS
ID# 12907165-3
My Comm. Exp. JUL. 30, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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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Planning & Zoning Department
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Rockwall, Texas 75087
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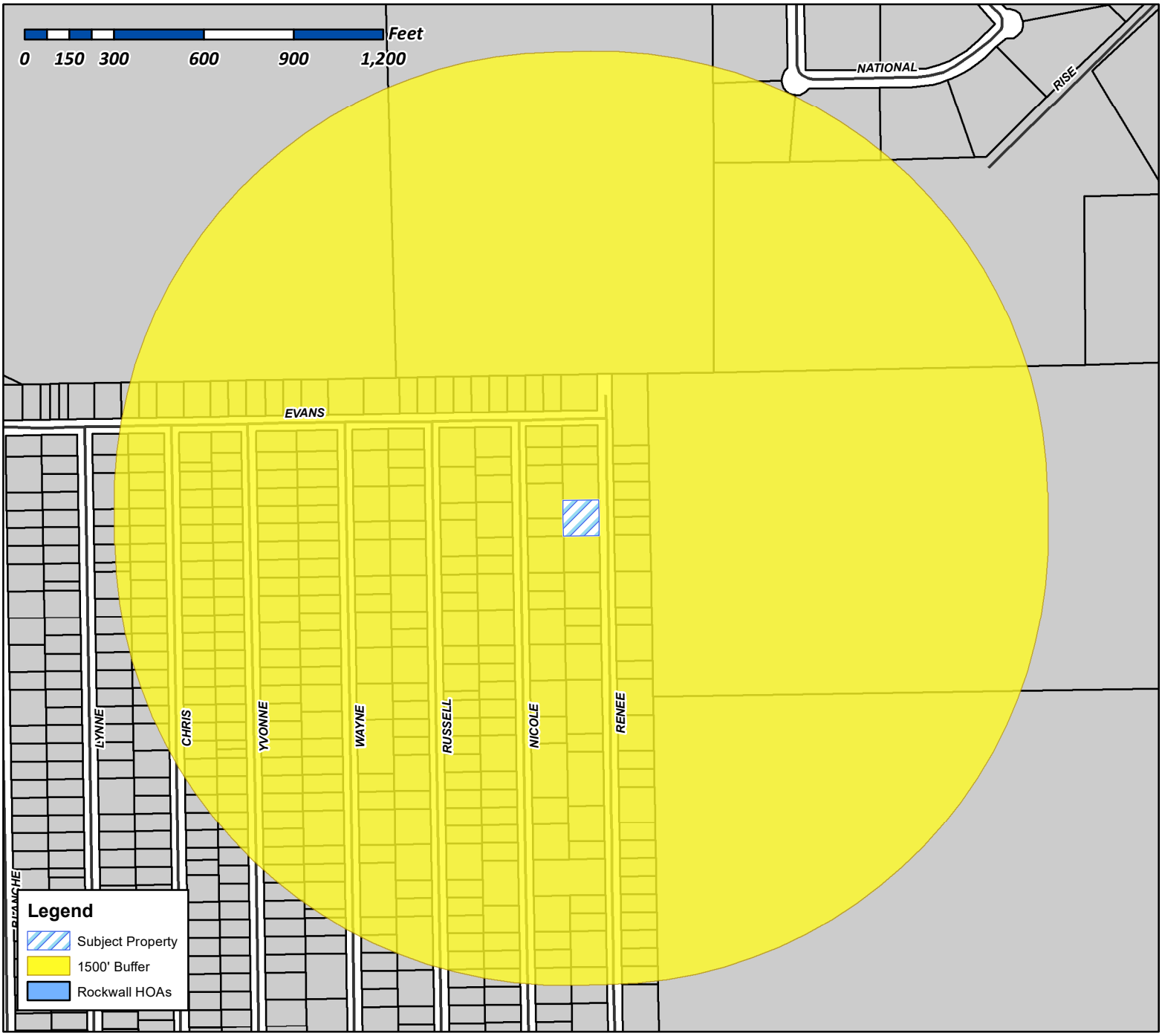
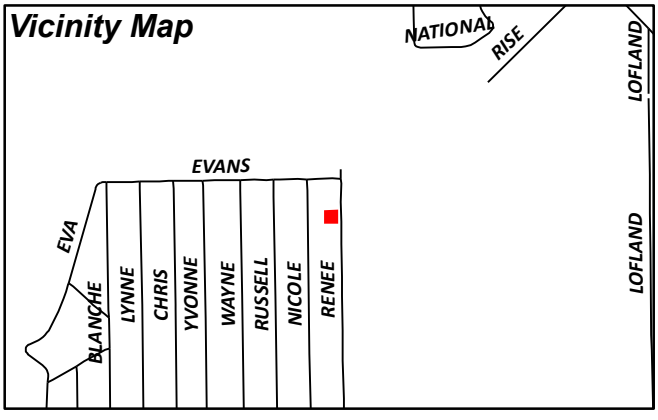


Case Number: Z2021-044
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 478 Renee Drive

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



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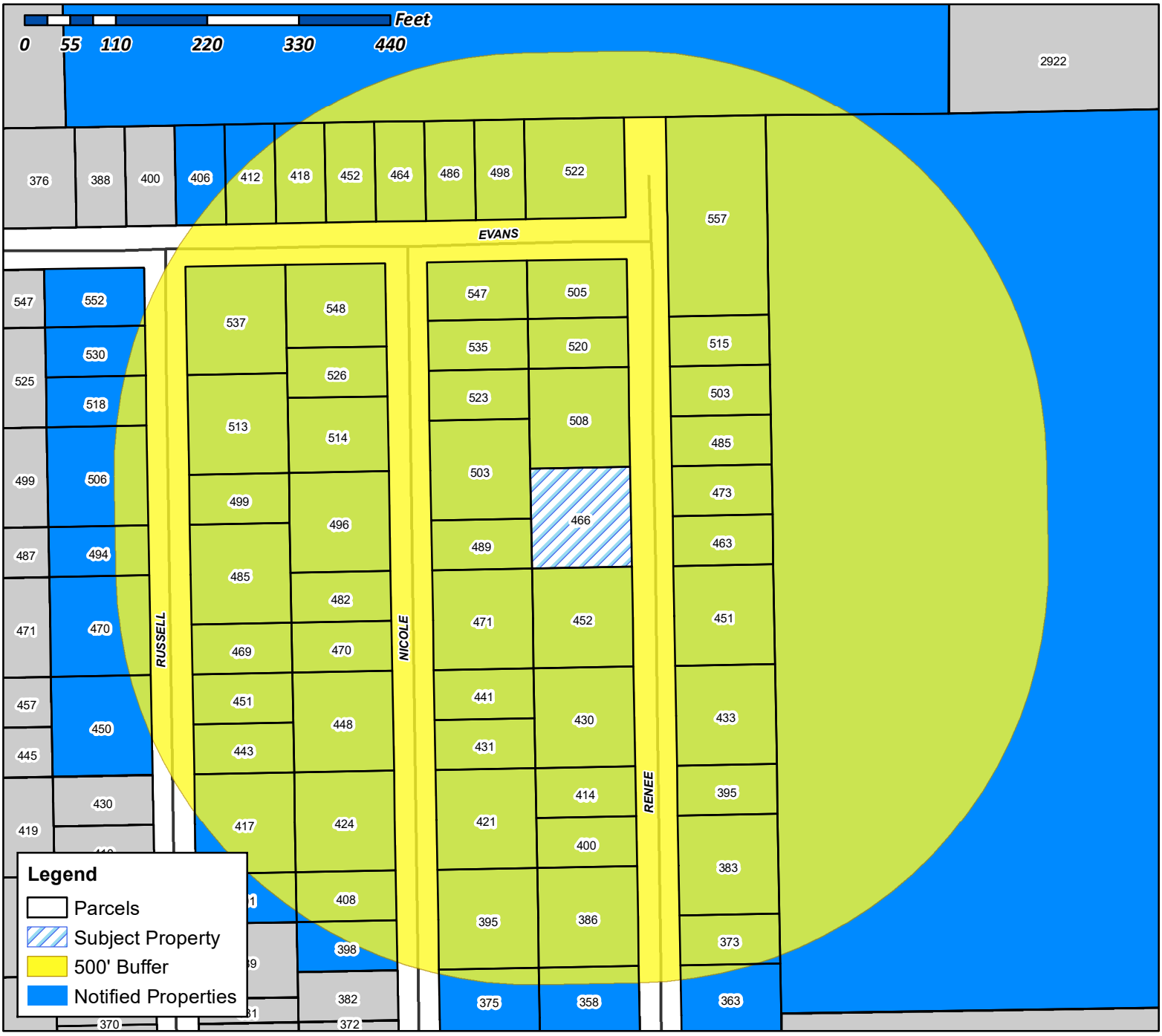

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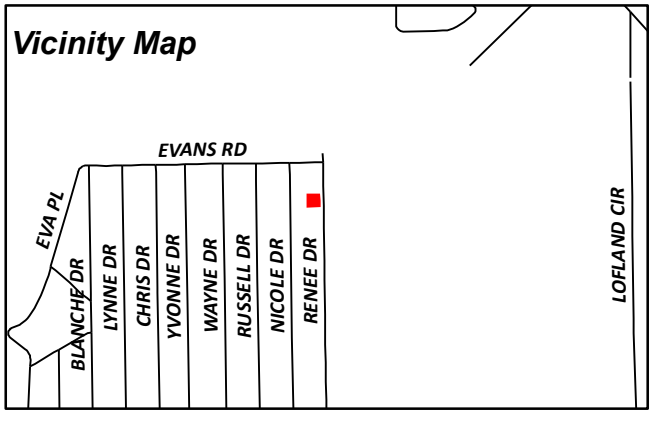


SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

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:

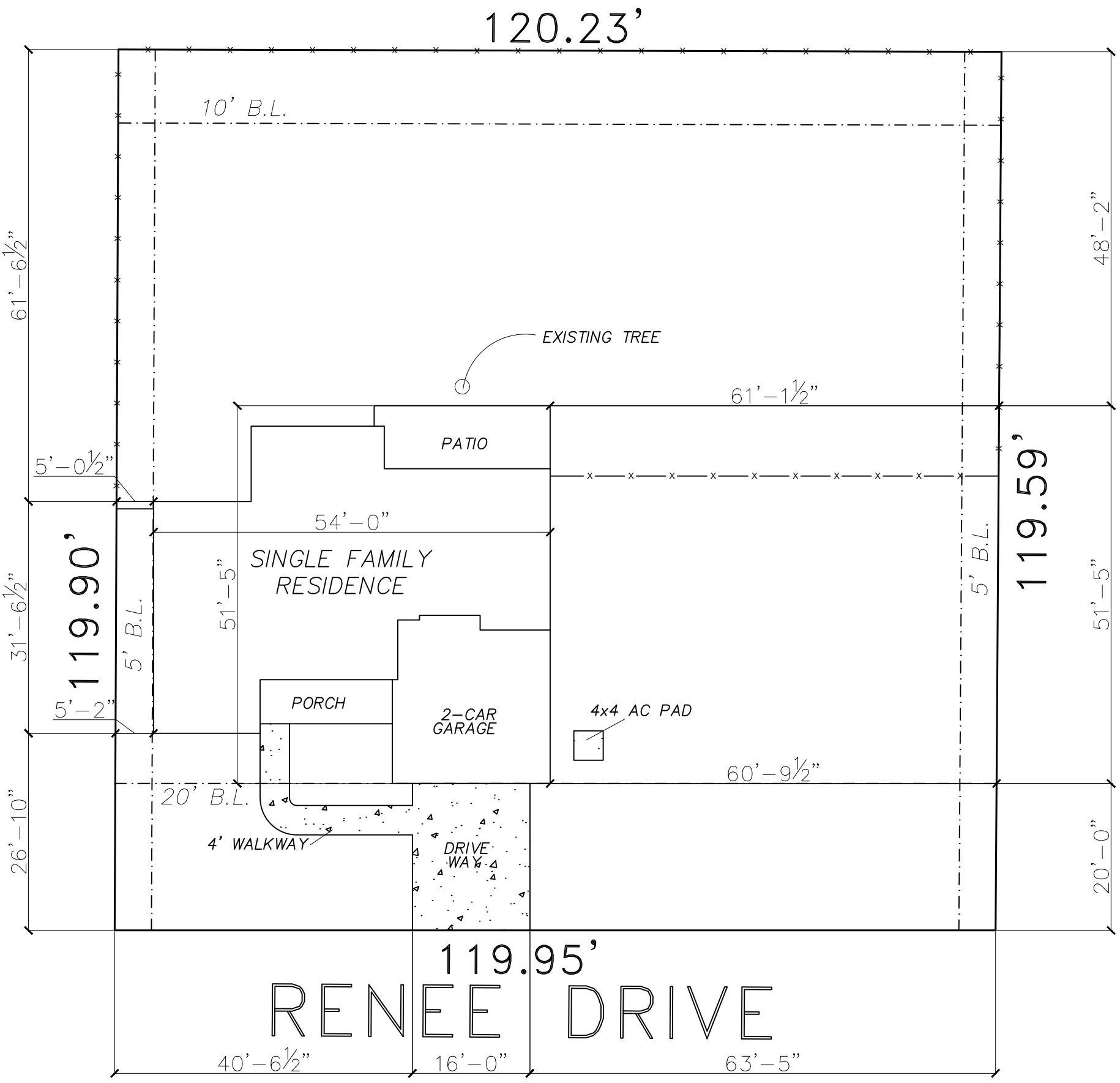
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

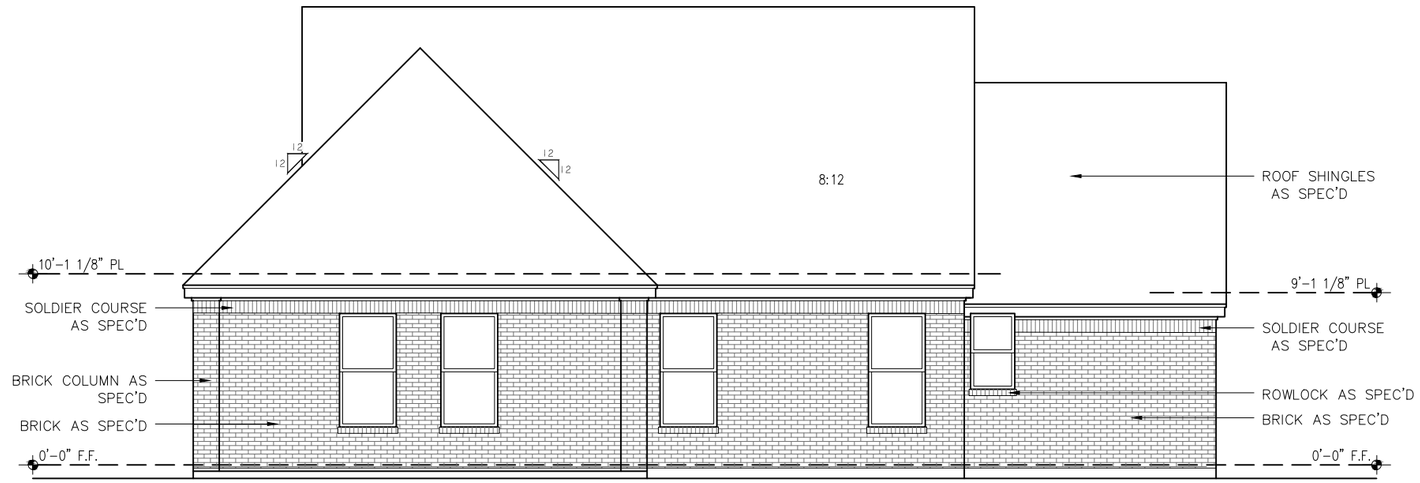
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
P.A.E. - PEDESTRIAN ACCESS EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E.- VISIBILITY EASEMENT
-EXPOSED AGGREGATE CONCRETE

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.

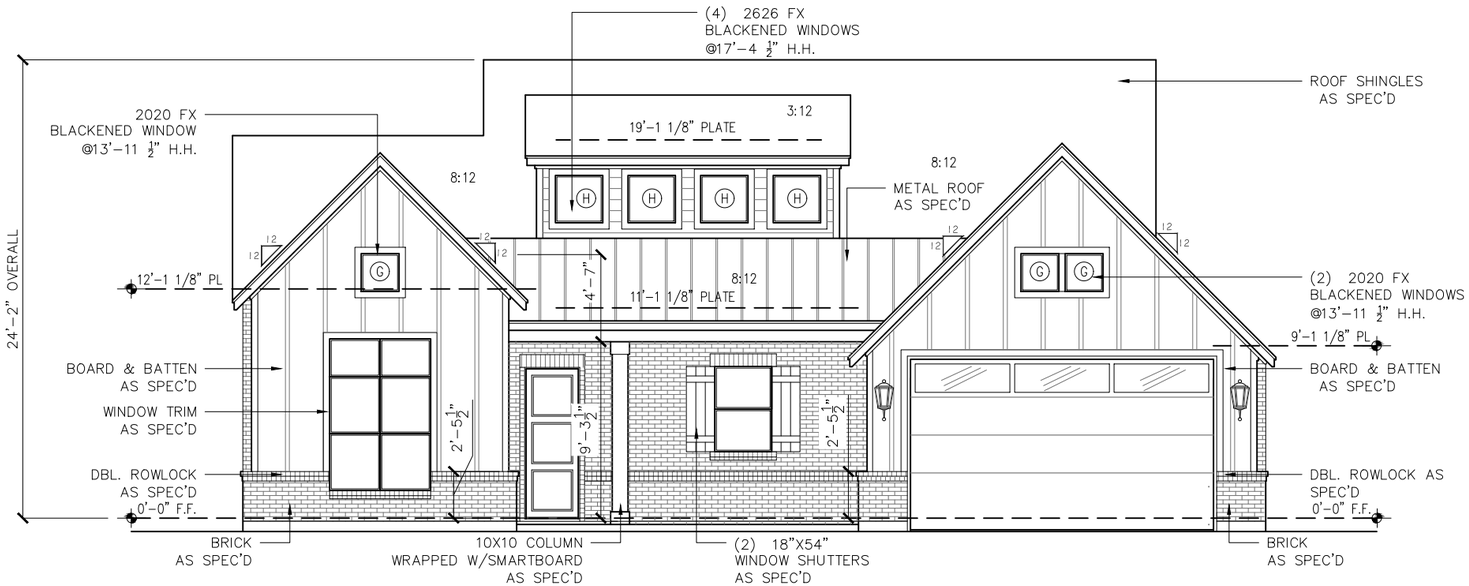


1 PROPOSED REAR ELEVATION

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

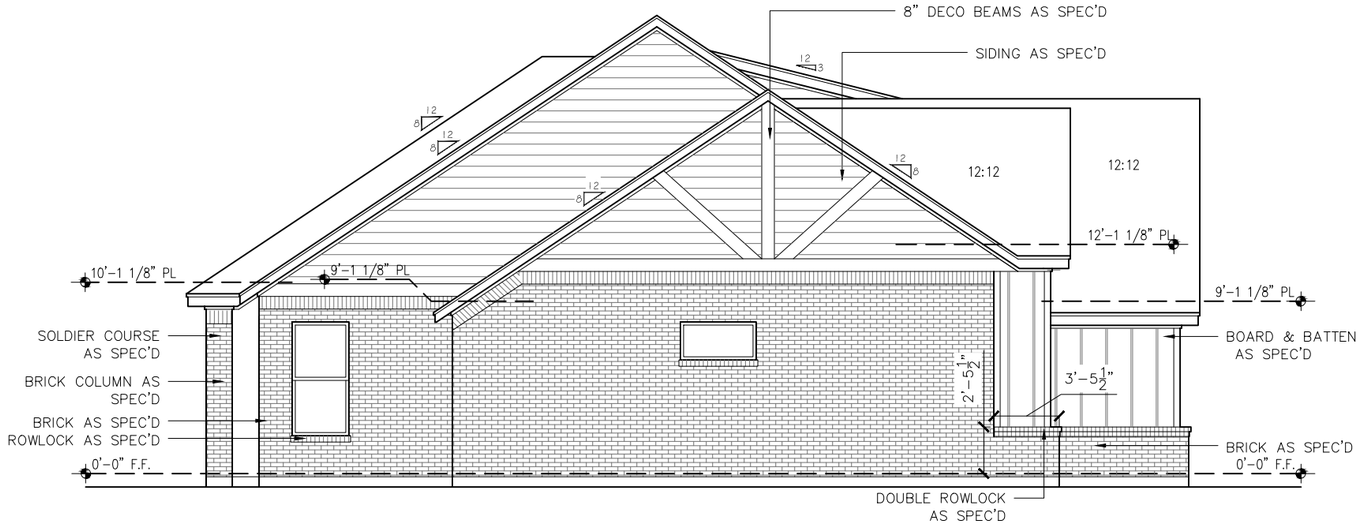
DESIGNER:
DDSG-JO

PROJECT #:

478 RENEE DRIVE ROCKWALL, TX.

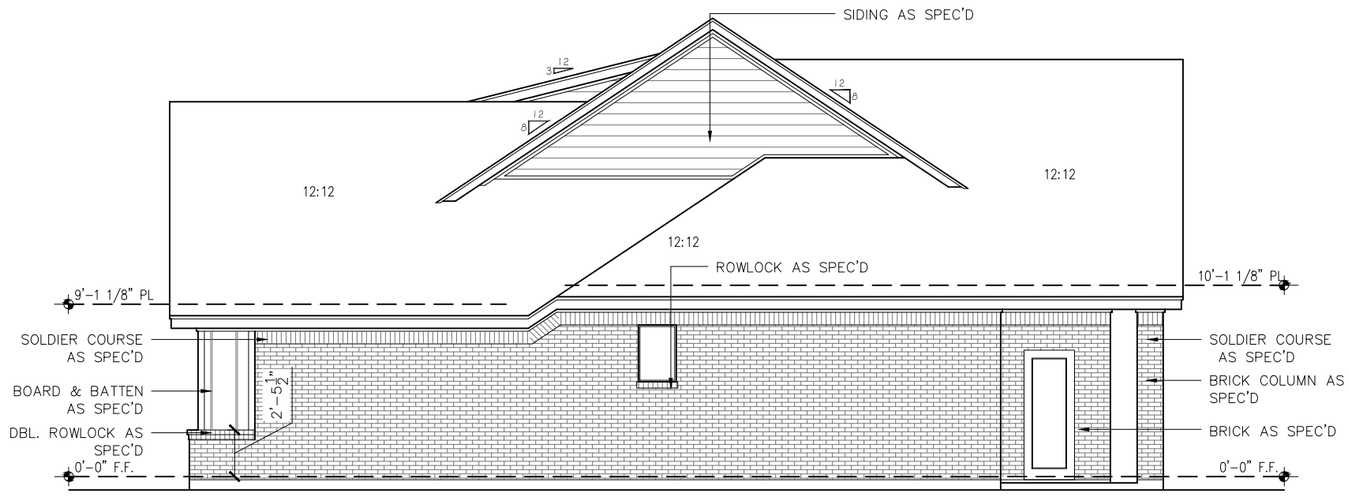
ELEVATION:
A

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

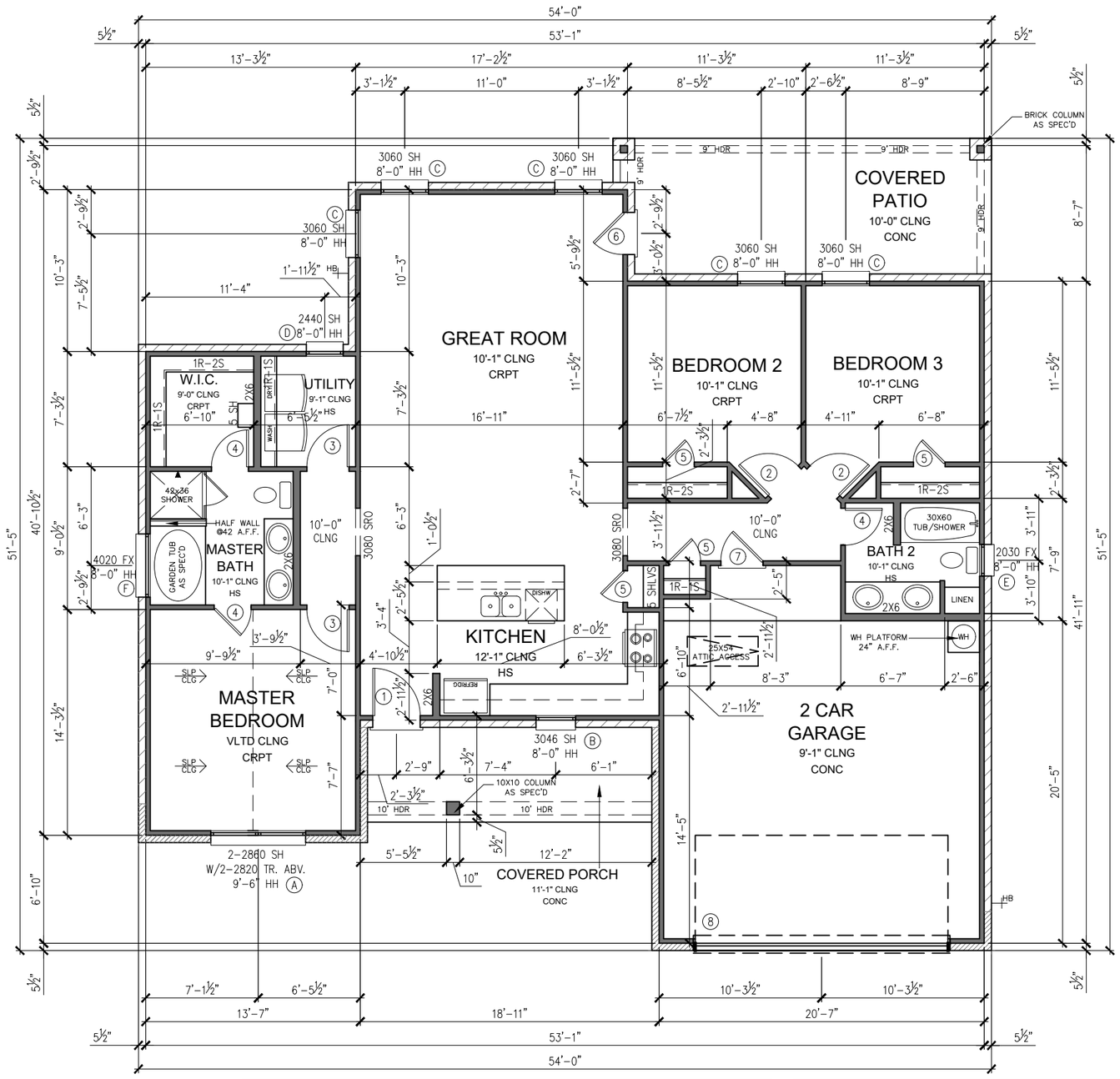
AREA	MASONRY
FLOOR PLAN	1,529 SF
TOTAL LIVING	1,529 SF
GARAGE	477 SF
FRONT PORCH	108 SF
PATIO	198 SF
TOTAL COMBINED	2,312 SF
TOTAL SLAB	2,312 SF

MASONRY LEGEND

BRICK SKIRT WALL — BRICK

WALL LEGEND

EXISTING WALL — NEW WALL



1 PROPOSED FLOOR PLAN

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

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

DDS GROUP

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 10.25.2021

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 10.26.2021

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*

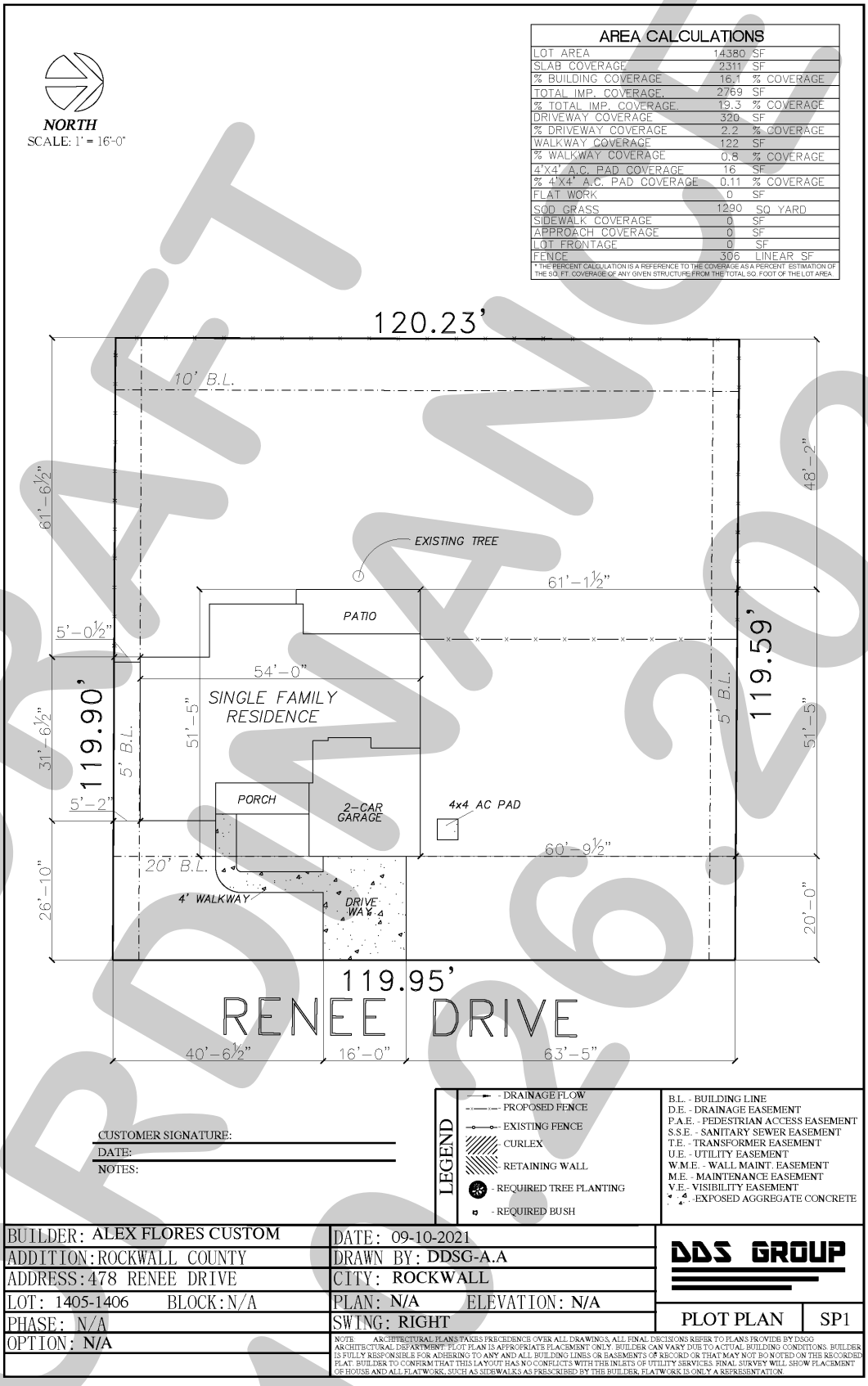
DRAFT ORDINANCE 10.26.2021

Exhibit 'A'
Location Map

Address: *478 Renee Drive*
Legal Description: *Lot 2, Block M, Lake Rockwall Estates East*

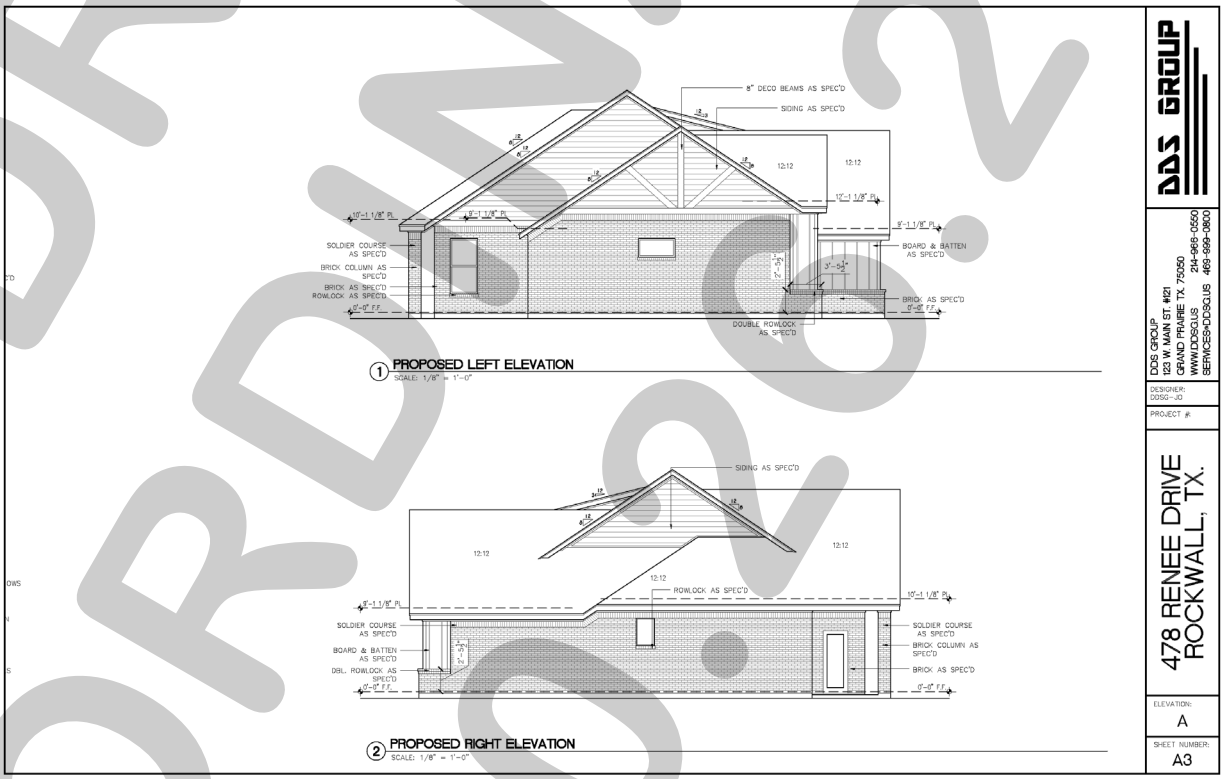
DRAFT
10/6/21

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 10.26.2021

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
10-2021

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	Z2021-045	CASE MANAGER:	Andrew Reyna
PROJECT NAME:	SUP for Residential Infill at 418 Columbia	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	418 COLUMBIA DR	CASE MANAGER EMAIL:	areyna@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Andrew Reyna	10/19/2021	Approved w/ Comments

10/18/2021: 10/15/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1102-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.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com

M.3 For reference, include the case number (Z2021-045) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Chandlers Landing Phase 2 Addition, which is 90% or more developed and has been in existence for more than 10 years.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … and all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 Please review the attached Draft Ordinance prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 2, 2021.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning and Zoning Commission regular meeting.

I.8 The Planning and Zoning Commission work session meeting for this case will be held on October 26, 2021. The Planning and Zoning regular meeting for this case will be November 9, 2021.

I.9 The projected City Council meeting dates for this case will be November 15, 2021 (1st Reading) and December 6, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	10/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved

10/19/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-045

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 VANIO DILOV [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 VANIO DILOV

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

Planning & Zoning Department
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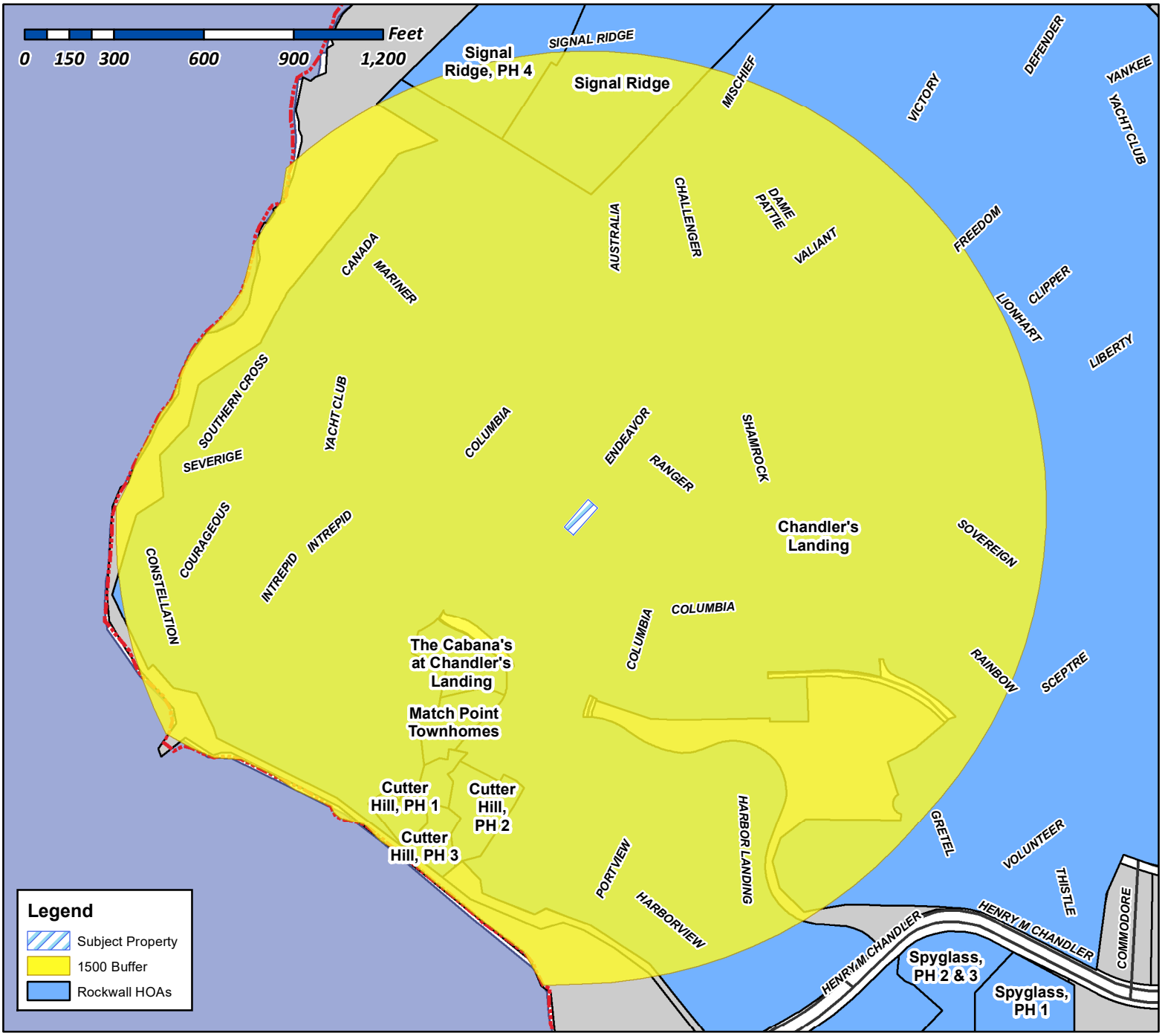
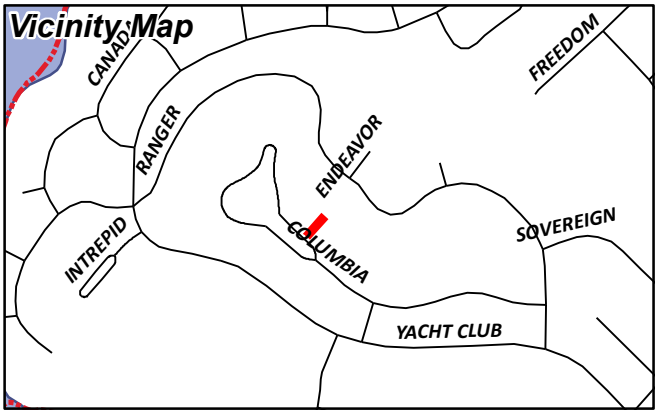


Case Number: Z2021-045
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 418 Columbia Drive

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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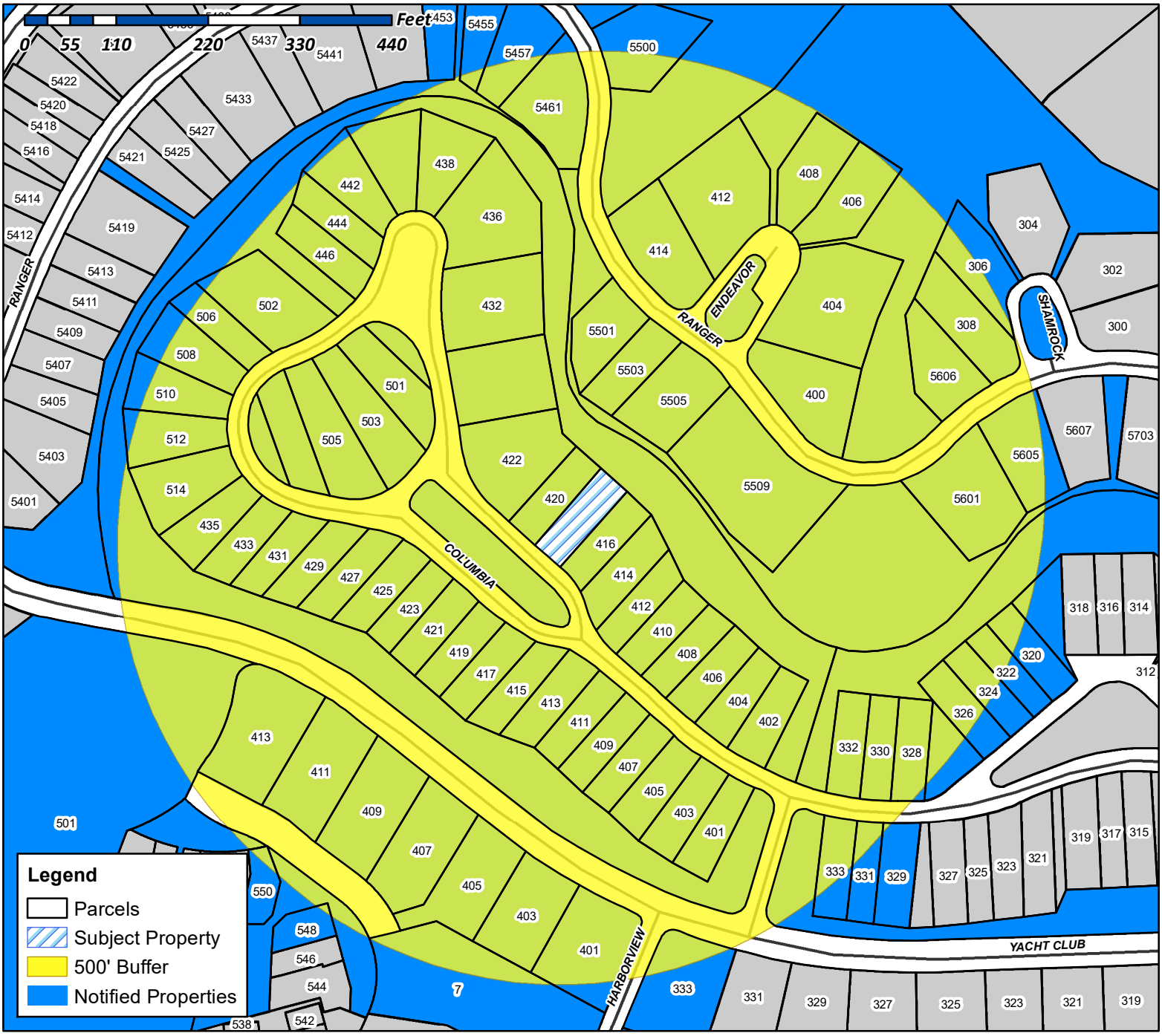

Case Number: Z2021-045
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Case Address: 418 Columbia Drive

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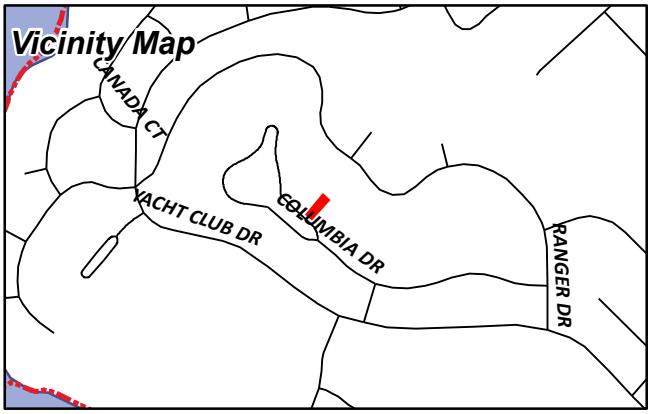


KELLY DONNA
102 E MOORE AVE STE 245
TERRELL, TX 75160

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:

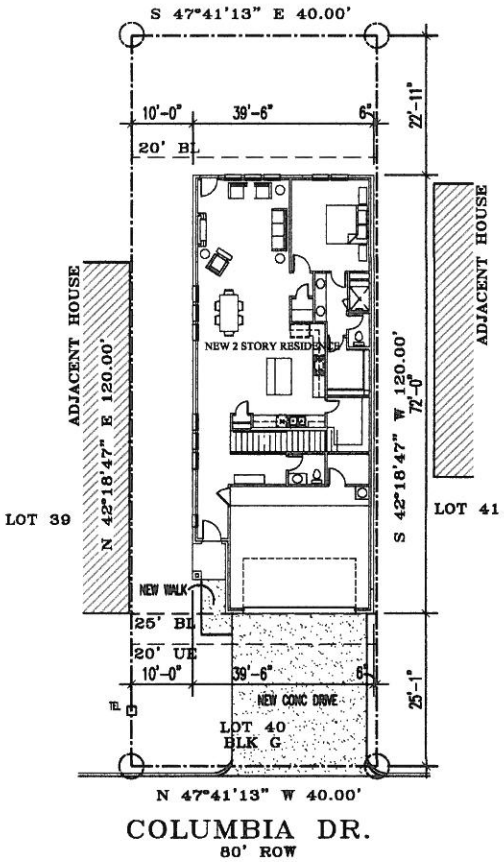
Address:

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.

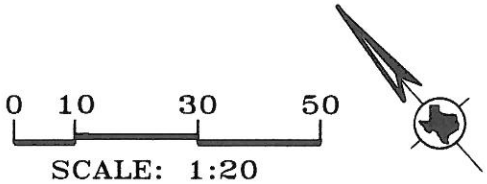
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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



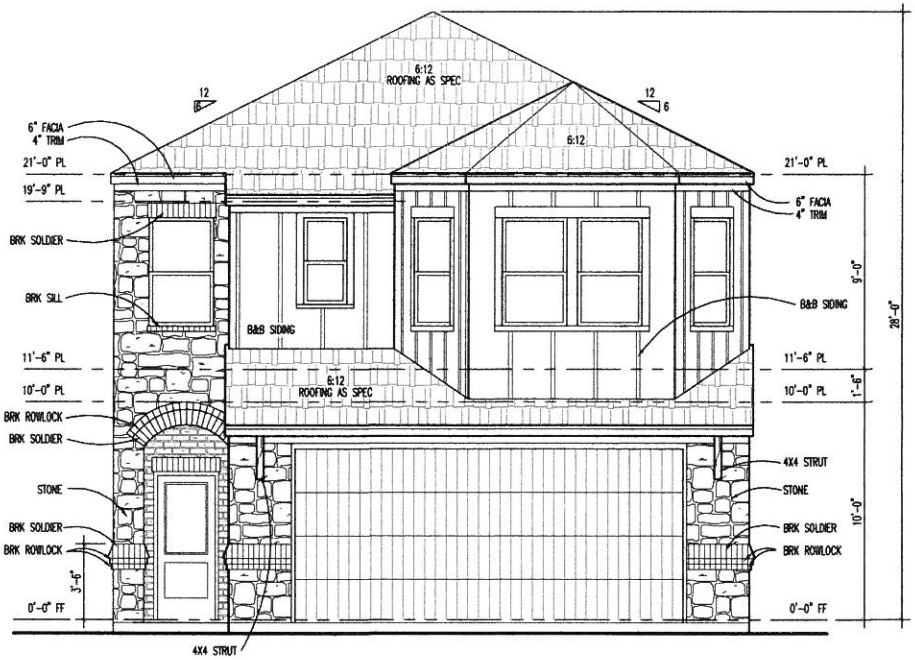
SCALE: 1:20

SITE PLAN

ZONING:	SF
BLDG FOOTPRINT:	2,094 SQFT
LOT AREA:	4,800 SQFT
LOT COVERAGE:	43.6%

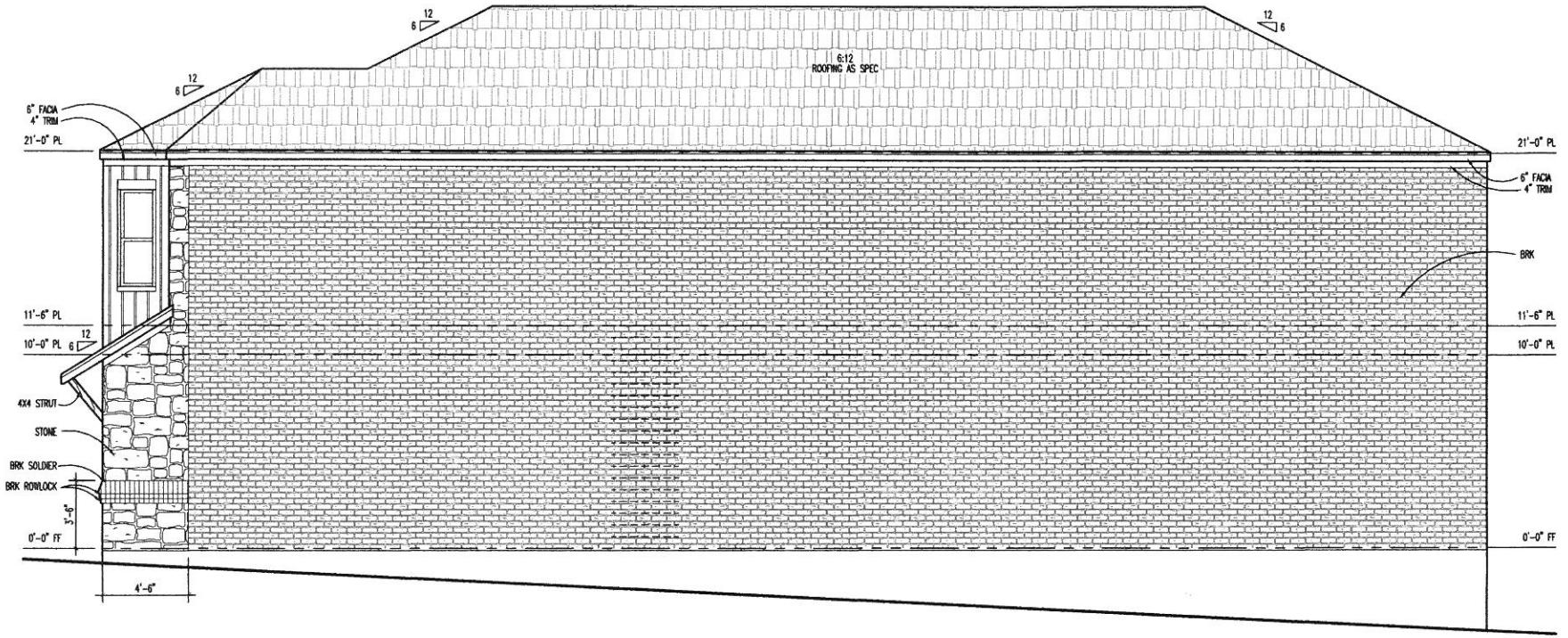
PLAT
SITE

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

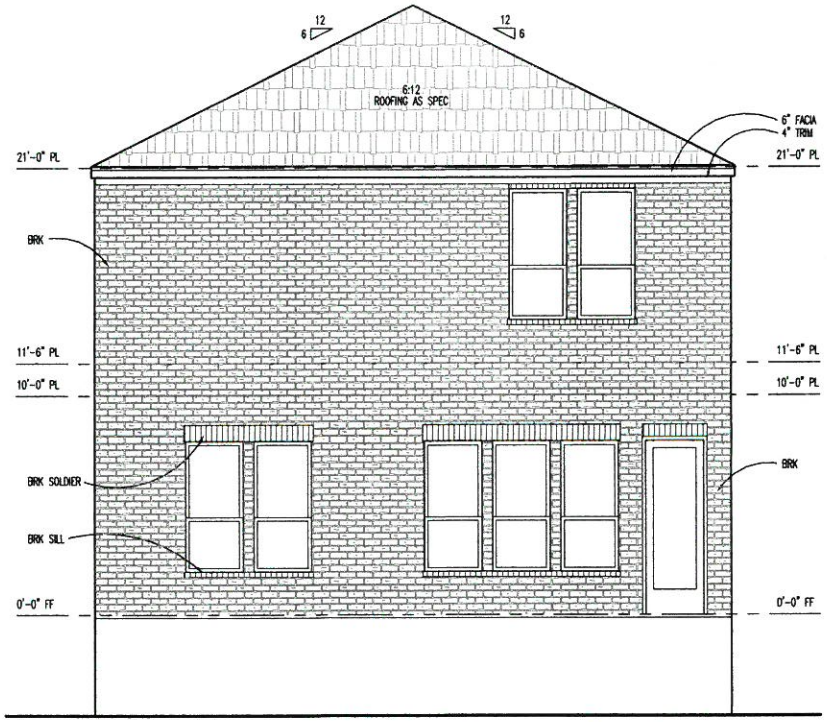
2015	INTERNATIONAL BUILDING CODE	2015	INTERNATIONAL FUEL GAS CODE
2015	INTERNATIONAL MECHANICAL CODE	2015	INTERNATIONAL PROP. MAINTENANCE CODE
2015	INTERNATIONAL PLUMBING CODE	2015	INTERNATIONAL ENERGY CONSERVATION CODE
2015	INTERNATIONAL FIRE PREVENTION CODE	2017	NATIONAL ELECTRICAL CODE

ALL CONTRACTORS SHALL REGISTER WITH MUNICIPALITY AND PERFORM ALL PHASES TO COMPLY WITH APPLICABLE CODES AND MUNICIPAL REGULATIONS

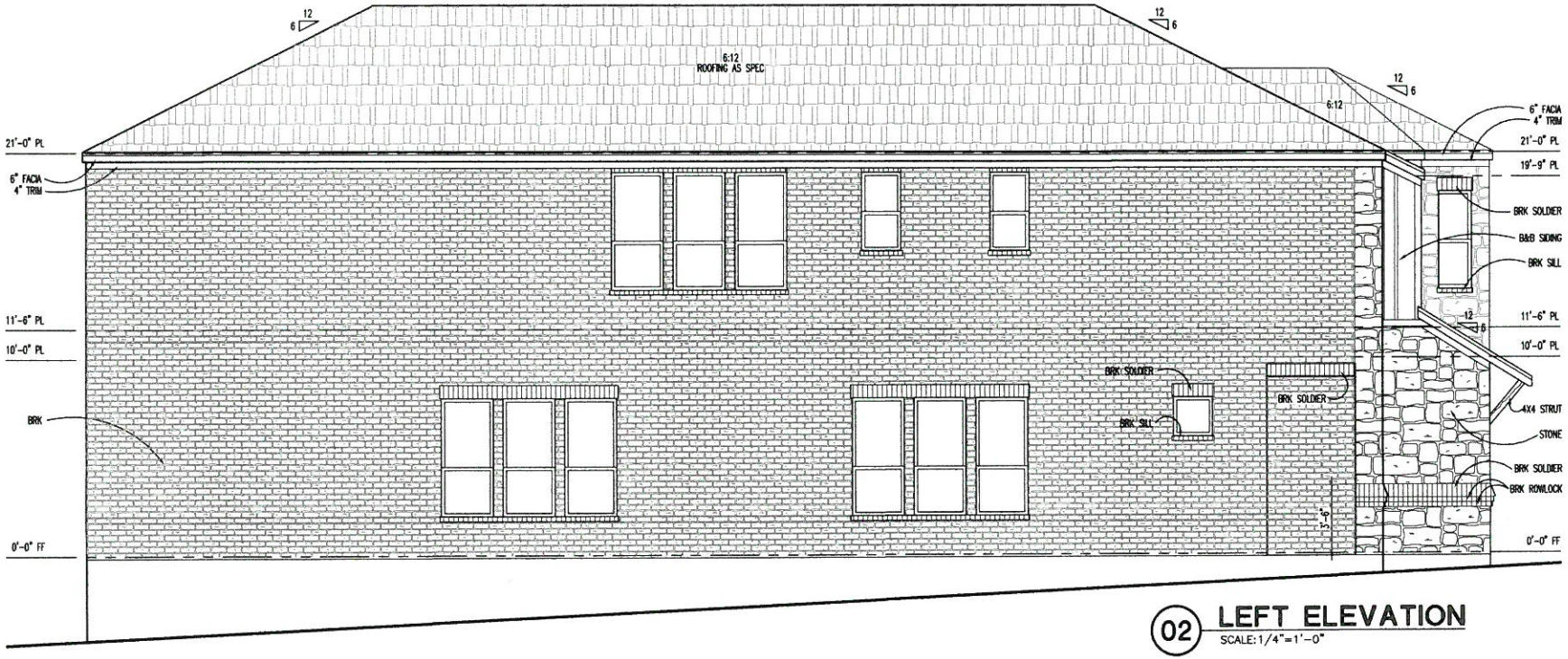
SPEC BUILD
LOT 40 CHANDLERS LAANDING PH 2
COLUMBIA DR.
ROCKWALL, TX 75032
ROCKWALL COUNTY

A3

DATE - 8-28-21



01 **REAR ELEVATION**
SCALE: 1/4"=1'-0"



02 **LEFT ELEVATION**
SCALE: 1/4"=1'-0"

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

2015
2015
2015
2015

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 10.4.2021

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 10.26.2021

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*

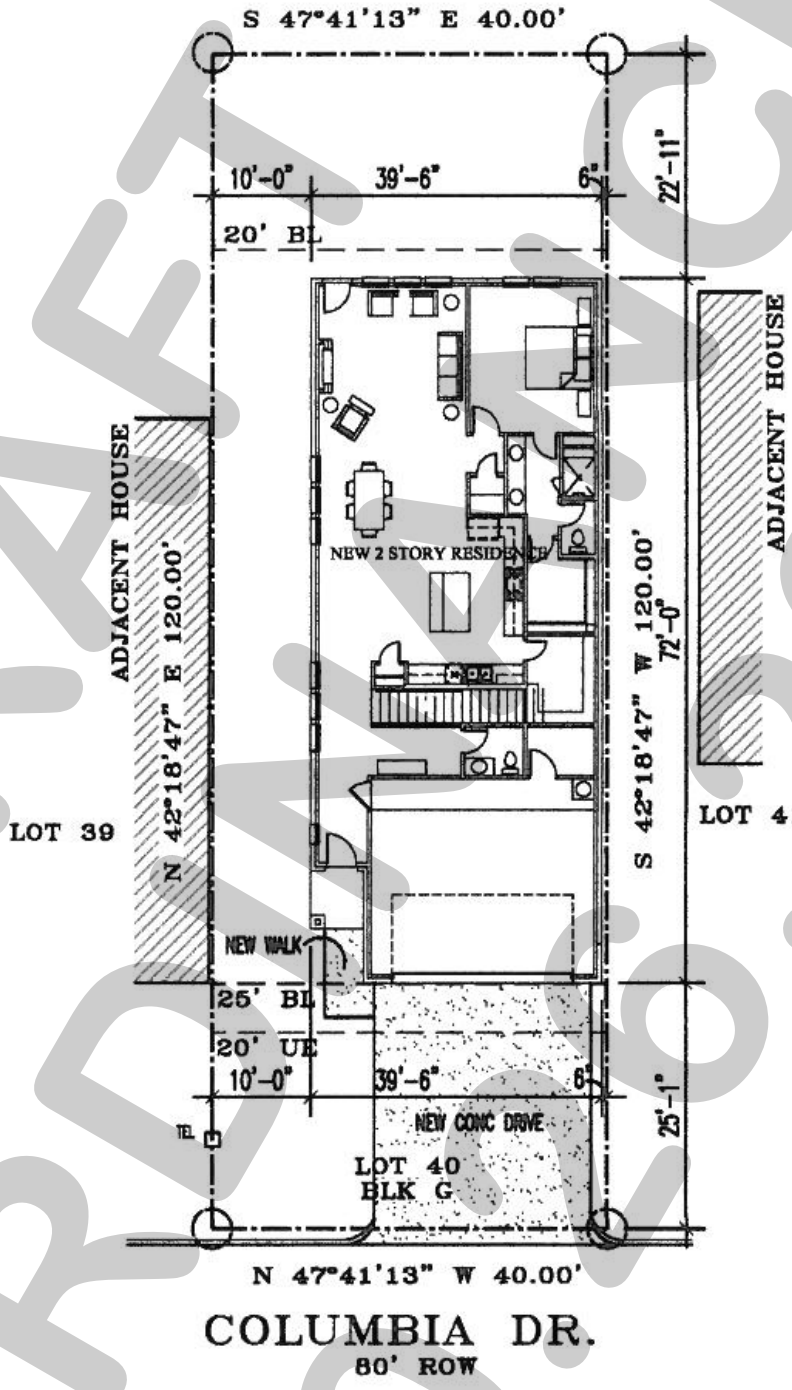
DRAFT ORDINANCE 10.26.2021

Exhibit 'A'
Location Map

Address: *418 Columbia Drive*
Legal Description: *Lot 40 of the Chandlers Landing, Phase 2 Addition*

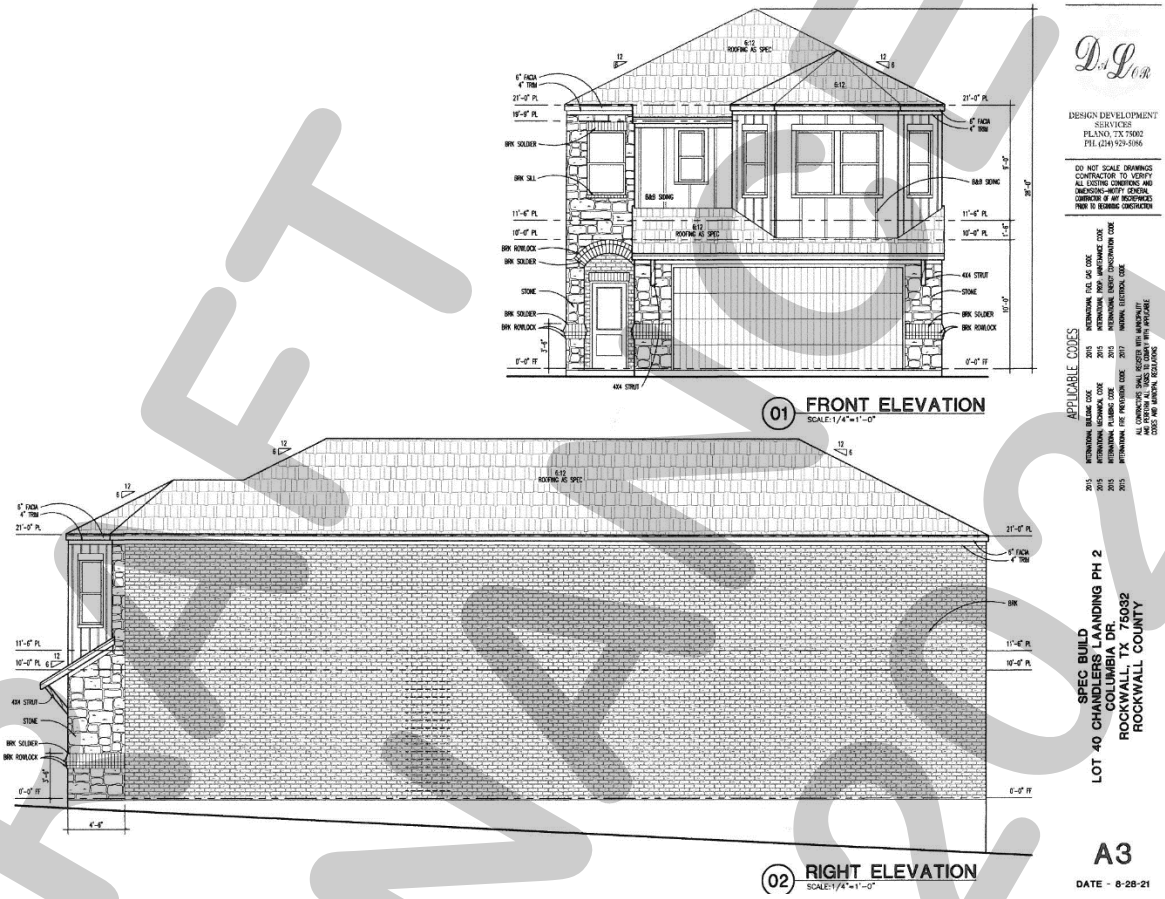
DRAFT
10.07.21

Exhibit 'B':
Residential Plot Plan



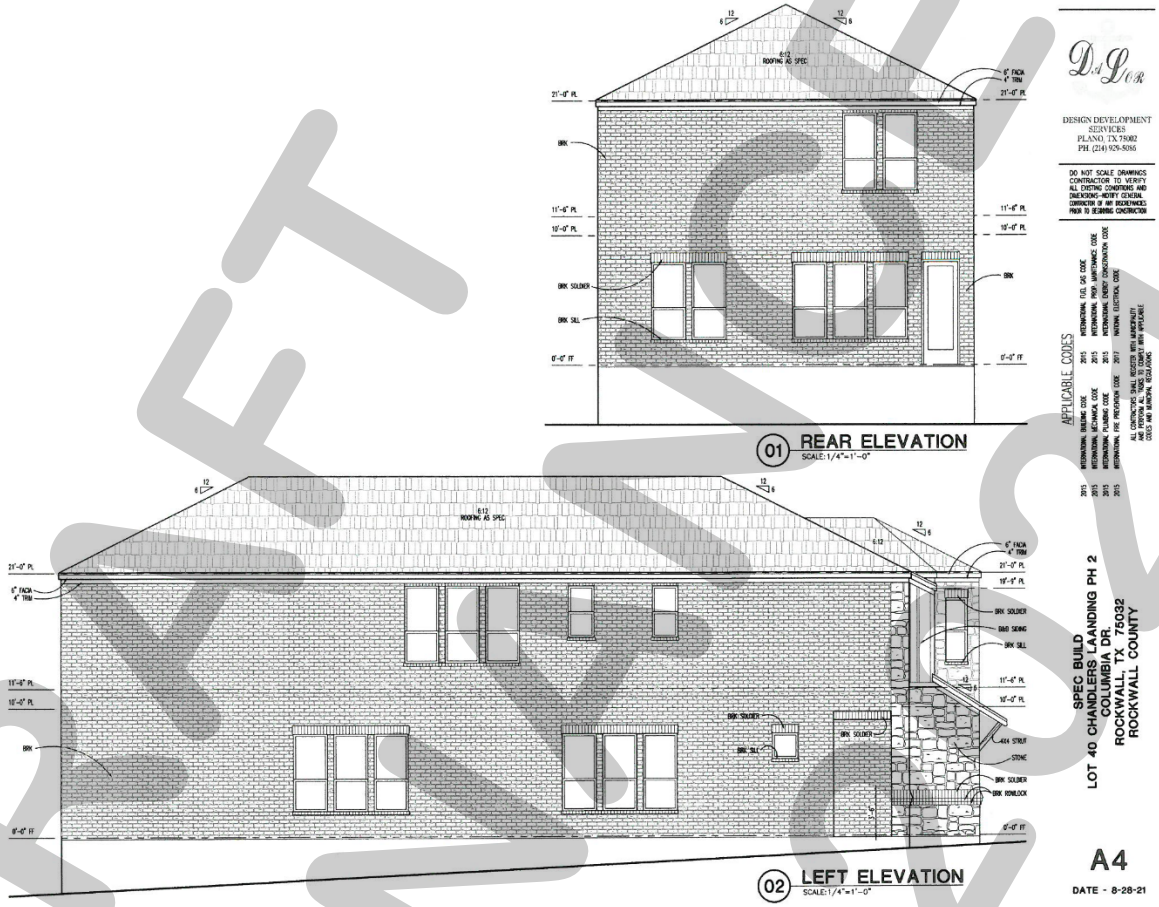
DRAFT ORDINANCE 10.26.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 10.26.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 10.26.2021

PROJECT COMMENTS

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

DATE: 10/21/2021

PROJECT NUMBER:	Z2021-046	CASE MANAGER:	Ryan Miller
PROJECT NAME:	SUP for Agricultural Accessory Structures and an Animal Shelter	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	1700 E STATE HIGHWAY 66	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/21/2021	Approved w/ Comments

10/21/2021: Z2021-046; Specific Use Permit (SUP) for Agricultural Accessory Buildings and an Animal Shelter/Loafing Shed
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for 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, and addressed as 1700 E. SH-66.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-046) in the lower right-hand corner of all pages on future submittals.
I.4 According to the Subsection 01.02, Land Use Schedule, 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.
I.5 In this case the existing Animal Shelter or Loafing Shed is approximately 40-feet by 68-feet or ~2,720 SF, constructed out of metal, and stands approximately 15-feet in height. The structure does appear to be in compliance the setback requirements for the Agricultural (AG) District.
I.6 According to the Subsection 01.02, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Barn or Agricultural Accessory Building requires a Specific Use Permit (SUP) in an Agricultural (AG) District. In addition, Subsection 02.03, Conditional Land Use Standards, of Article 04, Permissible Uses, of the Unified Development Code (UDC) states that Agricultural Accessory Buildings shall be [1] on property that is a minimum of ten (10) acres in size, [2] a minimum of 2,000 SF and a maximum of 4,999 SF in size, and [3] shall be located behind the front façade of the primary structure and meet the same setbacks as the primary structure.
I.7 Based on the aerials one (1) of the Agricultural Accessory Structures is estimated to be 30-feet by 60-feet or ~1,800 SF (i.e. the structure situated within the floodplain) and the other Agricultural Accessory Structure is estimated to be 20-feet by 60-feet and 40-feet by 60-feet or ~3,600 SF. The structure located within the floodplain is technically 200 SF less that what is permitted by the Unified Development Code (UDC); however, this can be considered by the City Council through the Specific Use Permit (SUP). The other structure is in compliance with the with the Conditional Land Use Standards of the Unified Development Code (UDC).
I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) 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 SUP ordinance.
(2) 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).
(3) The Animal Shelter or Loafing Shed (i.e. Building #1) shall not exceed a maximum size of 3,000 SF.

(4) 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 SUP ordinance.
(5) 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.
(6) 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 SUP ordinance.
(7) The existing Agricultural Accessory Building located in the floodplain on the Subject Property, as depicted as Building #3 in Exhibits 'B' & 'C' of the 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 SUP ordinance and before building permits for Building #1 & #2 -- depicted in Exhibits 'B' & 'C' -- are issued.
(8) 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).
(9) 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 replatted prior to the issuance of a building permit for Building #2 as depicted in Exhibits 'B & 'C' of the SUP ordinance.
(10) 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 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 SUP ordinance.

M.9 Please review the attached Draft Ordinance prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 2, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 26, 2021.
I.11 The projected City Council meeting dates for this case will be November 15, 2021 (1st Reading) and December 6, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved

10/19/2021: No comments

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:

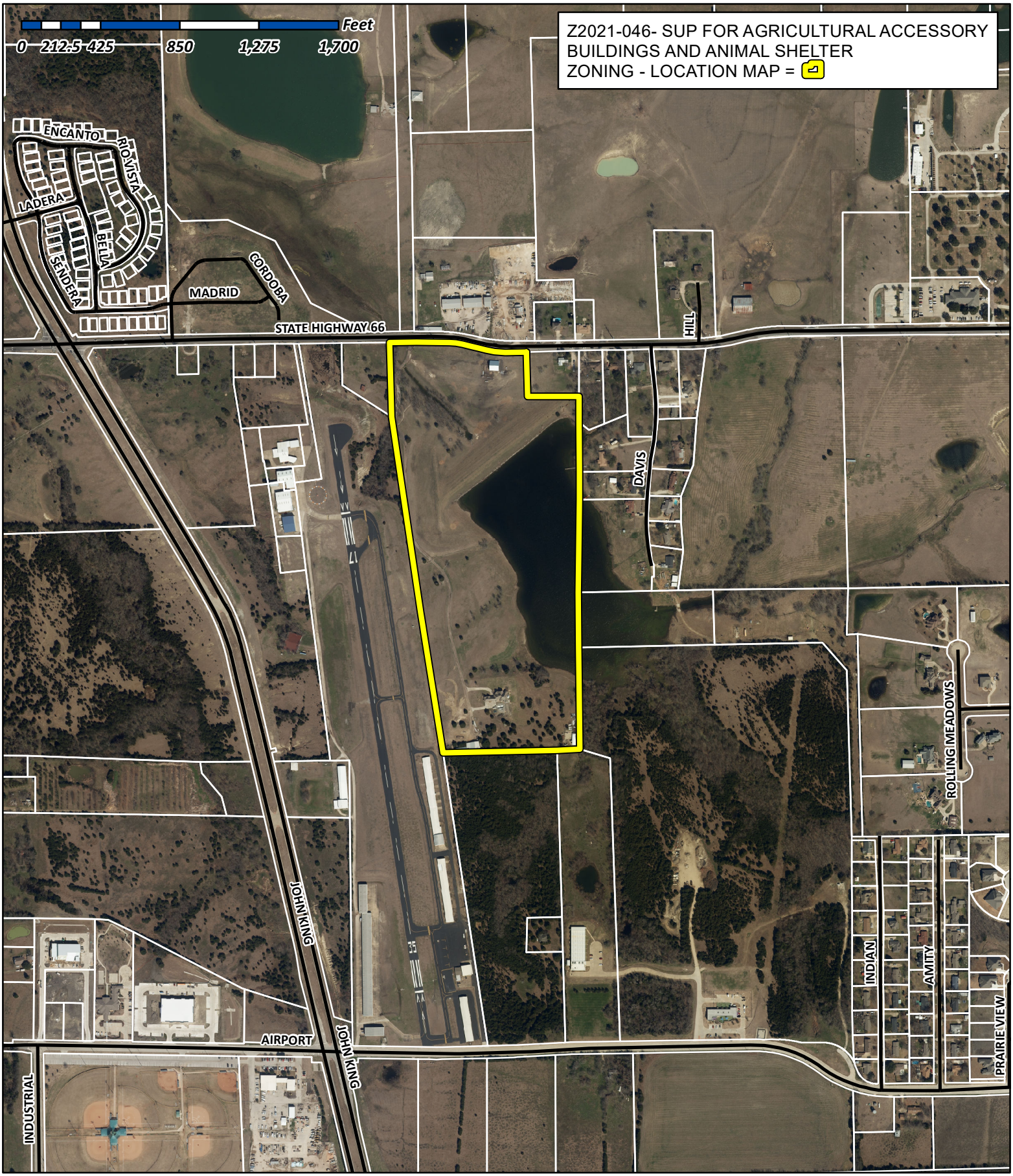
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, 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

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

City of Rockwall

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

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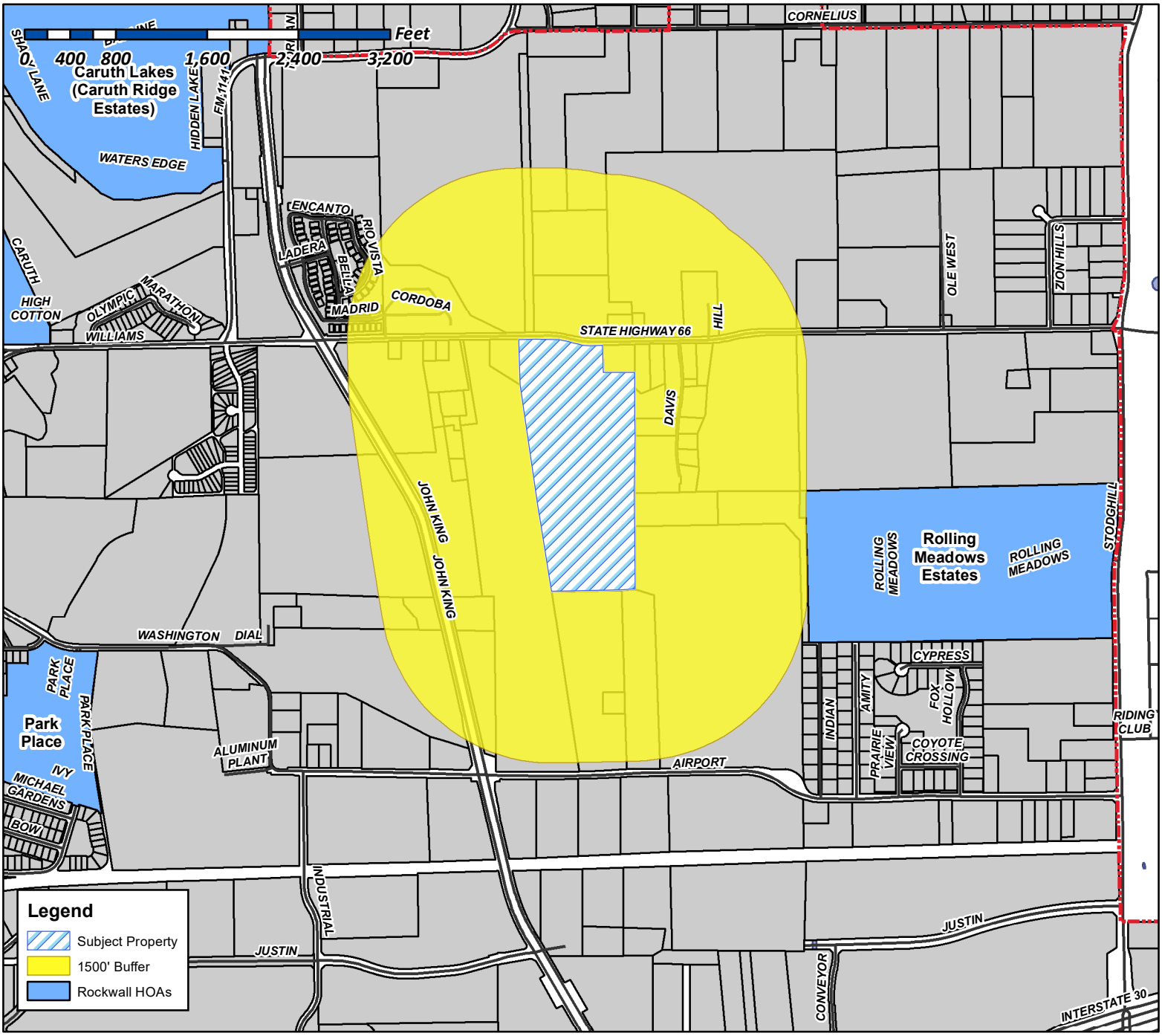
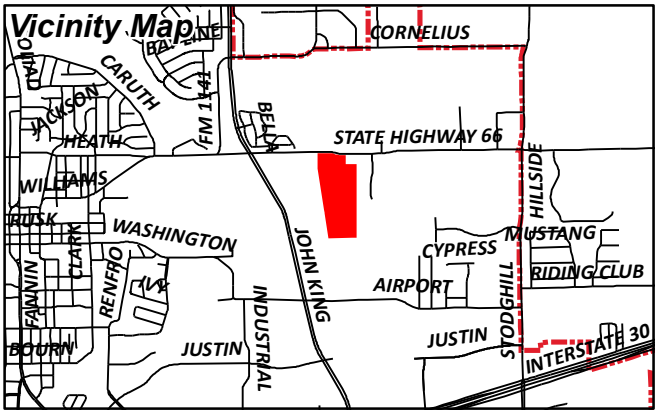


Case Number: Z2021-046
Case Name: SUP for Agricultural Accessory Buildings and Animal Shelter
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E SH 66

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/

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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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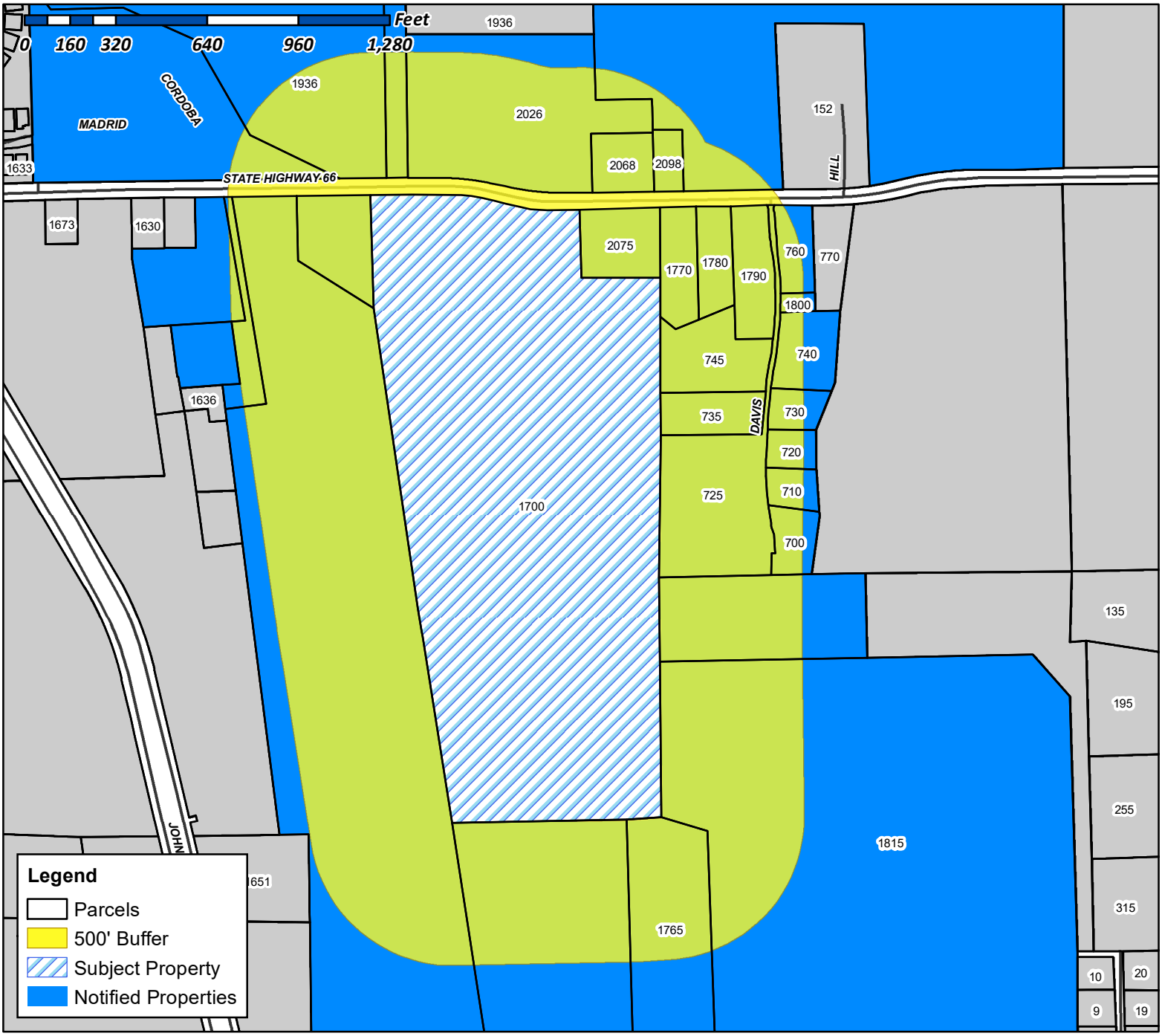
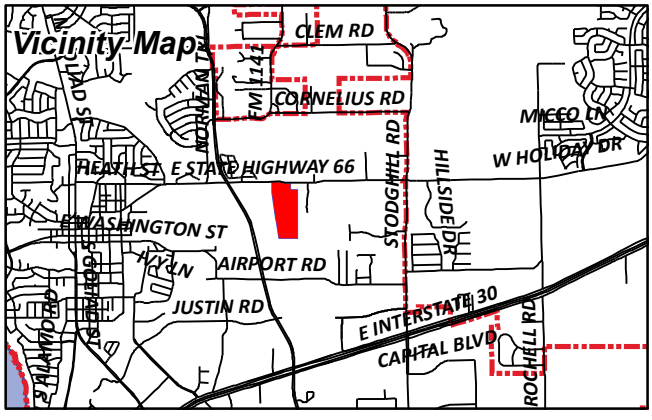


Case Number: Z2021-046
Case Name: SUP for Agricultural Accessory Buildings and Animal Shelter
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1700 E SH 66

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



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

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.
Learn more
Send feedback
new location
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. 19-06

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

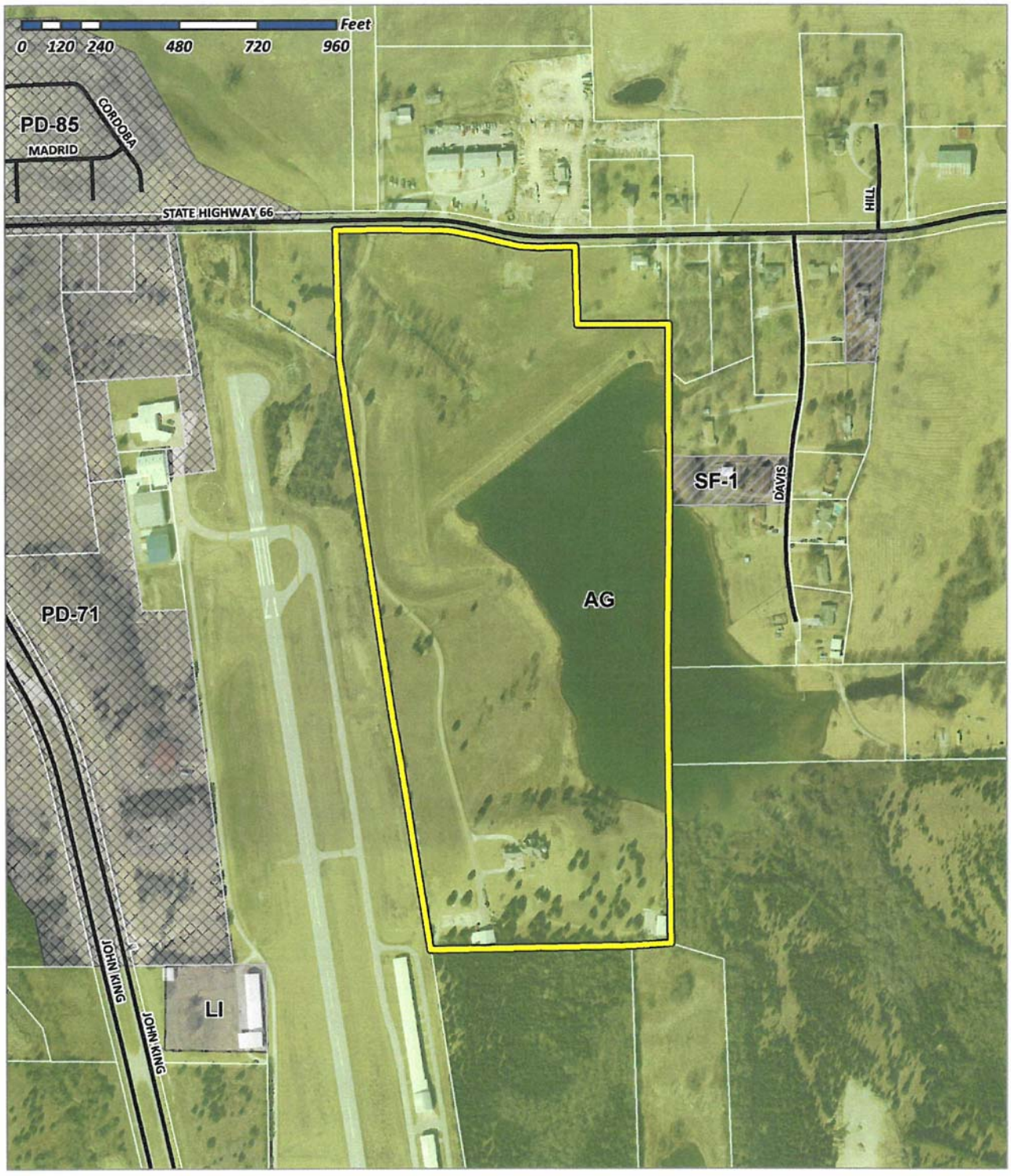


Exhibit 'B':
Animal Shelter – Elevations

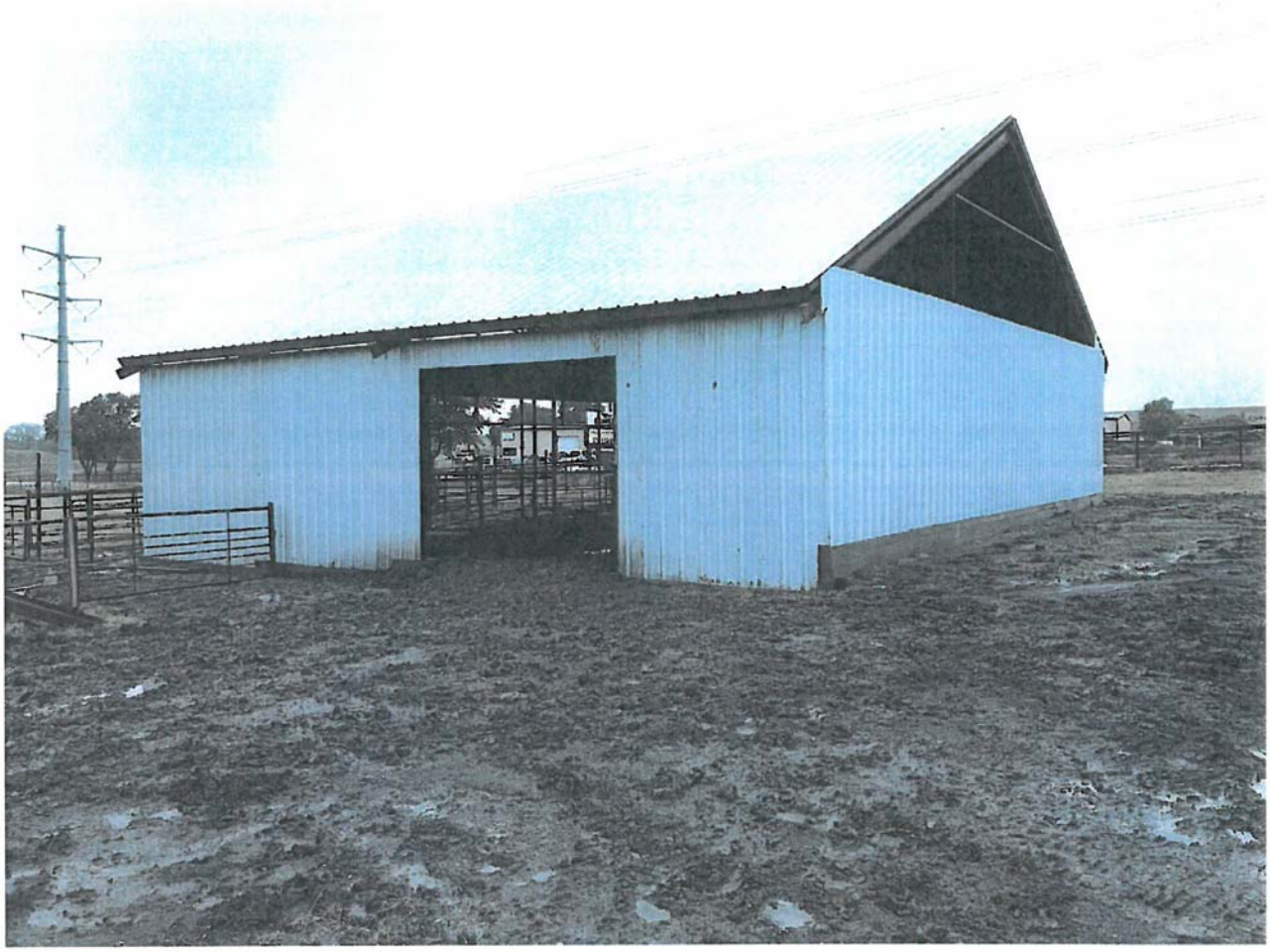
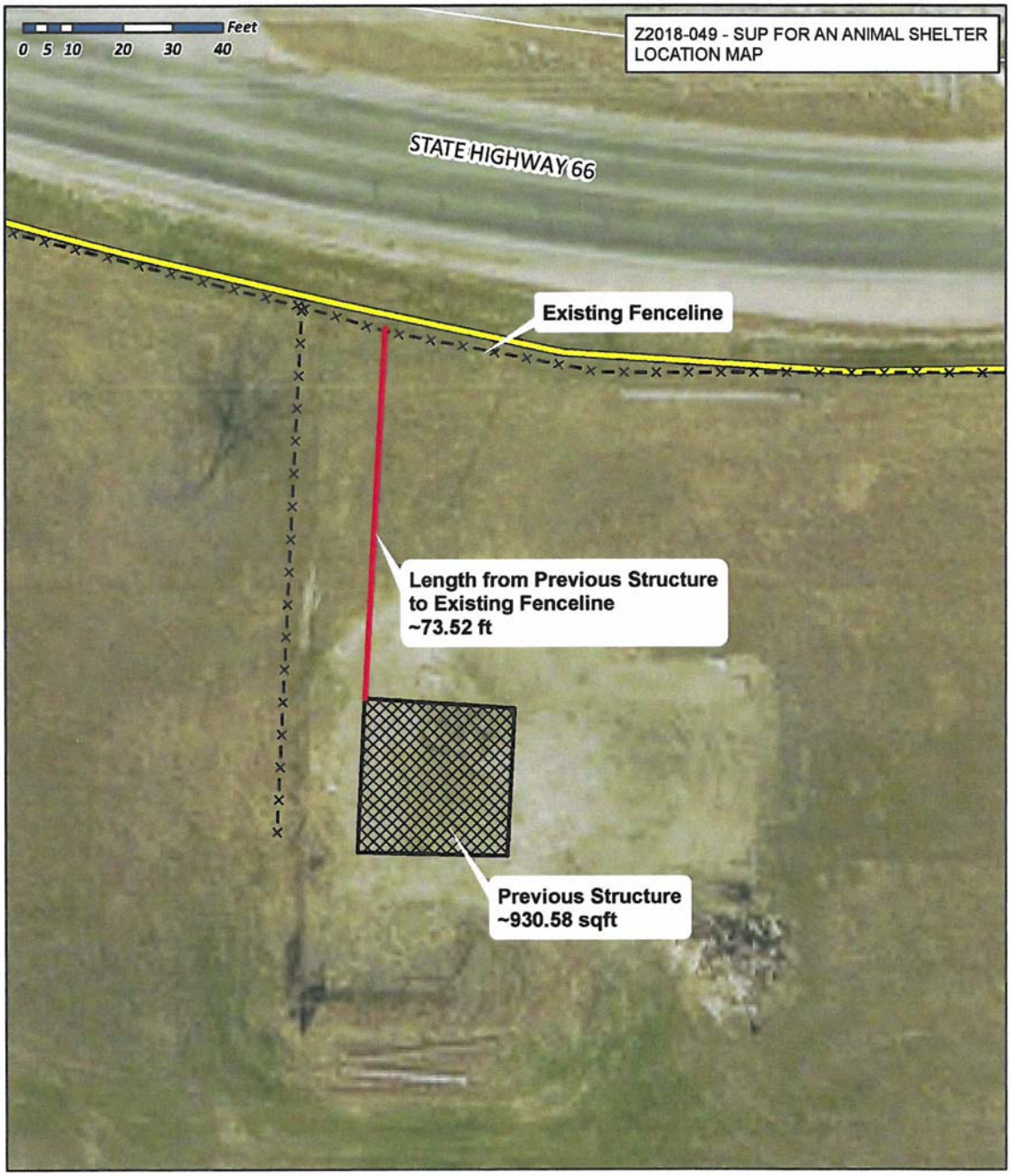


Exhibit 'C':
Site Plan



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

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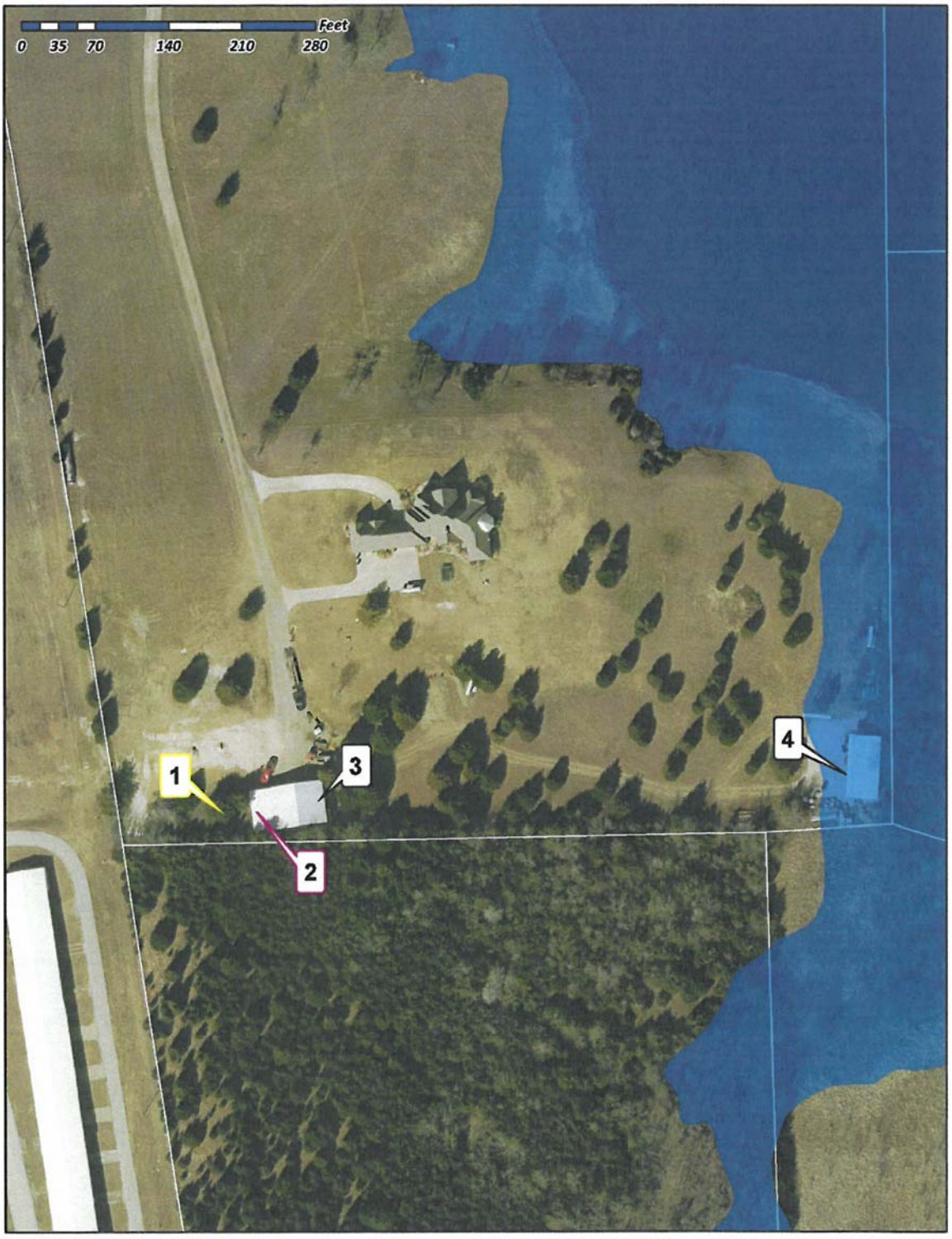
Exhibit 'D';
Building Locations to be Removed

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

PRELIMINARY 10-26-2021

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 *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.

(2) 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*).

(3) The *Animal Shelter or Loafing Shed* (*i.e. Building #1*) shall not exceed a maximum size of 3,000 SF.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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).

(9) 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 replatted prior to the issuance of a building permit for *Building #2* as depicted in *Exhibits 'B & 'C*' of this ordinance.

(10) 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 *#3/#4* shall be removed from the *Subject Property* within six (6) months of the expiration date of this ordinance.

DRAFT ORDINANCE 10.26.2021

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *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:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 10.26.2021

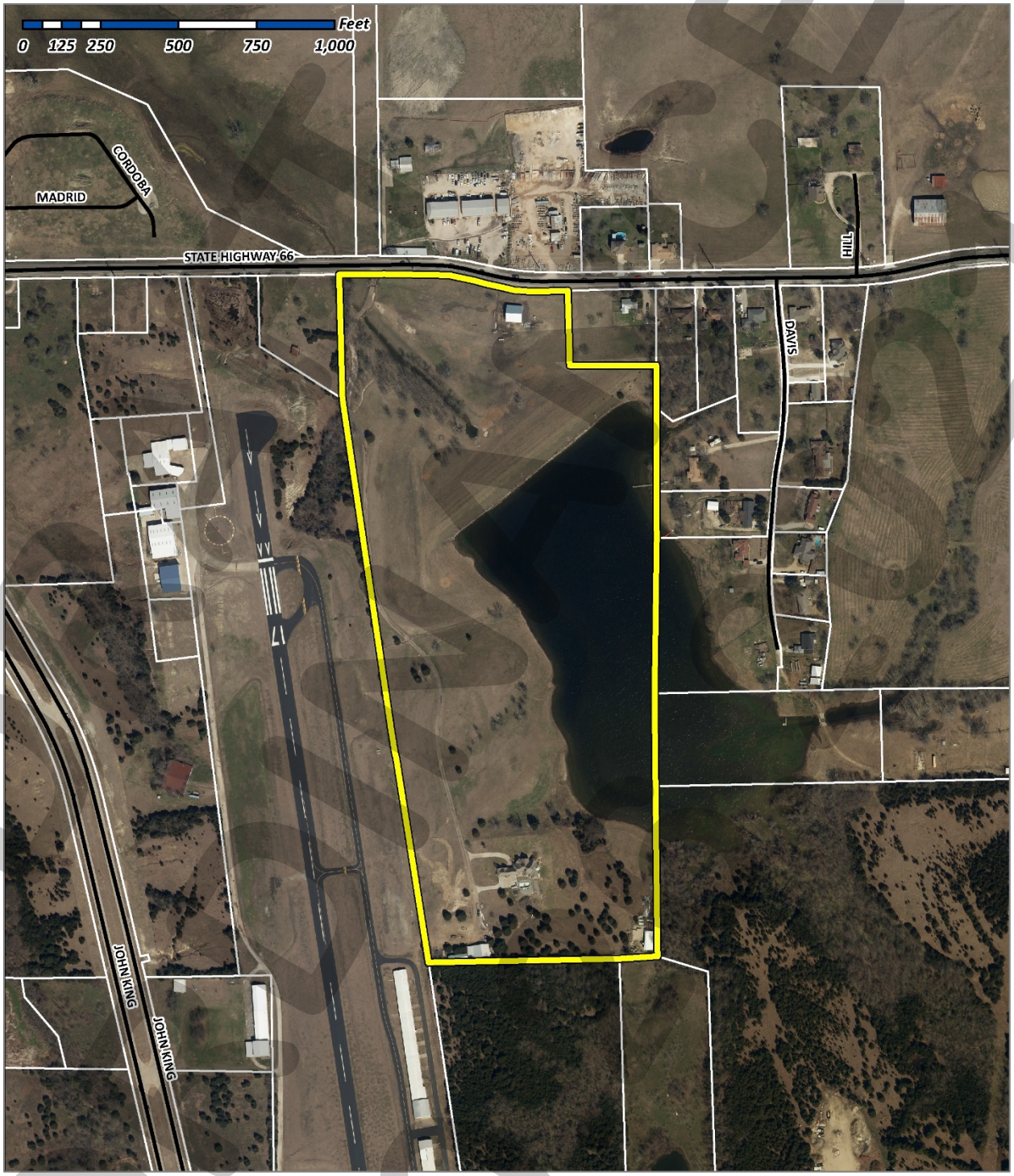
1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

DRAFT ORDINANCE 10.26.2021

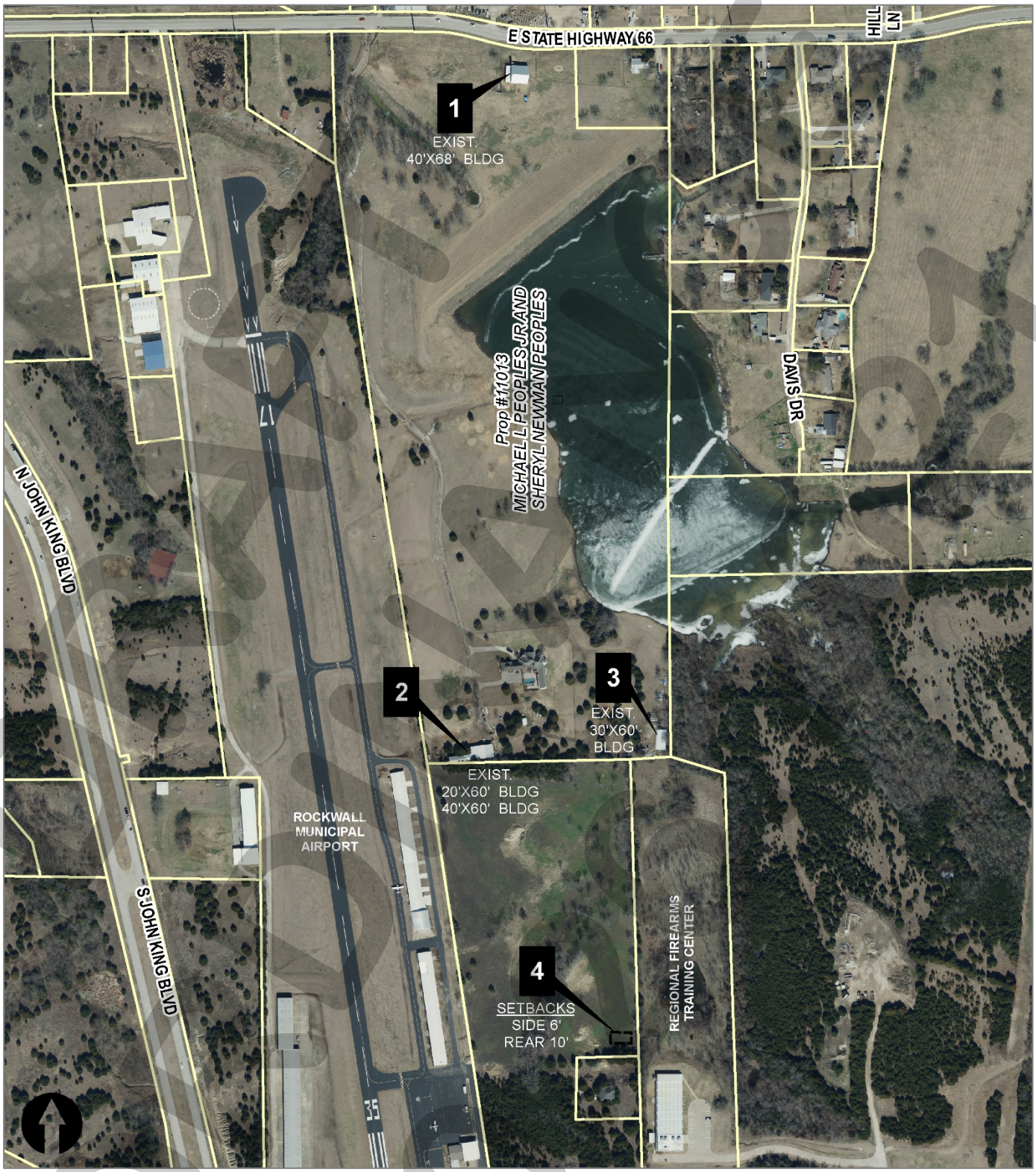
Exhibit 'A'
Zoning Exhibit

Address: *1700 E. SH-66*
Legal Description: *Tract 7 of the D. Harr Survey, Abstract No. 102*



DRAFT 10/5/21

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 10.26.21

PROJECT COMMENTS

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

DATE: 10/21/2021

PROJECT NUMBER:	Z2021-047	CASE MANAGER:	Ryan Miller
PROJECT NAME:	SUP for an Animal Shelter/Loafing Shed	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	555 CORNELIUS RD, ROCKWALL, 75087	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/19/2021	Approved w/ Comments

10/19/2021: Z2021-047; Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for 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, and addressed as 555 Cornelius Road.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-047) in the lower right-hand corner of all pages on future submittals.
I.4 According to the Subsection 01.02, Land Use Schedule, 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.
I.5 Based on the submitted building elevations and site plan, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(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 780 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).

M.6 Please review the attached Draft Ordinance prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 2, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 26, 2021.
I.8 The projected City Council meeting dates for this case will be November 15, 2021 (1st Reading) and December 6, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved

10/19/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-047

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."

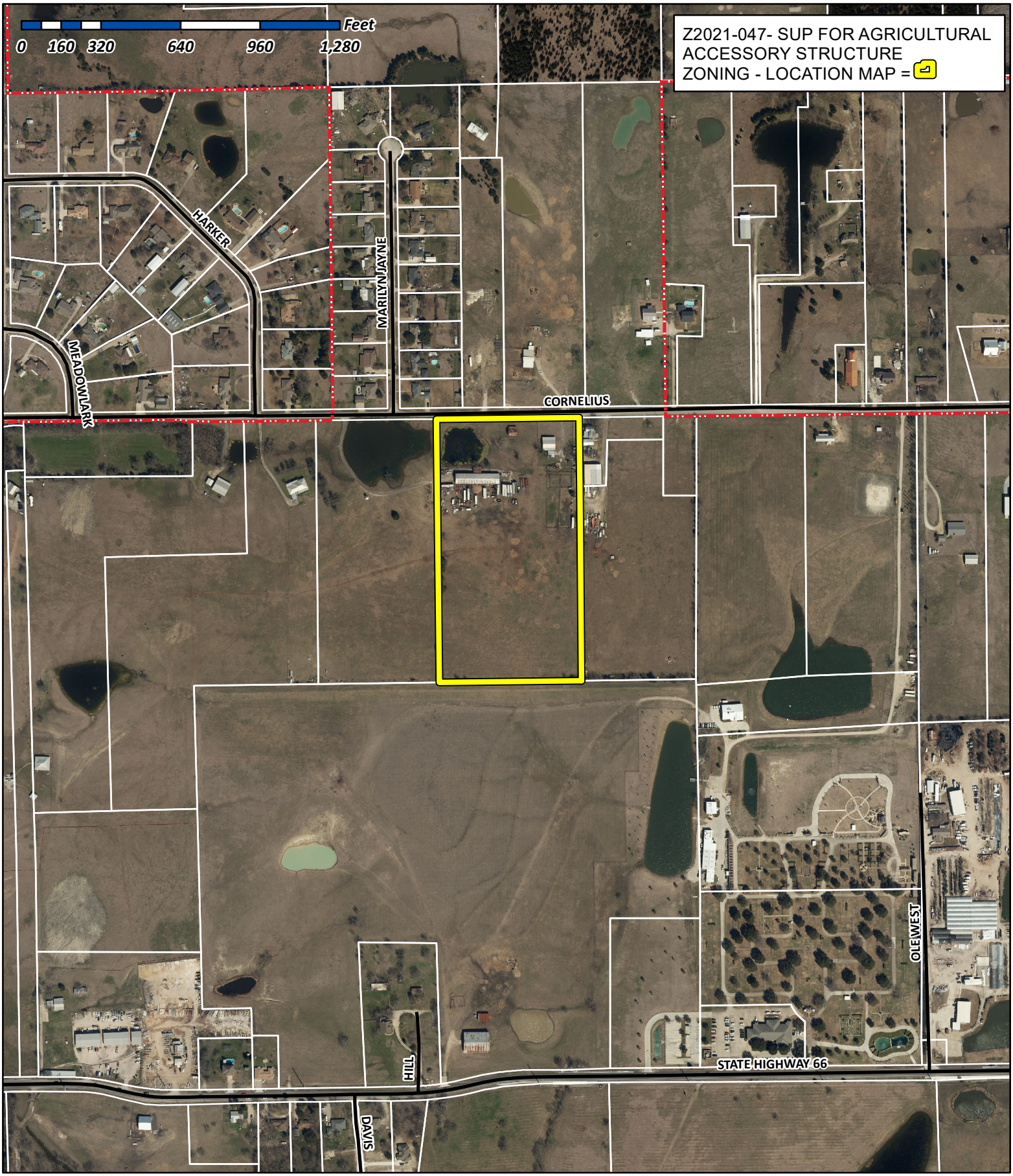
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 *DAY OF* OCT, 2021

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

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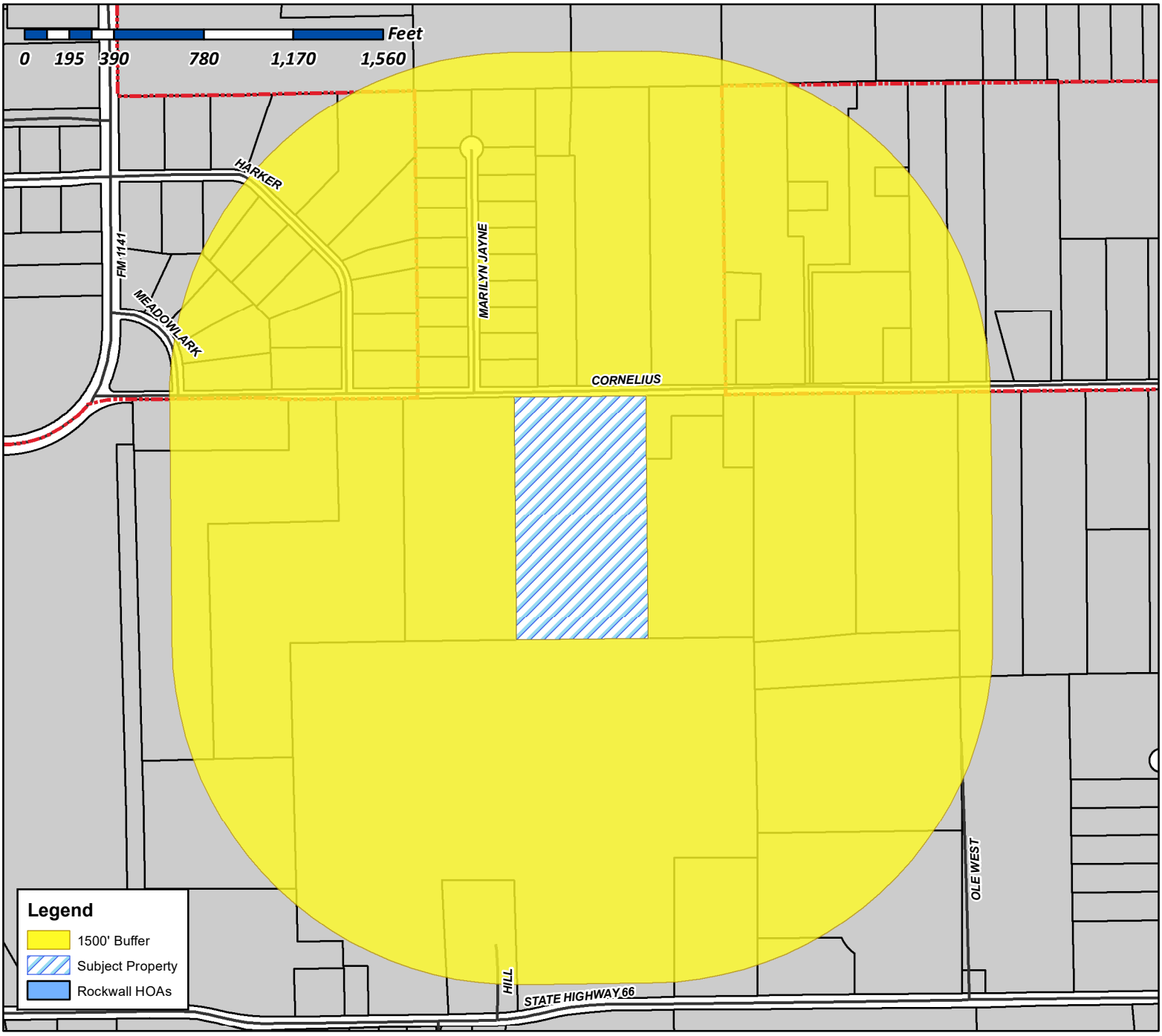
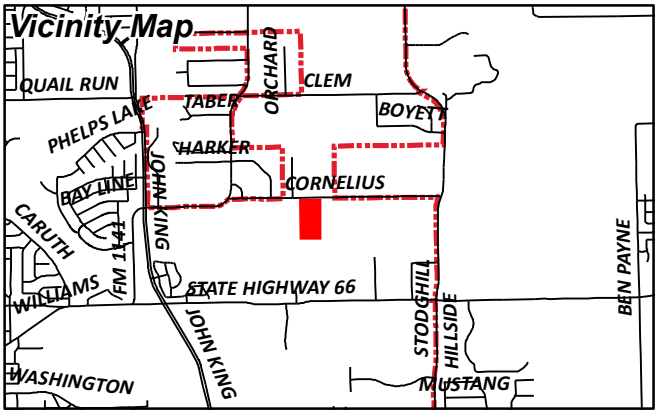


Case Number: Z2021-047
Case Name: SUP for Animal Shelter/Loafing Shed
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 555 Cornelius Road

Date Created: *10/21/2021*
For Questions on this Case Call (972) 771-7745



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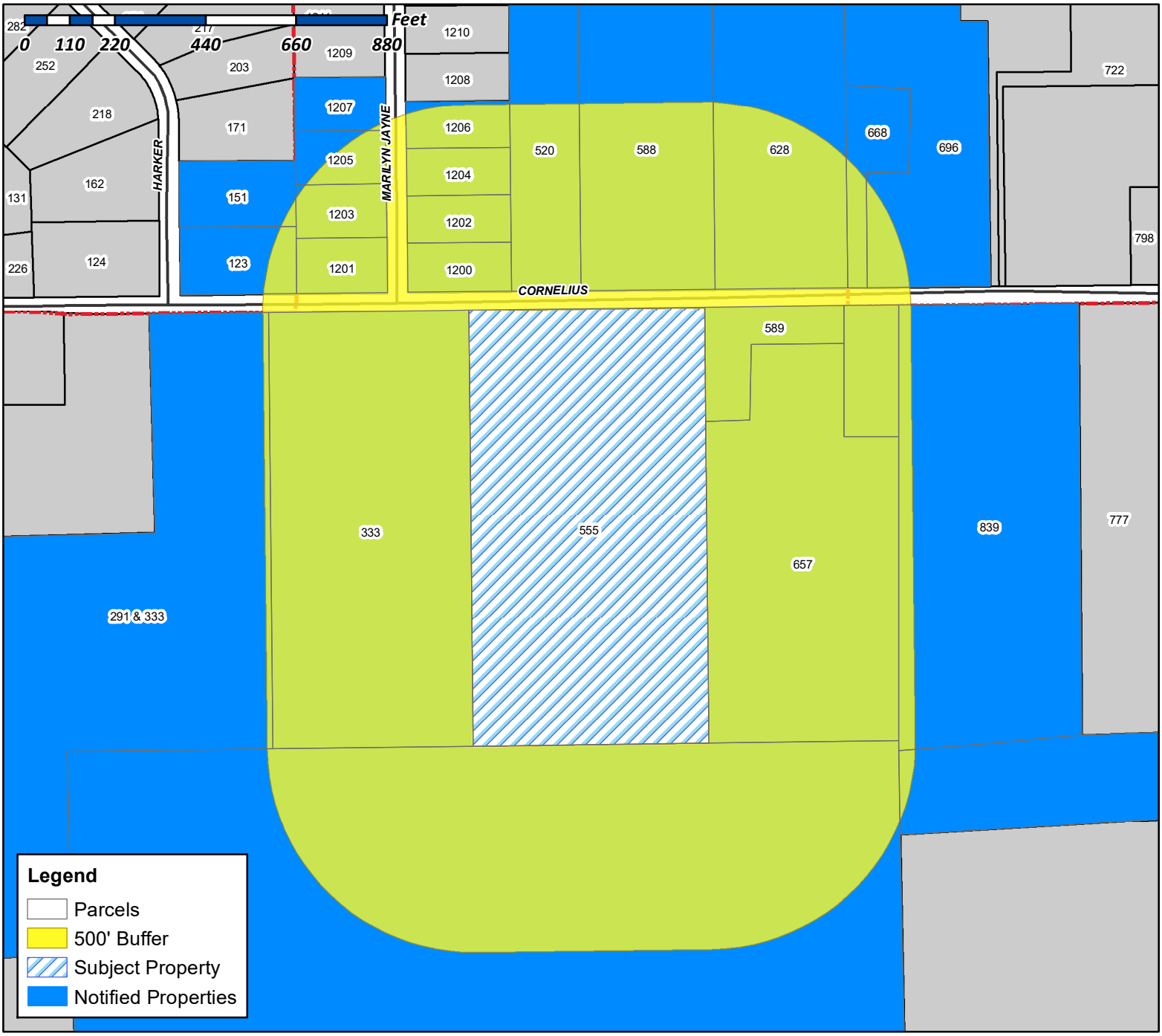
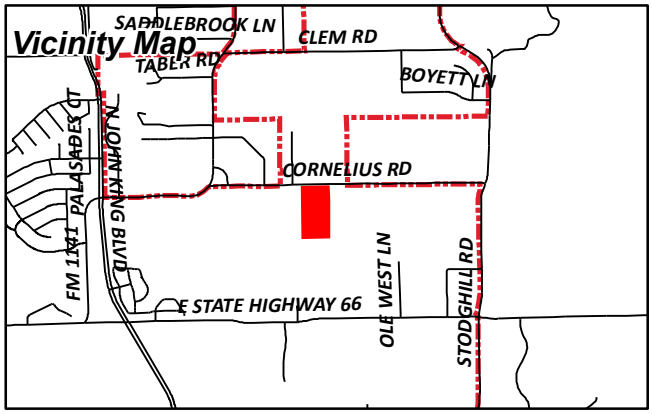


Case Number: Z2021-047
Case Name: SUP for Animal Shelter/Loafing Shed
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 555 Cornelius Road

Date Created: *10/20/2021*
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

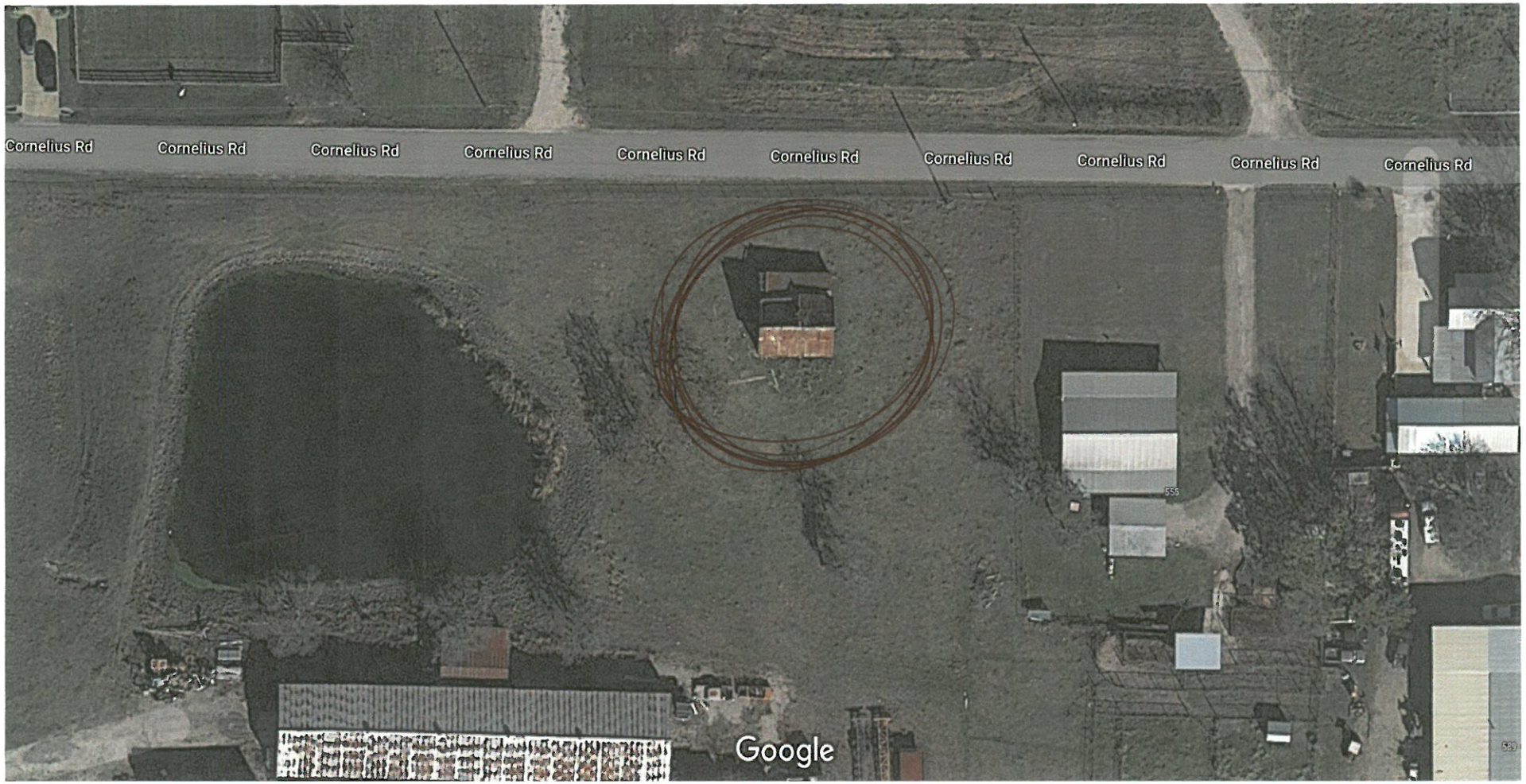
10-15-21

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.

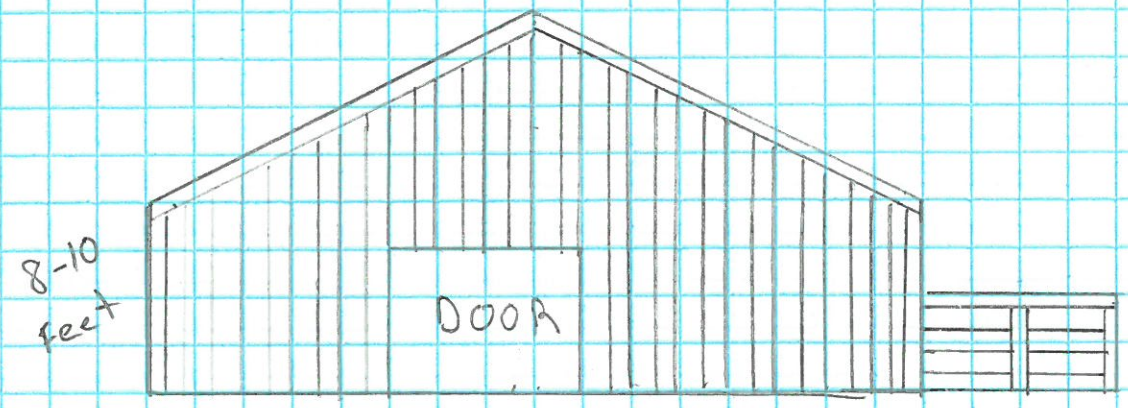
Andrea Dailey
972-880-8245

Google Maps

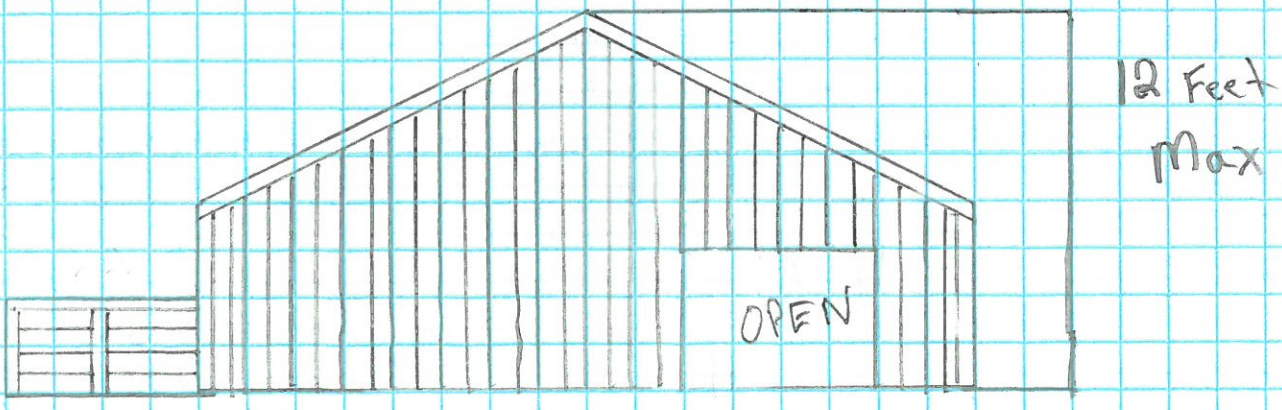


Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 Google 20 ft

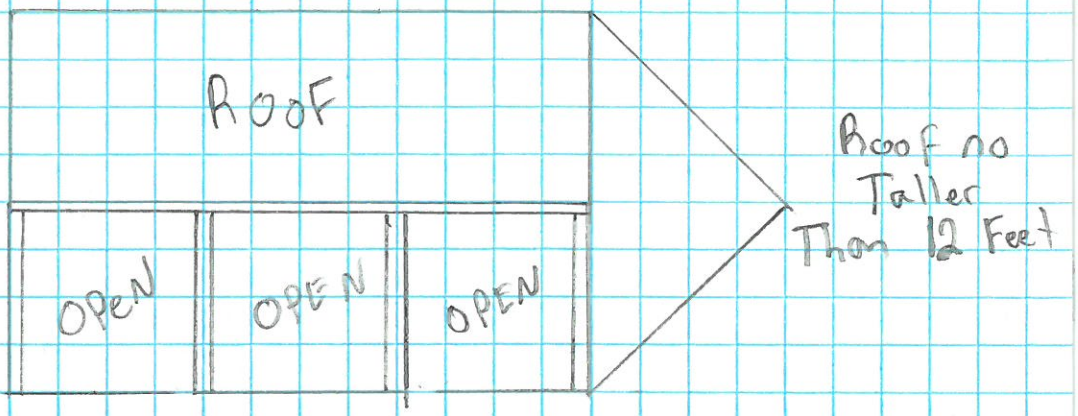
FRONT



Metal R-Panel
Roof and Sides

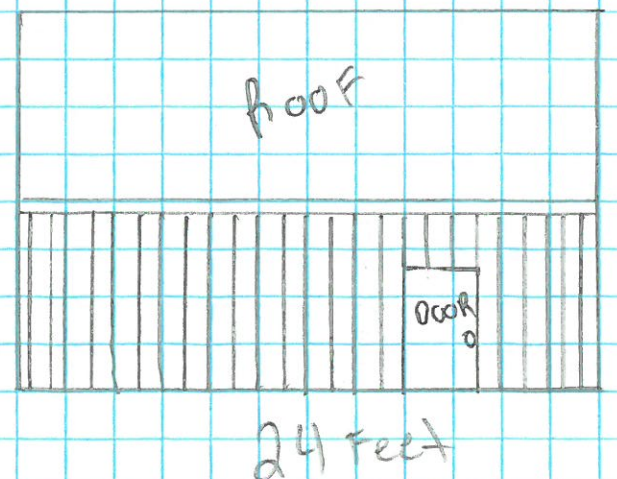


East Side



Metal R-Panel Roof and Sides

West 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 10.26.2021

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 780 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 10.26.2021

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*

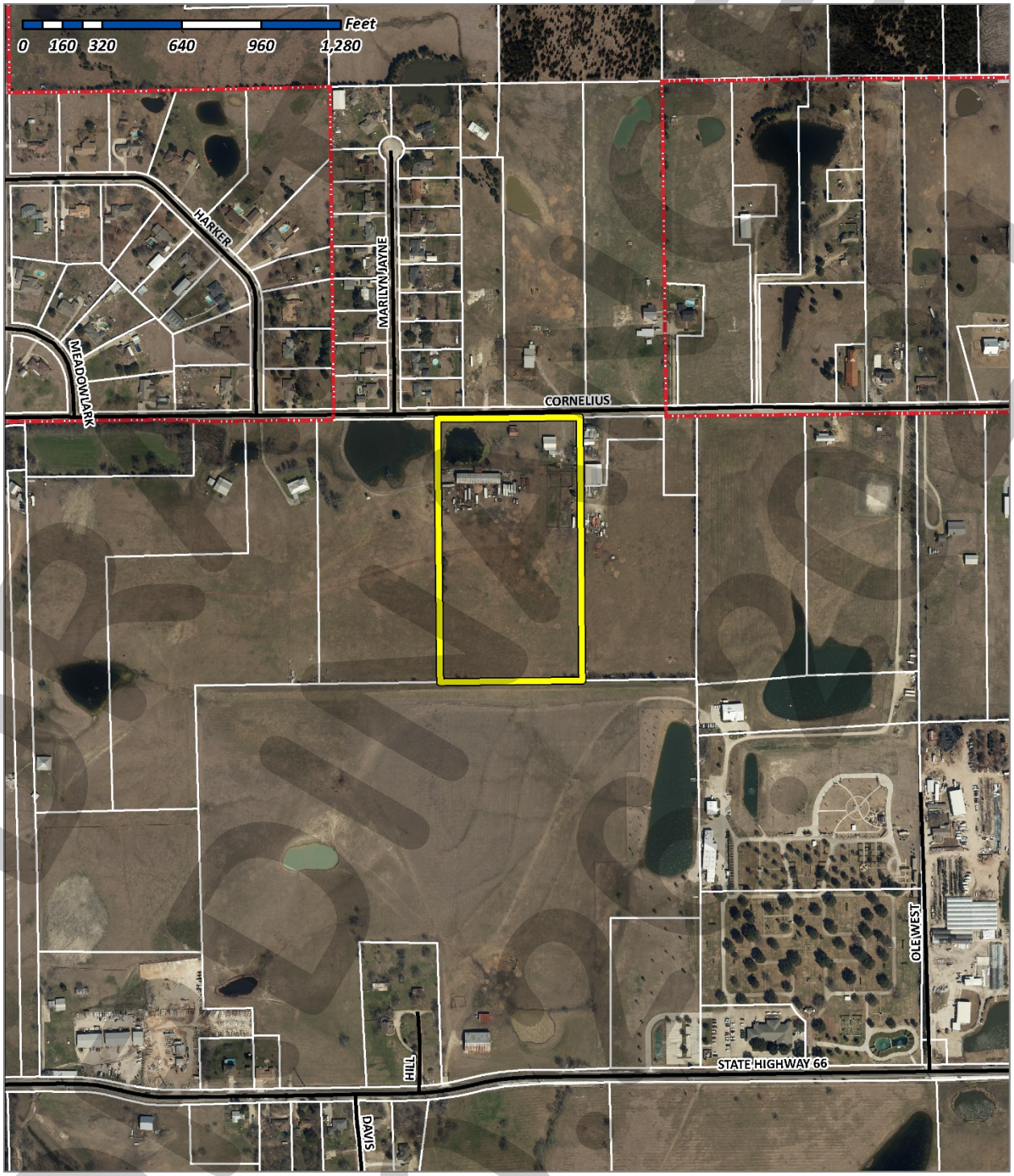
1st Reading: *November 15, 2021*

2nd Reading: *December 6, 2021*

DRAFT ORDINANCE 10.26.2021

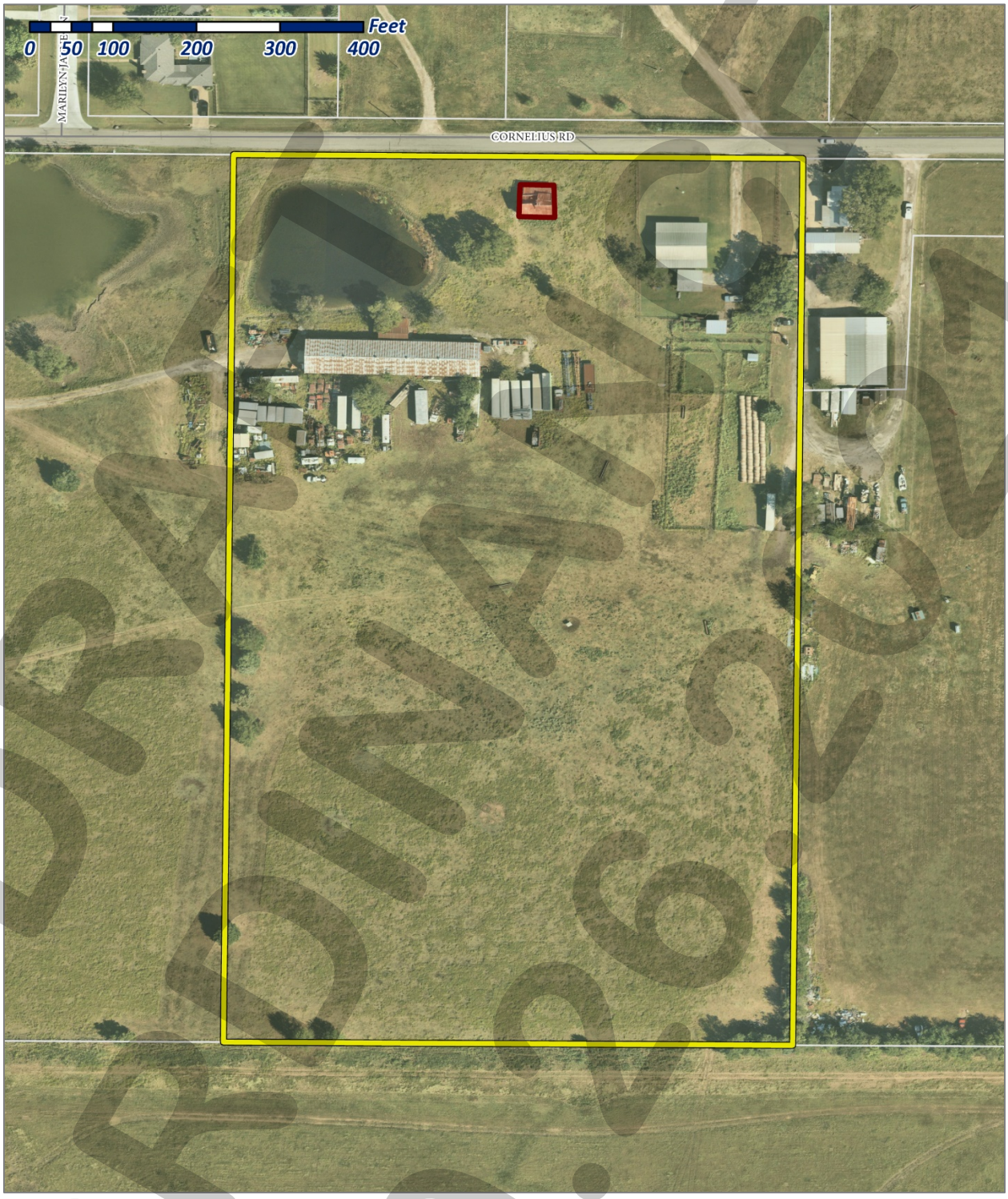
Exhibit 'A'
Zoning Exhibit

Address: *555 Cornelius Road*
Legal Description: *Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72*



DRAFT

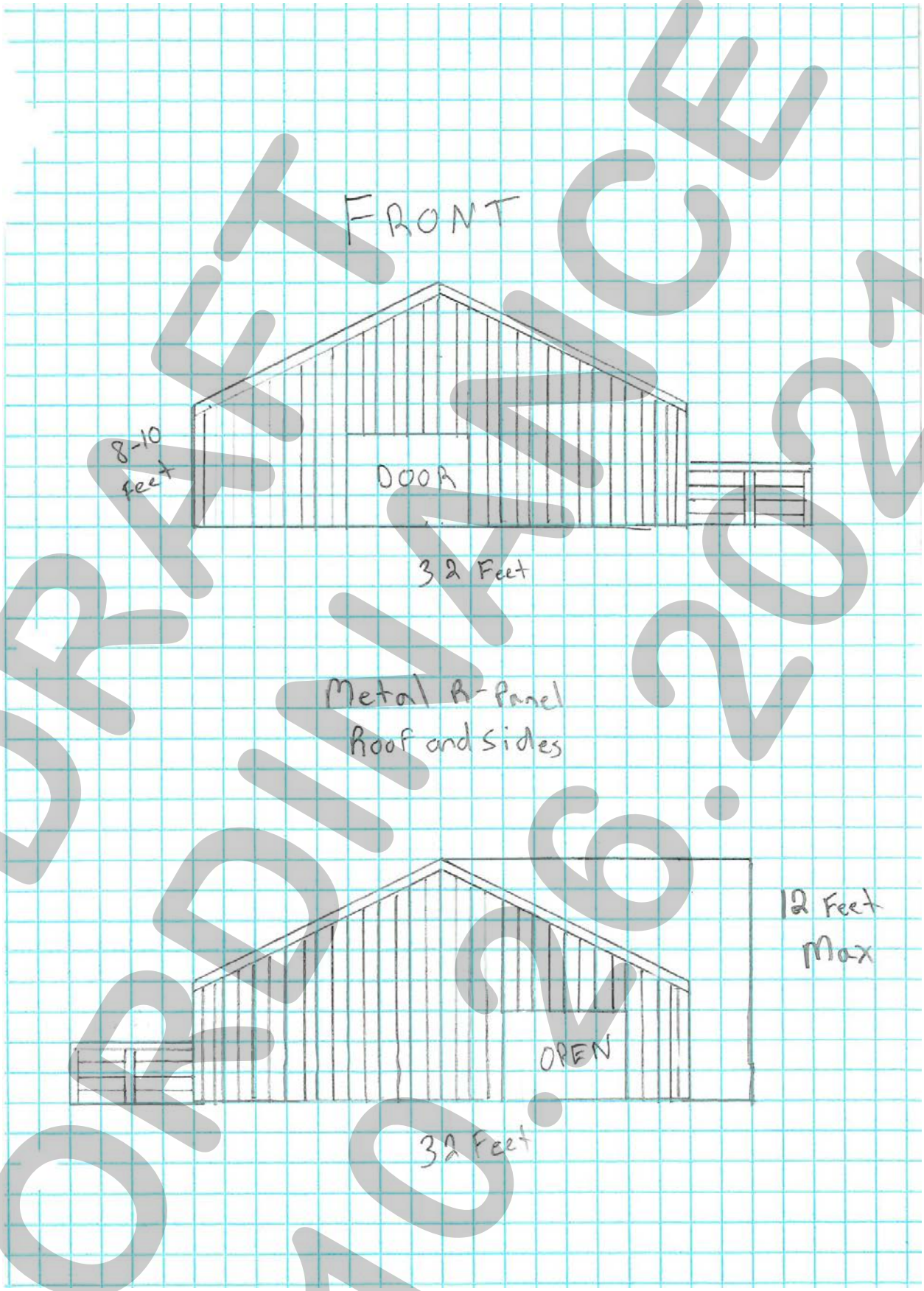
Exhibit 'B':
Site Plan



YELLOW: SUBJECT PROPERTY; RED: LOCATION OF EXISTING AND PROPOSED AGRICULTURAL ACCESSORY STRUCTURE

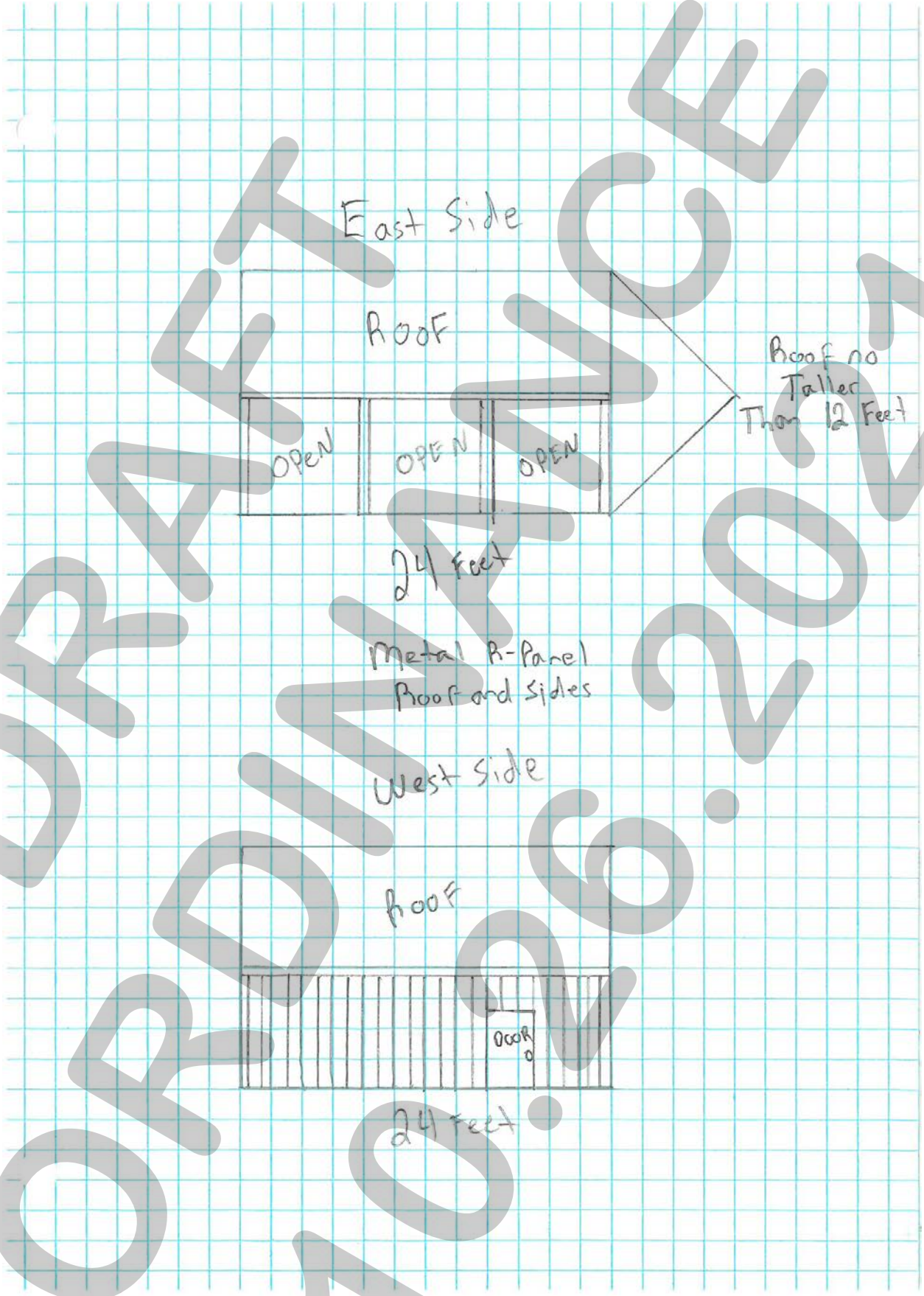
DRAFT
10.26.21

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE No. 2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 10.6.2021

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	P2021-051	CASE MANAGER:	Henry Lee
PROJECT NAME:	Preliminary Plat for Winding Creek Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-051) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 91 (PD-91), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Include the total square footage in the title block. There are also 5 open space lots, not 4 (Lot 1, Block A; Lot 1, Block B; Lot 17, Block B; Lot 1, Block C; Lot 1, Block E. [Subsection 04.01, of Article 11, UDC]

M.6 Correct the Title Block as follows:

Preliminary Plat
Winding Creek Subdivision
Being 78.831 Acres or 3,433,878.36 Square Feet
Residential Lots 132
Out of the J.M. Glass Survey, Abstract No. 88
City of Rockwall, Rockwall County, Texas

M.6 Preliminary Plat. Indicate the widths of the following lots at the front yard setback: Lot 19, Block A; Lot 20, Block A; Lot 49, Block A, and Lot 50, Block A. I need to verify the frontages on these lots. [Subsection 04.01, of Article 11, UDC]

M.7 Preliminary Plat. Clearly indicate the Corporate City Limits of Rockwall. [Subsection 04.01, of Article 11, UDC]

M.8 Preliminary Plat. Indicate all existing and proposed corner clips and any subsequent dedication. [Subsection 04.01, of Article 11, UDC]

M.9 Clearly indicate if the eastern third of the property has no primary or secondary protected trees, that are being removed, besides the ones shown on the treescape plan. Aerial imagery shows that this area is heavily treed and I need confirmation. [Subsection 04.01, of Article 11, UDC]

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.11 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.12 Please note the scheduled meetings for this case:

Planning & Zoning meetings will be held on October 26, 2021 & November 9, 2021.
Parks Board meeting will be held on November 2, 2021.
City Council regular meeting will be held on November 15, 2021.

I.13 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - 10' UE on back of ROW Reservation.
M - Streets to be 29' B-B.
M - Provide Future WW stub out in this location for Harker Trail Subdivision
M - NCTCOG is on the 5th edition dated Nov 2017 and Rockwall standards were updated October 2019.
M - Provide Future WW stub out in this location for Marilyn Jane Lane Subdivision.
M - Install the 12-inch Water Line per Master Plan.
M - There will be two water lines running along Orion Lane since there will be a water pressure zone break in the future.
M - Manholes to be installed for every point of curvature and point of tangent on the sewer line.
M - Do not do saw tooth for drainage area boundaries. Will have to keep track in building permits that it is being built that way, Just divide straight down center of lot.

The following items are informational for the engineering design phase.
General Items:
M - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must include a 10' utility easement along all street frontage.

Drainage Items:

I - Detention is required. Manning's C-value is by zoning.
I - Detention for 20 or more acres must be calculated using the unit hydrograph method and perform a detention/flood study. Review fees apply. (Must meet design requirements for Squabble Creek Basin)
I - No lot-to-lot drainage is allowed.
I - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
I - No vertical walls are allowed in detention easements.
I - Must delineate the 100-yr fully developed localized floodplain for all creek, stream and low ares. Detention must be above the 100-year Water Surface Elevation.
I - Must established drainage easements per erosion hazard setback and floodplain requirements.
I - Floodplain and erosion hazard setback to be in its own separate lot to be owned and maintained by the HOA. lot/property line will vary based on this.

Water and Wastewater Items:
I - Must loop 8" min. water line on site. Only one use allowed off a dead end line.
I - Will need to have separate water system loop in subdivision so east half of system can be switched over to seperate pressure plan in future. system can be switched. Installed dual Water Line in Orion Dr with connectors
I - Must install a 12" water line through the site per the Master Plans.
I - Pursue opting out of the Mt. Zion water district.
I - Will need a letter from Mt. Zion stating that they can serve domestic and fire protection to meet City requirements if not opting out of Mt. Zion WD.
I - Will need to connect the subdivision's sewer to the ex. sewer system that is located the west (approx. 3000ft). You may need additional easements.
I - stub wastewater lines to south property line in the two locations shown for future connection for upstream subdivisions in the future.

Roadway Paving Items:
I - Required 10' utility easement required along all street frontage.
I - All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Alleys to be 20' ROW, 12' wide paving.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - Must meet driveway spacing requirements.
I - TXDOT permit required for driveway on FM 1141 This will require TIA to be submitted.
I - Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing. Reserve 17.5' for future FM 1141 right-of-way for TXDOT

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: Please submit CDA (.dwg) of road centerlines and lot lines to lsingleton@rockwall.com so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

POLICE	Henry Lee	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Tree mitigation Plan approved

2. Provide landscape plans for common areas and detention

3. Fees

3. P2021-051 (Henry Lee) (Preliminary Plat)

Park District 8 (collect fees only)

Cash In Lieu of Land: $609.00 x 132 lots = $80,388.00

Pro Rata Equipment Fee: $577.00 x 132 lots = $76,164.00

Total per lot x lots = $1,186.00 x 132 lots = $156,552.00

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-051

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☑ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☑ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ 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	237 clem rd, Rockwall, Tx		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	SE corner of Clem Rd and FM 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 21-17	CURRENT USE	Farm
PROPOSED ZONING	PD 21-17	PROPOSED USE	Single Family
ACREAGE	Approx 58.8363	LOTS [CURRENT]	0
		LOTS [PROPOSED]	132

☐ ***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	Falcon Place SF, LTD	☑ APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-522-4945	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

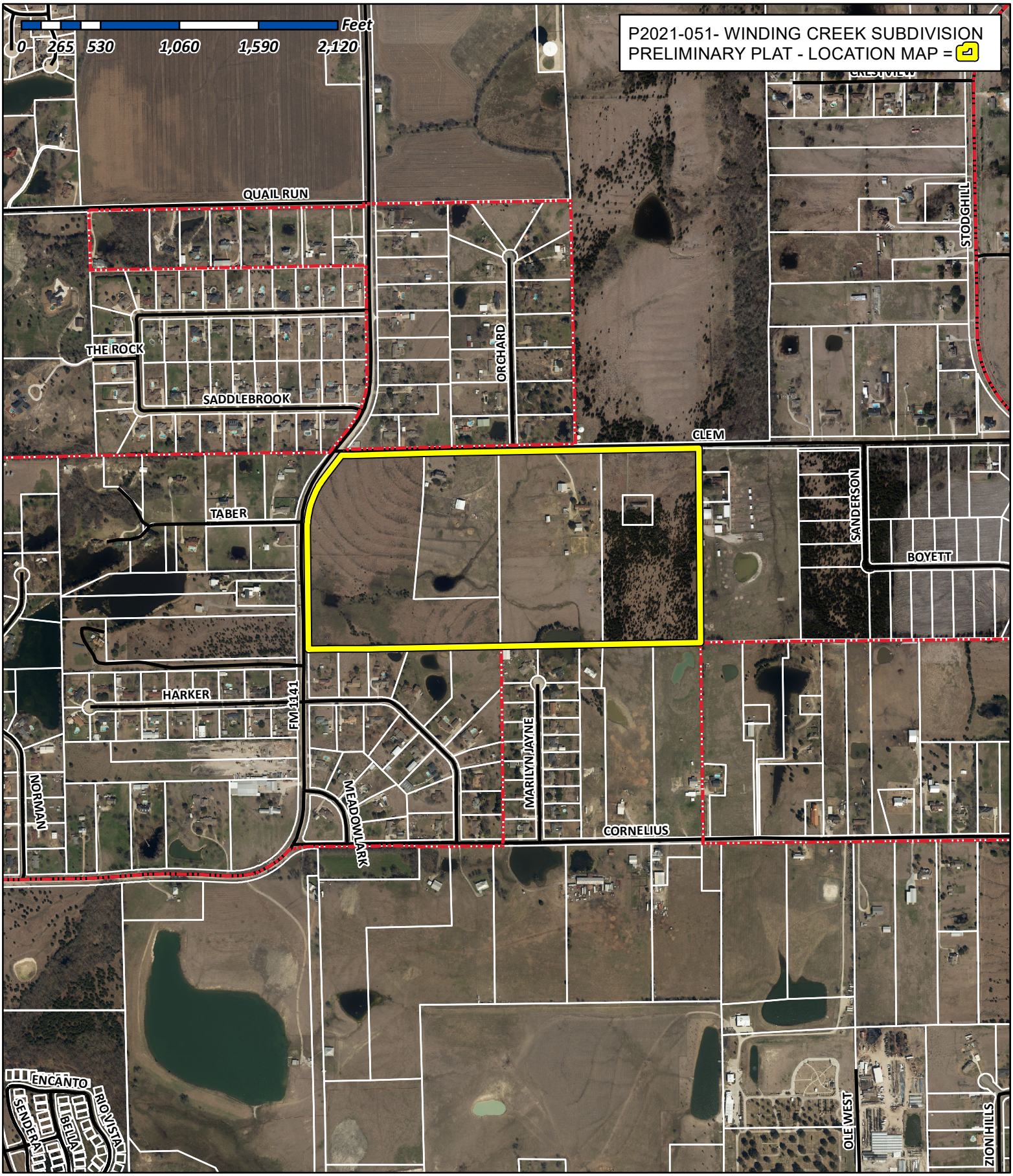
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8150 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* October *, 2021. BY SIGNING THIS 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 12th *DAY OF* October *, 2021*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Madeline Dunklin *MY COMMISSION EXPIRES* 4/28/24

NOTARY PUBLIC STATE OF TEXAS
MADELINE DUNKLIN
Notary ID #132454324
My Commission Expires
April 28, 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.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" E	41.28'
4.	S 43°24'54" E	40.46'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602549.504	7036195.084

ELEV = 0.0

0 50 100 200
SCALE: 1" = 100'

N

LOCATION MAP
N.T.S.

TOTAL ACRES 78.831
PHASE I TOTAL LOTS 85
PHASE II TOTAL LOTS 47
TOTAL RESIDENTAL LOTS 132
DENSITY 1.674
EX. ZONING PD-91
LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION
- - - - - CITY LIMIT LINE
——— PHASE LINE

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

50' ROW
10.5' 29' B-B 10.5'
1.0' 1/4"/FT
6" - 3600 psi REINF. CONC. PVMT. #3 BARS 24" O.C.B.W.
6" CROWN
5' SIDEWALK
6"-7 1/2% LIME STABILIZED SUBGRADE OR AS REQUIRED TO REDUCE P.I. TO LESS THAN 15. MIN. 95% STANDARD DENSITY
6.0'
14.5'
8" SEWER
STORM
8" WATER

TYPICAL PAVEMENT SECTION (25' B-B)
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	S88°48'30"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	25°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
7.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
8.	06°04'58"	500.00'	53.08'	53.06'	N85°40'58"E
9.	02°48'38"	1000.00'	49.05'	49.05'	S89°42'14"E
10.	02°48'42"	1077.43'	52.87'	52.87'	S89°58'11"E
11.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
12.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that thr above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ 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.

Mayor, City of Rockwall — City Secretary — City Engineer

WINDING CREEK

Block A		Block A		Block B		Block C		Block D		Block E	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	377543	31	16016	1*	247097	1*	22691	1	17351	1*	48106
2	16002	32	16016	2	16625	2	16057	2	16369	2	19827
3	16069	33	16016	3	16045	3	16659	3	16593	3	17556
4	16000	34	16016	4	16164	4	16816	4	17098	4	16380
5	16001	35	16016	5	16165	5	16380	5	17101	5	16380
6	16000	36	16896	6	16420	6	16380	6	17265	6	16380
7	16000	37	16896	7	17590	7	17280	7	16240	7	16380
8	16000	38	16896	8	16143	8	17280	8	16048	8	16380
9	16001	39	16976	9	16074	9	17280	9	16048	9	16380
10	16403	40	16012	10	16053	10	17280	10	16048	10	16380
11	16997	41	16009	11	16087	11	17280	11	16500	11	16380
12	16642	42	16000	12	16007	12	17280	12	17352	12	16380
13	16030	43	16000	13	16062	13	17280			13	16380
14	16016	44	16000	14	16257	14	17590			14	17590
15	16016	45	16000	15	16047	15	17590			15	17590
16	16016	46	16000	16	16548	16	17280			16	16380
17	16016	47	16000	17*	511	17	17280			17	16380
18	16489	48	16084			18	17280			18	16380
19	16092	49	17353			19	17280			19	16380
20	16035	50	16037			20	17280			20	16380
21	16404	51	16083			21	17280			21	16380
22	16302	52	19383			22	17280			22	16380
23	16261	53	16064			23	16380			23	16380
24	16221	54	16056			24	16380			24	16380
25	16264					25	16160			25	16380
26	16307					26	16300			26	18006
27	16350					27	16300			27	21114
28	16125										
29	16482										
30	16016										

APPLICANT/OWNER
FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PRELIMINARY PLAT
OF
WINDING CREEK
LOTS 1-54, BLOCK A
LOTS 1-16, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-12, BLOCK D
LOTS 1-27, BLOCK E
TOTAL ACRES 78.831
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 4
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
REDDY K. VASUNDHARA &
ALEX R. FREEMAN
100 N. CENTRAL EXPRESSWAY, STE. 108
DALLAS, TEXAS 75080

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

OCTOBER 2021 SCALE 1" = 100'

CASE #P2021-026

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
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0 50 100 200
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N.T.S.

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DENSITY 1.674
EX. ZONING PD-91
LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
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MASTER PLAT
OF
WINDING CREEK
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LOTS 1-16, BLOCK B
LOTS 1-27, BLOCK C
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DALLAS, TEXAS 75225
214-522-4945

OCTOBER 2021 SCALE 1" = 100'

CASE #P2021-026

LEGEND

- EXISTING 1 FOOT CONTOUR INTERVAL (544)
- DRAINAGE DIVIDE
- B6 — DRAINAGE AREA
- DIRECTION OF RUNOFF
- CONCEPTUAL STORM ALIGNMENT

PROPOSED STORM SEWER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN

N

150 75 0 150 300

SCALE: 1" = 150'

PROPOSED RUNOFF CALCULATIONS

AREA	ACRES	Tc (min)	C	I100	Q100
A1	0.57	10	0.5	9.8	2.8
A2	0.40	10	0.5	9.8	2.0
A3	1.64	10	0.5	9.8	8.0
A4	0.86	10	0.5	9.8	4.2
A5	1.01	10	0.5	9.8	4.9
A6	3.18	10	0.5	9.8	15.6
A7	1.73	10	0.5	9.8	8.5
A8	2.99	10	0.5	9.8	14.6
A9	2.81	10	0.5	9.8	13.8
A10	0.89	10	0.5	9.8	4.4
A11	2.21	10	0.5	9.8	10.8
A12	2.18	10	0.5	9.8	10.7
A13	3.28	10	0.5	9.8	16.1
A14	3.21	10	0.5	9.8	15.7
A15	1.84	10	0.5	9.8	9.0
A16	2.23	10	0.5	9.8	10.9
A17	3.20	10	0.5	9.8	15.7
A18	2.50	10	0.5	9.8	12.3
A19	0.44	10	0.5	9.8	2.1
A20	0.61	10	0.5	9.8	3.0
A21	1.76	10	0.5	9.8	8.6
A22	0.85	10	0.5	9.8	4.1
B1	2.43	10	0.5	9.8	11.9
B2	1.45	10	0.5	9.8	7.1
B3	2.13	10	0.5	9.8	10.4
B4	2.19	10	0.5	9.8	10.7
B5	2.37	10	0.5	9.8	11.6
B6	2.74	10	0.5	9.8	13.4
C1	1.40	10	0.5	9.8	6.8
C2	1.60	10	0.5	9.8	7.8
D1	2.25	10	0.5	9.8	11.0
D2	1.06	10	0.5	9.8	5.2
E1	3.45	10	0.5	9.8	16.9
F1	8.93	10	0.5	9.8	43.8
X1	12.60	20	0.5	8.33	52.5
X2	0.90	10	0.9	9.8	7.9
X3	20.65	20	0.5	8.33	86.0
X4	27.35	20	0.5	8.33	113.9
X5	5.30	20	0.5	8.33	22.1
X6	0.83	10	0.9	9.8	7.3
X7	0.56	10	0.9	9.8	4.9
X8	4.00	10	0.5	9.8	19.6
X9	2.92	10	0.5	9.8	14.3

PRELIMINARY

THIS IS A PRELIMINARY DOCUMENT, FOR REVIEW ONLY.

CONCEPTUAL DRAINAGE AREA MAP

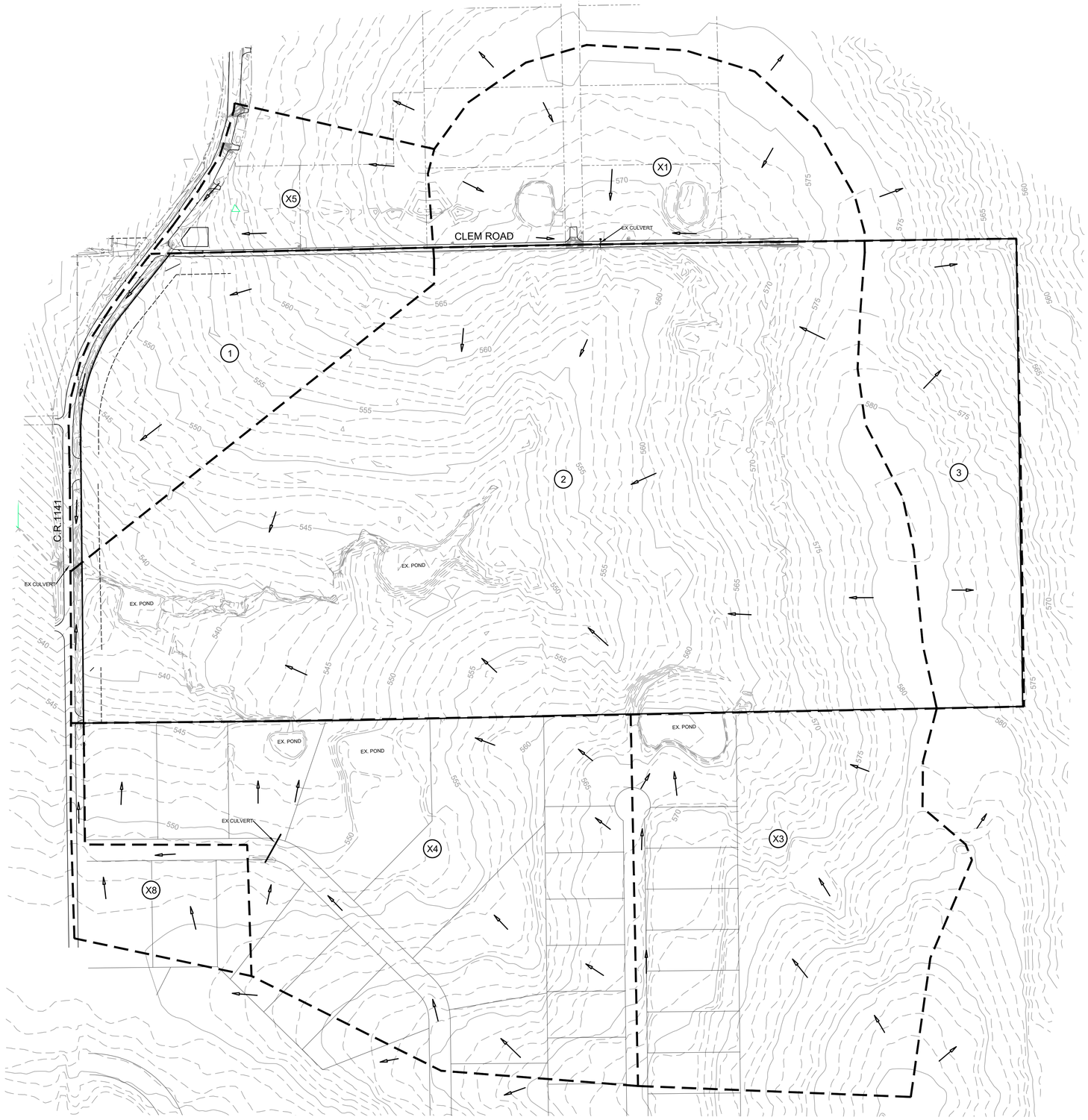
WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MACATEE CIVIL ENGINEERING

CIVIL ENGINEERING DESIGN & CONSULTING
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
daytonm@macatee-engineering.com
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		10/15/2021			1 OF 1



N

150 75 0 150 300

SCALE: 1" = 150'

EXISTING RUNOFF CALCULATIONS

AREA	ACRES	Tc (min)	C	I100	Q100
1	10.79	20	0.35	8.33	31.5
2	58.25	20	0.35	9.8	199.8
3	10.99	20	0.35	9.8	37.7
X1	12.60	20	0.5	8.33	52.5
X3	20.65	20	0.5	8.33	86.0
X4	27.35	20	0.5	8.33	113.9
X5	5.30	20	0.5	8.33	22.1
X8	4.00	10	0.5	9.8	19.6

LEGEND

- 544 — EXISTING 1 FOOT CONTOUR INTERVAL
- DRAINAGE DIVIDE
- (B6) DRAINAGE AREA
- DIRECTION OF RUNOFF

PRELIMINARY

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EXISTING DRAINAGE AREA MAP

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MACATEE CIVIL ENGINEERING

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DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
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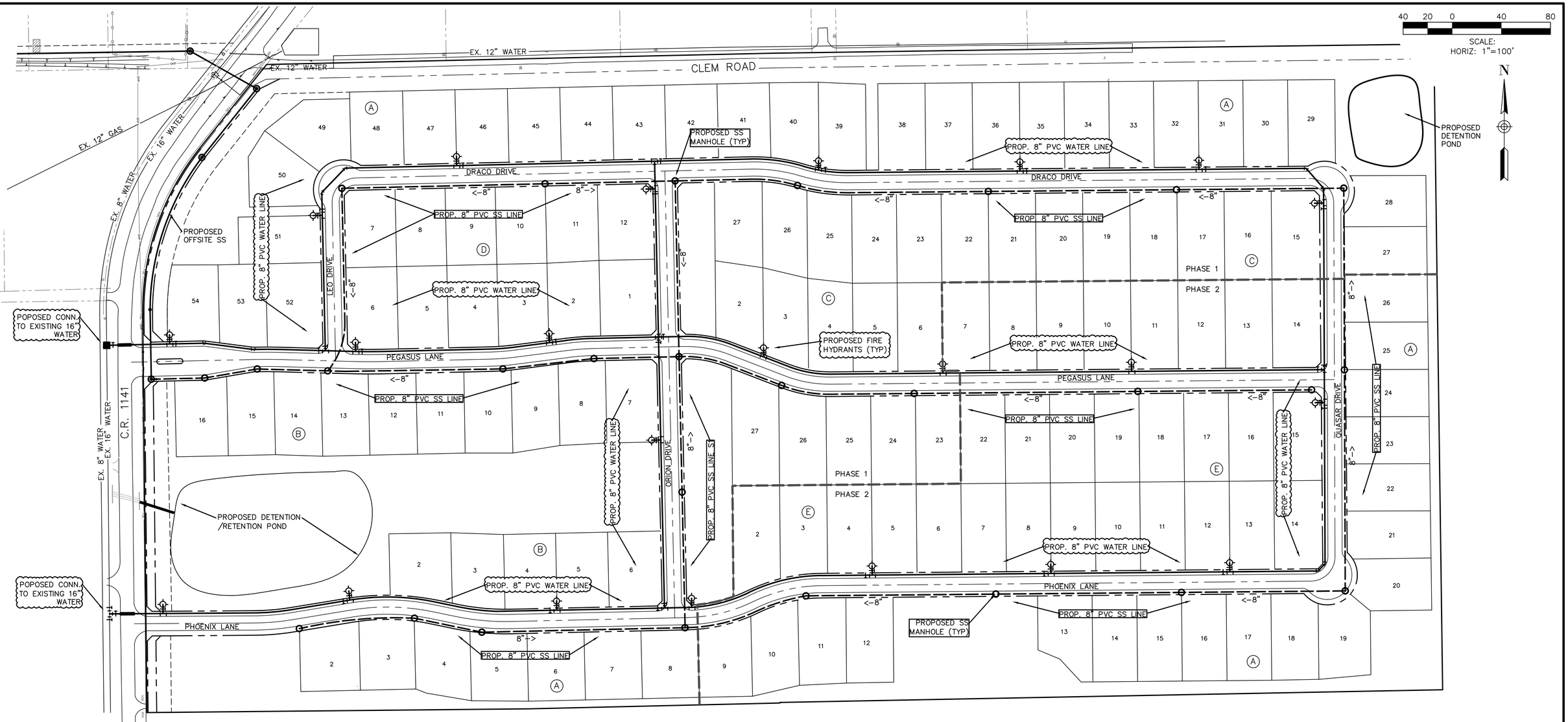

WATER NOTES:

1. WITHIN THIS PLAN SET THE TERM "CITY OF ROCKWALL STANDARDS" IS MEANT TO INCLUDE THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION MANUAL, DATED OCTOBER 2016 AND THE PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS, NORTH CENTRAL TEXAS, 4TH EDITION, DATED OCTOBER 2004. CONTRACTOR SHALL REFER TO BOTH MANUALS PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WATER LINES AND APPURTENANCES THERETO SHALL BE CONSTRUCTED AND/OR INSTALLED PER CITY OF ROCKWALL STANDARDS.

3. ALL WATER PIPE SHALL BE AWWA C900 PVC PIPE, DR-14 PC 305 (BLUE IN COLOR), UNLESS SPECIFIED OTHERWISE IN CITY OF ROCKWALL STANDARDS.

4. INSTALL BLUE EMS LOCATOR PADS ALONG WATER LINES AT EVERY TWO HUNDRED FIFTY (250') FEET, CHANGES IN DIRECTION, VALVE, CURB STOP AND SERVICE CONNECTION TO THE WATER MAIN AND ANY OTHER LOCATION REQUIRED BY CITY OF ROCKWAL STANDARDS.

5. REFER TO CITY OF ROCKWALL STANDARDS FOR WATER PIPE EMBEDMENT.

6. MINIMUM COVER FOR WATER PIPE UNDER PAVEMENT IS 4'.

7. WATER SERVICES SHALL BE SDR-9 (POLYTUBE) HAVING A MINIMUM SIZE OF ONE INCH (1"). METER BOXES SHALL BE SET BETWEEN THE SIDEWALK AND THE BACK OF CURB AS SPECIFIED I CITY OF ROCKWALL STANDARDS.

WASTEWATER NOTES:

1. WITHIN THIS PLAN SET THE TERM "CITY OF ROCKWALL STANDARDS" IS MEANT TO INCLUDE THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION MANUAL, DATED OCTOBER 2016 AND THE PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS, NORTH CENTRAL TEXAS, 4TH EDITION, DATED OCTOBER 2004. CONTRACTOR SHALL REFER TO BOTH MANUALS PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WASTEWATER LINES AND APPURTENANCES THERETO SHALL BE CONSTRUCTED AND/OR INSTALLED PER CITY OF ROCKWALL STANDARDS.

2. ALL WASTEWATER PIPE SHALL BE SDR 35 FOR DEPTHS UP TO 10 FEET AND SDR 26 FOR DEPTHS GREATER THAN 10 FEET.

3. A GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN, AND AT ANY OTHER LOCATION REQUIRED BY CITY OF ROCKWALL STANDARDS.

4. MANHOLES SHALL CONFORM TO CITY OF ROCKWALL STANDARDS.

5. RAVEN EPOXY COATING, CONSHIELD, OR APPROVED EQUAL, SHALL BE INSTALLED IN ALL MANHOLES.

FINAL LOCATIONS OF SANITARY SEWER MANHOLES AND FIRE HYDRANTS WILL BE DETERMINED DURING FINAL DESIGN.

SYMBOL LEGEND

- PROPOSED 8" WATER LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT

PRELIMINARY

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PRELIMINARY SANITARY SEWER PLAN

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MACATEE CIVIL ENGINEERING
CIVIL ENGINEERING DESIGN & CONSULTING
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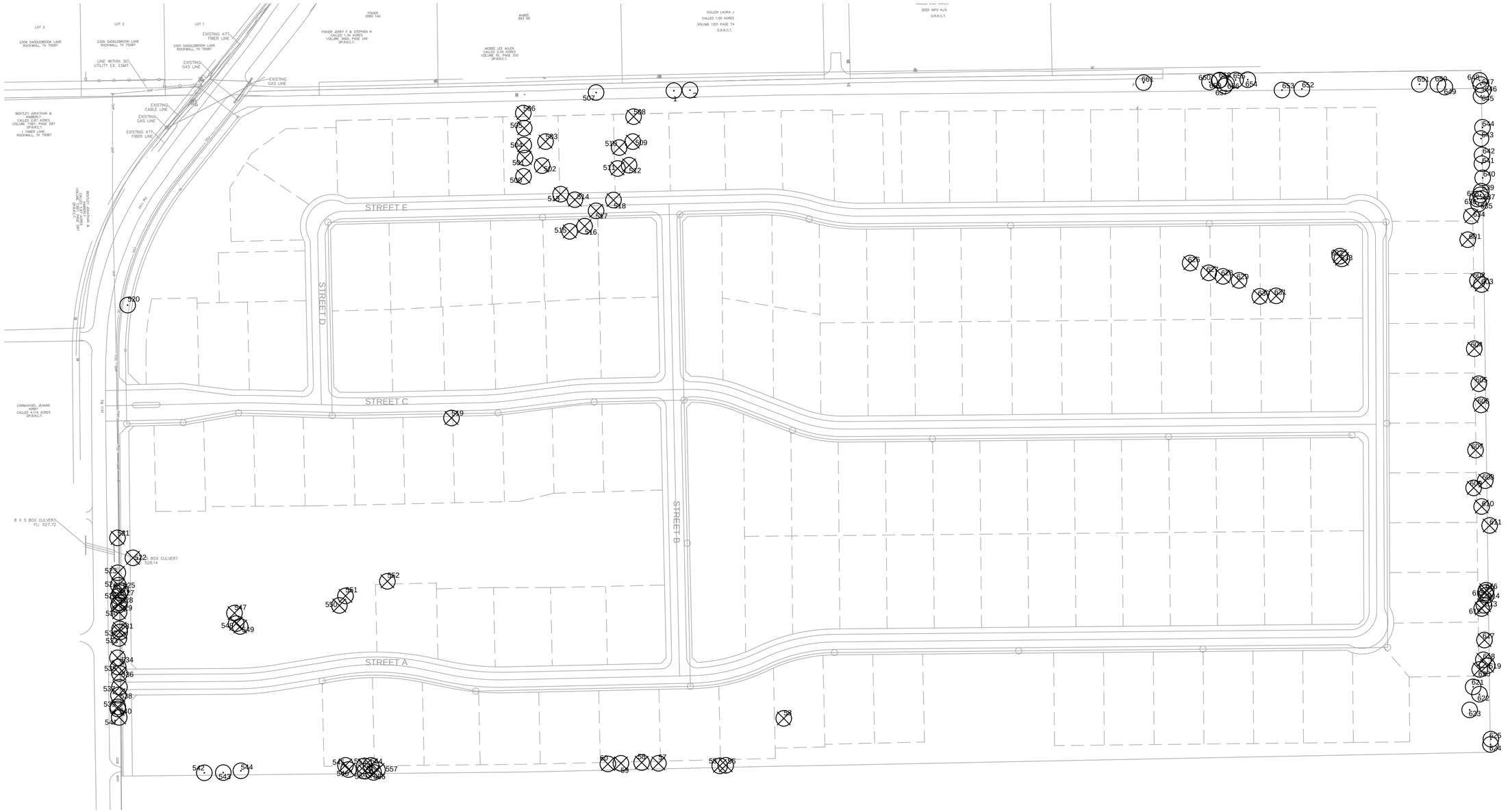
DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
BCP	SDA	10/15/2021	WC_Preliminary utility	SKO_WC	



TOTAL MITIGATION REQUIRED	**911.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	258.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	504.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	(246.7)
REMAINING MITIGATION REQUIRED	**0.0**

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

OWNERS

REDDY K VASUNDHARA & ALEX R. FREEMAN
100 N. CENTRAL EXPRESSWAY, STE. 108
DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST
237 CLEM ROAD
ROCKWALL, TEXAS 75087

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd

ROCKWALL, TEXAS

TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
10 / 15 / 21

SHEET NUMBER

L-3.00

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 10/14/2021 3:50 PM || Plotted By: mwilson

Tree #	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	32.0	sugarberry	20	Yes	Damaged	PRESERVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	PRESERVED	-	-	-	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-
507	11.6	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-
519	11.8	cottonw ood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	PRESERVED	-	-	-	-	-
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
545	11.5	eastern red cedar	15	No	Damaged	REMOVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
547	24.2	black w illow	26	Yes	Healthy	REMOVED	-	-	-	N/A	-
548	13.5	black w illow	10	No	Healthy	REMOVED	-	-	-	N/A	-
549	5.7	Hercules-club	6	Yes	Healthy	REMOVED	-	-	-	N/A	-
550	6.5	gum bumelia	6	Yes	Healthy	REMOVED	-	6.5	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	REMOVED	-	8.0	-	-	-
552	4.2	common persimmon	5	No	Healthy	REMOVED	-	4.2	-	-	-
553	12.4	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.7	-	-
555	11.0	sugarberry	10	No	Damaged	REMOVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-
557	15.7	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-
							220.8	188.3	101.7	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree #	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
645	16.7	sugarberry	17	Yes	Healthy	PRESERVED	-	-	-	-	-
646	12.4	sugarberry	13	No	Healthy	PRESERVED	-	-	-	-	-
647	12.4	sugarberry	13	No	Healthy	PRESERVED	-	-	-	-	-
648	14.6	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
649	14.8	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
650	27.1	eastern red cedar	28	No	Healthy	PRESERVED	-	-	-	-	-
651	5.3	Hercules-club	6	No	Healthy	PRESERVED	-	-	-	-	-
652	25.7	sugarberry	26	No	Healthy	PRESERVED	-	-	-	-	-
653	27.2	sugarberry	28	No	Healthy	PRESERVED	-	-	-	-	-
654	11.4	Osage-orange	11	No	Healthy	PRESERVED	-	-	-	-	-
655	27.6	Osage-orange	28	Yes	Healthy	PRESERVED	-	-	-	-	-
656	15.7	Osage-orange	17	Yes	Healthy	PRESERVED	-	-	-	-	-
657	11.8	eastern red cedar	12	No	Healthy	PRESERVED	-	-	-	-	-
658	18.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
659	17.8	Osage-orange	18	No	Healthy	PRESERVED	-	-	-	-	-
660	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-
							237.0	32.0	131.5	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

457.8	220.3	233.2	-	-	911.3
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	**911.3**
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	258.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	504.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	(246.7)
REMAINING MITIGATION REQUIRED	**0.0**

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
10 / 15 / 21

SHEET NUMBER
L-1.1

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L- 1.0 Tree Preservation Plan.dwg || Date Plotted: 10/14/2021 3:50 PM || Plotted By: mwilson

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	P2021-052	CASE MANAGER:	Henry Lee
PROJECT NAME:	Master Plat for Winding Creek Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-052) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 91 (PD-91), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Include the total square footage in the title block. There are also 5 open space lots, not 4 (Lot 1, Block A; Lot 1, Block B; Lot 17, Block B; Lot 1, Block C; Lot 1, Block E. [Subsection 04.01, of Article 11, UDC]

M.6 Correct the Title Block as follows:

Master Plat
Winding Creek Subdivision
Being 78.831 Acres or 3,433,878.36 Square Feet
Residential Lots 132
Out of the J.M. Glass Survey, Abstract No. 88
City of Rockwall, Rockwall County, Texas

M.7 The vicinity map does not match the boundary of the plat. [Subsection 04.01, of Article 11, UDC]

M.8 Clearly indicate the Corporate City Limits of Rockwall. [Subsection 04.01, of Article 11, UDC]

M.9 Provide the elevations of the contours. [Subsection 04.01, of Article 11, UDC]

M.10 Thicken the line that separates the phasing, so it is more distinct. [Subsection 04.01, of Article 11, UDC]

M.11 Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development. [Subsection 04.01, of Article 11, UDC]

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.13 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.14 Please note the scheduled meetings for this case:

Planning & Zonings meetings will be held on October 26, 2021 & November 9, 2021.
Parks Board meeting will be held on November 2,2021.
City Council regular meeting will be held on November 15, 2021.

I.15 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - 10' UE on back of ROW Reservation.
M - See P2021-051 for additional comments.

The following items are informational.
General Items:
M - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must include a 10' utility easement along all street frontage.

Drainage Items:
I - Detention is required. Manning's C-value is by zoning.
I - Detention for 20 or more acres must be calculated using the unit hydrograph method and perform a detention/flood study. Review fees apply. (Must meet design requirements for Squabble Creek Basin)
I - No lot-to-lot drainage is allowed.
I - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
I - No vertical walls are allowed in detention easements.
I - Must delineate the 100-yr fully developed localized floodplain for all creek, stream and low ares. Detention must be above the 100-year Water Surface Elevation.
I - Must established drainage easements per erosion hazard setback and floodplain requirements.
I - Floodplain and erosion hazard setback to be in its own separate lot to be owned and maintained by the HOA. lot/property line will vary based on this.

Water and Wastewater Items:
I - Must loop 8" min. water line on site. Only one use allowed off a dead end line.
I - Will need to have separate water system loop in subdivision so east half of system can be switched over to seperate pressure plan in future. system can be switched. Installed dual Water Line in Orion Dr with connectors
I - Must install a 12" water line through the site per the Master Plans.
I - Pursue opting out of the Mt. Zion water district.
I - Will need a letter from Mt. Zion stating that they can serve domestic and fire protection to meet City requirements if not opting out of Mt. Zion WD.
I - Will need to connect the subdivision's sewer to the ex. sewer system that is located the west (approx. 3000ft). You may need additional easements.
I - stub wastewater lines to south property line in the two locations shown for future connection for upstream subdivisions in the future.

Roadway Paving Items:
I - Required 10' utility easement required along all street frontage.
I - All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Alleys to be 20' ROW, 12' wide paving.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - Must meet driveway spacing requirements.
I - TXDOT permit required for driveway on FM 1141 This will require TIA to be submitted.
I - Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing. Reserve 17.5' for future FM 1141 right-of-way for TXDOT

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Tree mitigation plan approved
2. Provide landscape plan for common areas and detention
3. fees
3. P2021-052 (Henry Lee) (Preliminary Plat)

Park District 8 (collect fees only)
Cash In Lieu of Land: $609.00 x 132 lots = $80,388.00
Pro Rata Equipment Fee: $577.00 x 132 lots = $76,164.00
Total per lot x lots = $1,186.00 x 132 lots = $156,552.00

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-052

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☑ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☑ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☒ 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	505 Clem Road, Rockwall, TX 75087		
SUBDIVISION	William Dalton Survey Abstract No. 72	LOT	BLOCK
GENERAL LOCATION	Clem Road off of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural District (AG)	CURRENT USE	AG
PROPOSED ZONING	Amendment to PD-91	PROPOSED USE	PD (SF-16)
ACREAGE	19.995 AC	LOTS [CURRENT]	98 (PD - 91)
LOTS [PROPOSED]	132		

☐ ***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	Gordon C. Fogg	☒ APPLICANT	Skorburg Company
CONTACT PERSON	Gordon C. Fogg	CONTACT PERSON	Humberto Johnson Jr. PE
ADDRESS	505 Clem Road	ADDRESS	8214 Westchester Dr. Ste. 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	(972) 931-0345 ext. 116	PHONE	(214) 888-8845
E-MAIL	gfogg@monarchair.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GORDON C. FOGG [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 $ 1782.40 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *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."*

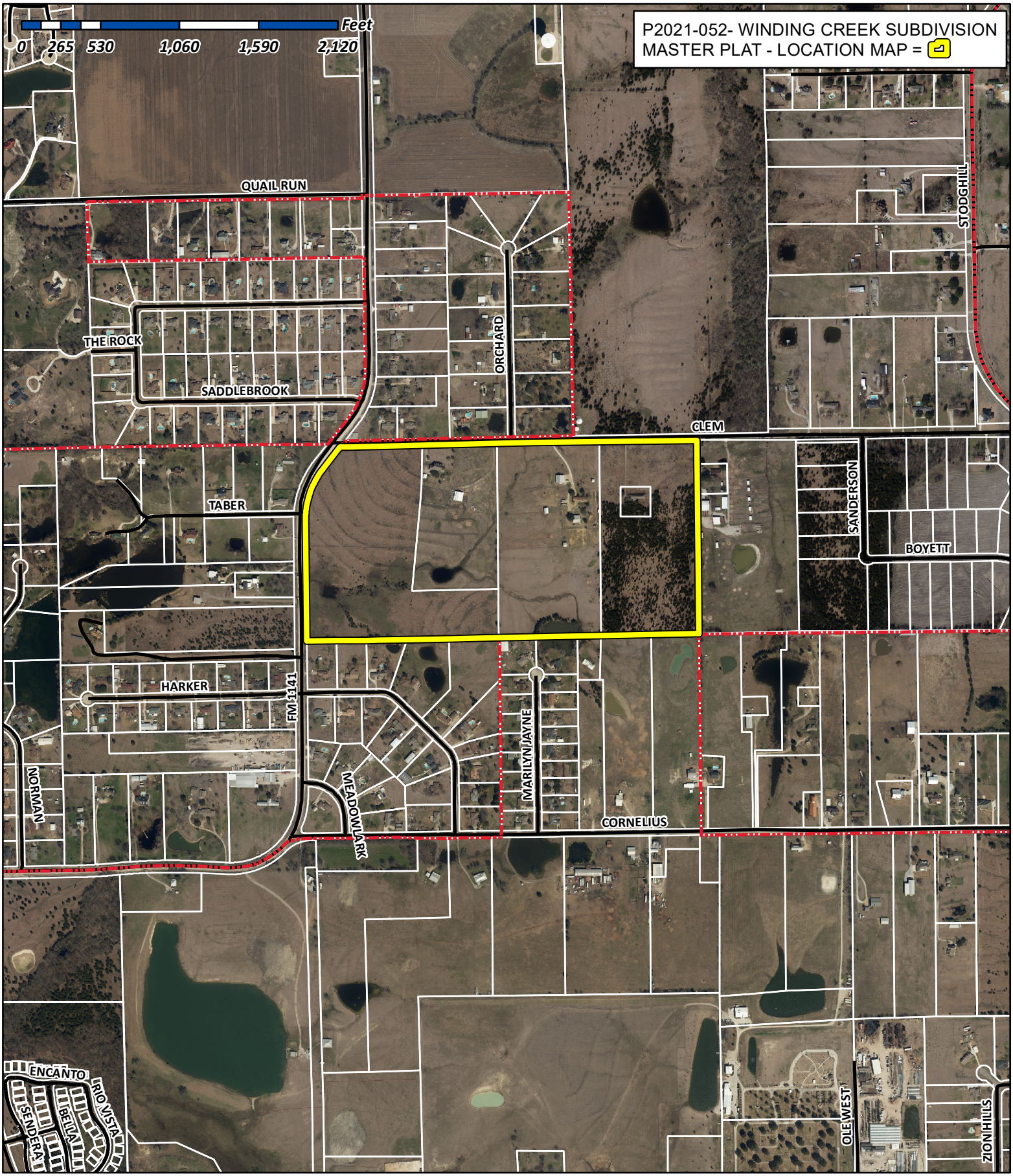
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* October *, 2021.*

OWNER'S SIGNATURE Gordon C. Fogg

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Debra Barnes

DEBRA BARNES
Notary Public, State of Texas
Comm. Expires 02-28-2023
Notary ID 131911662

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.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°01'50" E	42.00'
2.	N 45°29'10" W	42.51'
3.	N 42°06'51" E	41.28'
4.	S 43°24'54" E	40.46'

0 50 100 200
SCALE: 1" = 100'

N

LOCATION MAP
N.T.S.

TOTAL ACRES 78.831
PHASE I TOTAL LOTS 85
PHASE II TOTAL LOTS 47
TOTAL RESIDENTAL LOTS 132
DENSITY 1.674
EX. ZONING PD-91
LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- H.O.A. - HOMEOWNERS ASSOCIATION
- - - - - CITY LIMIT LINE
- ——— PHASE LINE

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	S88°48'30"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	25°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
7.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
8.	06°04'58"	500.00'	53.08'	53.06'	N85°40'58"E
9.	02°48'38"	1000.00'	49.05'	49.05'	S89°42'14"E
10.	02°48'42"	1077.43'	52.87'	52.87'	S89°58'11"E
11.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
12.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E

MASTER PLAT
OF
WINDING CREEK
LOTS 1-54, BLOCK A
LOTS 1-16, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-12, BLOCK D
LOTS 1-27, BLOCK E
TOTAL ACRES 78.831
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 4
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
REDDY K. VASUNDHARA & ALEX R. FREEMAN
100 N. CENTRAL EXPRESSWAY, STE. 108
DALLAS, TEXAS 75080

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APPLICANT/OWNER
FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

OCTOBER 2021 SCALE 1" = 100'

CASE #P2021-026

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	P2021-053	CASE MANAGER:	Andrew Reyna
PROJECT NAME:	Final Plat for Phase 1 of the Discovery Lakes Subdivision	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	areyna@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	10/20/2021	Approved w/ Comments

10/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for 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.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 78 (PD-78), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 For reference, include the case number (P2021-053) in the lower right-hand corner of all pages on future submittals.

M.5 Lot(s) 6, 7, and 8, Block A and Lot(s) 1, 2, Block D do not meet the minimum lot size (i.e lot width and depth) requirements of Lot Type A. With this being said, Lot 8, Block A and Lot 1, Block D would need to be oriented with the front building line facing Bear Lake Drive to be considered Lot Type A. If not oriented toward Bear Lake Drive, these lots would be considered Type B lots.

The remaining lots (i.e. Lot(s) 6 and 7, Block A and Lot 2, Block D) are considered to be Lot Type B. Keep in mind the ordinance does not permit Lot Type A to be less than 40 lots overall.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

I.7 Please note the scheduled meetings for this case:
(1) Planning & Zoning work session meeting will be held on October 26, 2021.
(2) Parks and Recreation Board meeting will be held on November 2, 2021.

(2) Planning & Zoning regular meeting will be held on November 9, 2021.
(3) City Council regular meeting will be held on November 15, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Verify Floodplain in the spillway area for pond. does not appear to be drawn/shaded correctly.
M - 20-ft Sanitary Sewer Line Easement between lots 5 and 6.
M - Offsite Drainage Easement Required here from Plat limits to creek.
M - Include final instrument number once filed.
M - 20-ft Water Line Easement between lots 3 and 4.
M - Add note 6. "The H.O.A. shall be responsible for maintaining all non standard decorative signs, pole/post, hardware and foundations."
M - The H.O.A. shall be responsible for maintaining all non standard decorative signs, pole/post, hardware and foundations.
M - Remove Franchise. Just U.E.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: Please submit CAD (.dwg) of road centerlines and lot lines so addressing can begin. Send to lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	10/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Provide landscape plans for common areas and detention if applicable

2. P2021-053 (Henry Lee) (Final Plat)
Park District 24 (collect fees only)
Cash In Lieu of Land: $448.00 x 31 lots = $13,888.00
Pro Rata Equipment Fee: $425.00 x 31 lots = $13,175.00
Total per lot x lots = $873.00 x 31 lots = $27,063.00

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

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

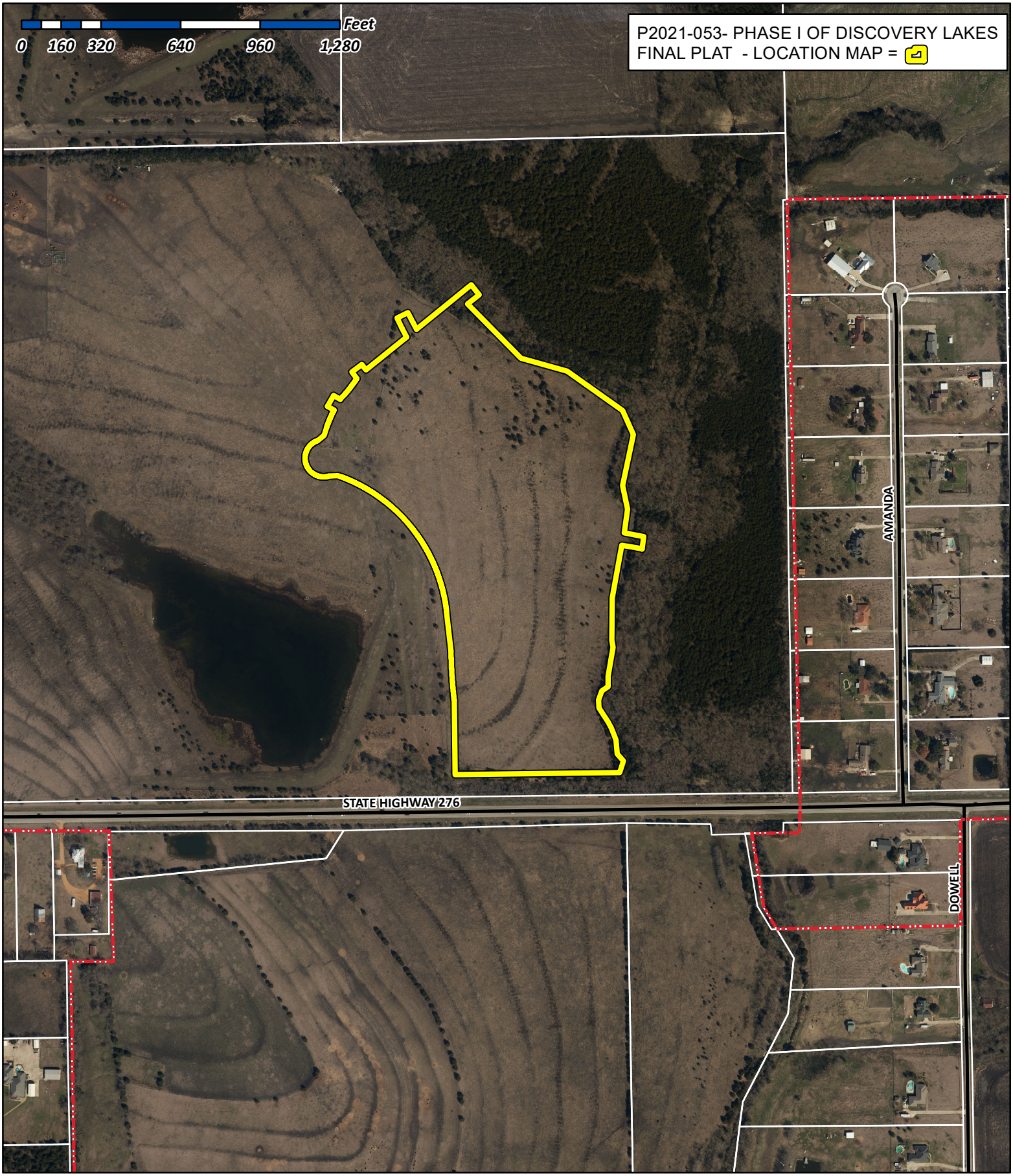
Given under my hand and seal of office on this the 14th *day of* October *, 20* 21

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

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(P): (972) 771-7745
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MATCHLINE

BEAR LAKE DRIVE

DISCOVERY LAKES BOULEVARD

CANYON LAKE ROAD

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

R-1967.50'
Δ-5°48'28"
L-199.44'
CB-N 03°40'09" W
CL-199.35'

N 06°34'23" W 159.71'

N 00°45'55" W 298.42'

S 89°14'06" W 661.85'

S 89°14'06" W 26.49'

POINT OF BEGINNING

POINT OF COMMENCING

S 10°24'58" W 215.46'

S 00°28'21" W 170.50'

S 08°29'40" W 96.25'

S 79°35'02" E 60.49'

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

N 08°48'50" E 50.00'

N 79°35'02" W 60.49'

R-750.00'
Δ-1°36'08"
L-20.97'
CB-N 80°23'06" W
CL-20.97'

S 08°05'09" E 27.62'

S 09°31'05" W 118.37'

S 00°40'00" E 41.54'

S 55°18'06" W 29.59'

S 21°46'04" W 39.07'

S 03°41'34" E 32.91'

S 33°31'16" E 66.53'

S 25°17'29" E 28.88'

S 22°38'52" E 50.87'

S 04°37'21" E 56.66'

S 41°46'43" E 36.86'

S 17°08'46" W 48.66'

S 89° 29' 05" W 543.40'

N 00°30'55" W 50.31'

S 89°29'08" W 117.50'

N: 7018674.98
E: 2615009.96

S 89°14'06" W 68.90'

5/8" IRF

5/8" CIRF "THE WALLACE GROUP"

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

REMAINDER OF
308 ON 276, L.P.
VOL. 3662, PG. 315
D.R.R.C.T.

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

1 49,413 SF 1,134 AC
2 45,350 SF 1,041 AC
3 49,413 SF 1,134 AC
4 47,155 SF 1,083 AC
5 40,114 SF 0,921 AC
6 33,077 SF 0,759 AC MIN FP 543,40
7 33,077 SF 0,759 AC MIN FP 543,80
8 33,077 SF 0,759 AC MIN FP 544,25

A
1 33,193 SF 0,762 AC MIN FP 542,59
2 33,959 SF 0,780 AC MIN FP 542,50
3 36,278 SF 0,833 AC MIN FP 542,45
4 35,687 SF 0,819 AC MIN FP 543,00
5 36,194 SF 0,831 AC MIN FP 543,00

ZONE "A"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

EROSION HAZARD SETBACK

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

STATE OF TEXAS EASEMENT FOR HIGHWAY PURPOSES PERMANENT CHANNEL OR DRAINAGE EASEMENT VOL. 82, PG. 583 D.R.R.C.T.

STATE OF TEXAS VOL. 72, PG. 112 D.R.R.C.T.

STATE OF TEXAS VOL. 45, PG. 253 D.R.R.C.T.

STATE OF TEXAS VOL. 45, PG. 211 D.R.R.C.T.

STATE OF TEXAS VOL. 45, PG. 296 D.R.R.C.T.

STATE OF TEXAS VOL. 72, PG. 146 D.R.R.C.T.

25' LANDSCAPE EASEMENT

20' WATER EASEMENT BY S.I.

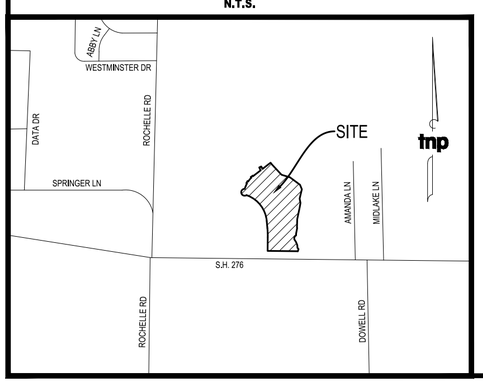
CONCRETE MONUMENT FOUND

5/8" CIRF "PINK TXDOT R.O.W."

STATE HIGHWAY NO. 276
(FORMERLY FM 1143)
(A VARIABLE WIDTH R.O.W.)

WSEL 565.05
WSEL 548.38
WSEL 548.37
WSEL 541.12
WSEL 540.75
WSEL 539.30
WSEL 536.95
WSEL 536.82

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'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
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'

SCALE IN FEET
1" = 100'

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
F.U.E. - FRANCHISE 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.

FINAL PLAT
LOTS 1-8, 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
1,475,877 SQUARE FEET OR 33.881 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

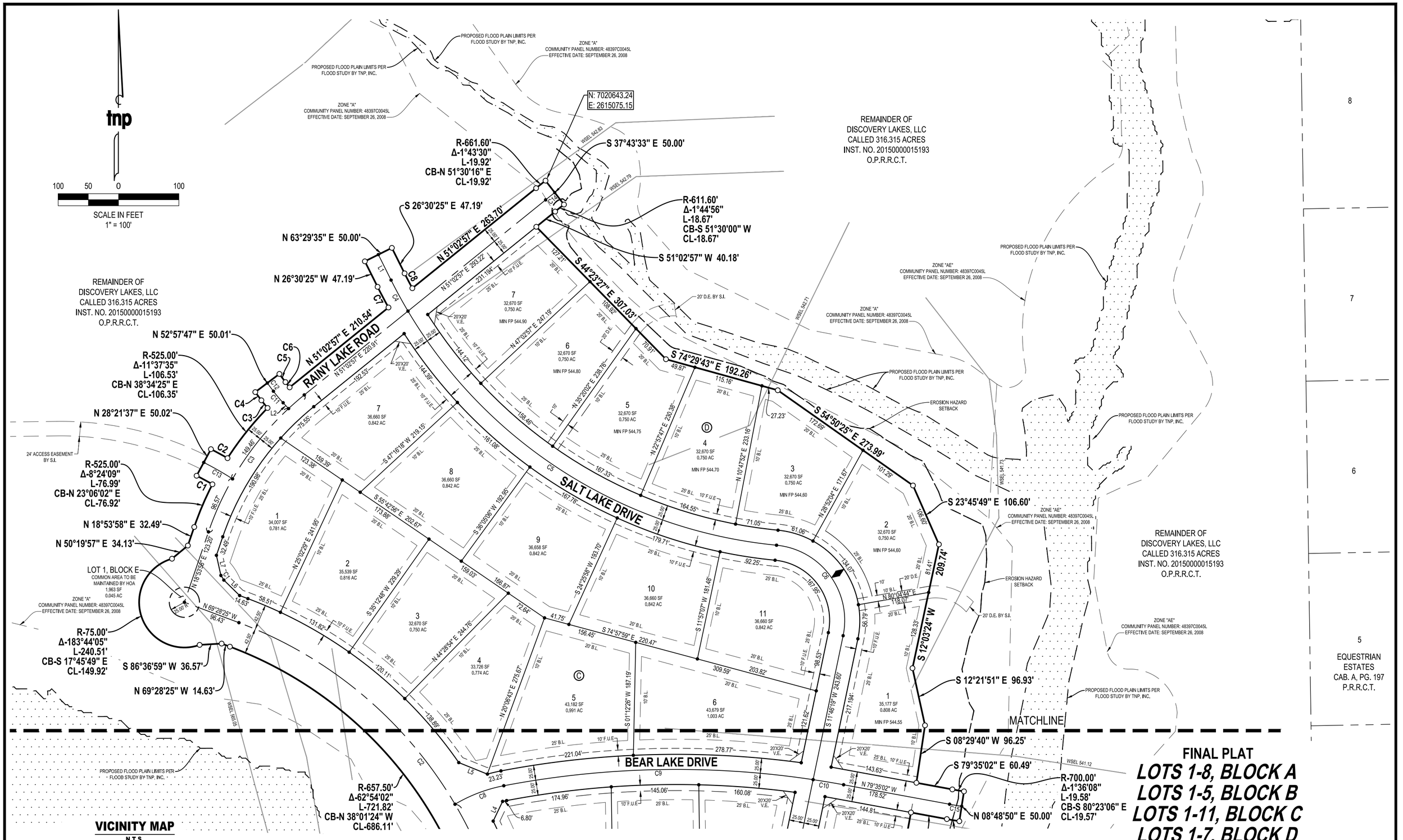
OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: June 6, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 1 of 3

CASE NO._____

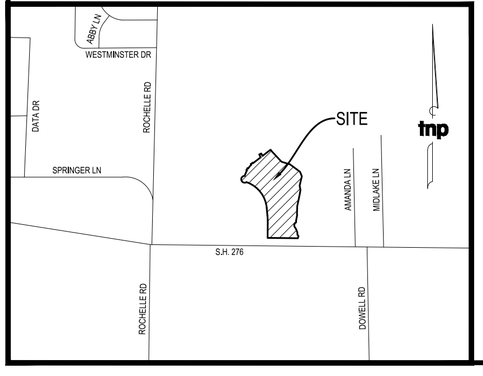
SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: C:\Users\jmaddox\AppData\Local\Temp\AcPublish_22260\2021 10 04 SBD 20370 Final Plat.dwg at Oct 14, 2021-12:34pm by jmaddox



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'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
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°14'56"	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 1-8, 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
1,475,877 SQUARE FEET OR 33.881 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: April 07, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 2 of 3

CASE NO._____

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_22260\2021 10 04 SBD 20370 Final Plat.dwg at Oct 14, 2021-12:34pm 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 273.99 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 23 degrees 45 minutes 49 seconds East, a distance of 106.60 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 03 minutes 24 seconds West, a distance of 209.74 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 21 minutes 51 seconds East, a distance of 96.93 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 29 minutes 40 seconds West, a distance of 96.25 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 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

South 79 degrees 35 minutes 02 seconds East, a distance of 60.49 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 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 10 degrees 24 minutes 58 seconds West, a distance of 215.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 28 minutes 21 seconds West, a distance of 170.50 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 05 minutes 09 seconds East, a distance of 27.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 31 minutes 05 seconds West, a distance of 118.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 40 minutes 00 seconds East, a distance of 41.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 55 degrees 18 minutes 06 seconds West, a distance of 29.59 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 21 degrees 46 minutes 04 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 41 minutes 34 seconds East, a distance of 32.91 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 66.53 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 1,475,877 square feet, or 33.881 acres of land.

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:

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

FINAL PLAT
LOTS 1-8, 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
1,475,877 SQUARE FEET OR 33.881 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: April 07, 2021
Drawn By: WS
Scale: 1"=100'

SHEET 3 of 3

tnp

CASE NO._____

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_22260\2021 10 04 SBD 20370 Final Plat.dwg at Oct 14, 2021-12:34pm by jmaddox

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	P2021-054	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for the Emerson Farms Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for the 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-054) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 76 (PD-76), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Correct the Title Block to the following:

Final Plat
Emerson Farms Subdivision
107 Residential Lots, Being 138.756 acres or 6,044,211.36 Square Feet
Situated in the J. Lockhart Survey, Abstract No. 137
City of Rockwall, Rockwall County, Texas

M.6 Lot 13, Block F; Lots 1-3, Block F should be in Block G – there are currently two of each of these lots.

M.7 Provide the lot frontage at the front yard setback for Lots 15-16, Block G. I need to confirm they meet the lot frontage requirements.

M.8 Ghost in the square footage for each proposed lot.

M.9 No proposed easements shall be indicated as “by separate instrument.” All easements must be platted with this plat.

M.10 Indicate the Corporate City Limits of Rockwall on the plat.

M.11 Remove the parenthesis from note 5 on sheet one (i.e. do not call out the specific lots).

M.12 The notary for the surveyor's signature and seal is not necessary.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meetings for this case will be held on October 26, 2021 & November 9, 2021. The Parks Board meeting will be held on November 2,2021.

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

1.15 The projected City Council Meeting date for this case will be November 15, 2021.

1.16 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Include instrument number on plat once filed.
M - Add note, "The H.O.A. shall be responsible for maintaining all non standard decorative signs, pole/post, hardware and foundations."
M - Add this to note 6, " and drainage swales along roadway in right-of-way."
M - Plat this lot as part of this plat. No separate instruments for ROW allowed. Add easements when platting this lot.
M - The 30x30' sidewalk easement is a ROW Clip.
M - What is the elevation on the GPS point? Shown as ???

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: Choose new street names for Boston Dr and Concord Dr. We now have conflicts in other areas. Please submit CAD (.dwg) of road centerlines and lot lines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved

10/19/2021: 1. Provide landscape plans for common areas and detention if applicable

2. P2021-054 (Henry Lee) (Final Plat)
Park District 24 (collect fees only)
Cash In Lieu of Land: $448.00 x 107 lots = $47,936.00
Pro Rata Equipment Fee: $425 x 107 lots = $45,475.00
Total per lot x lots = $873.00 x 107 lots = $93,411.00

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."

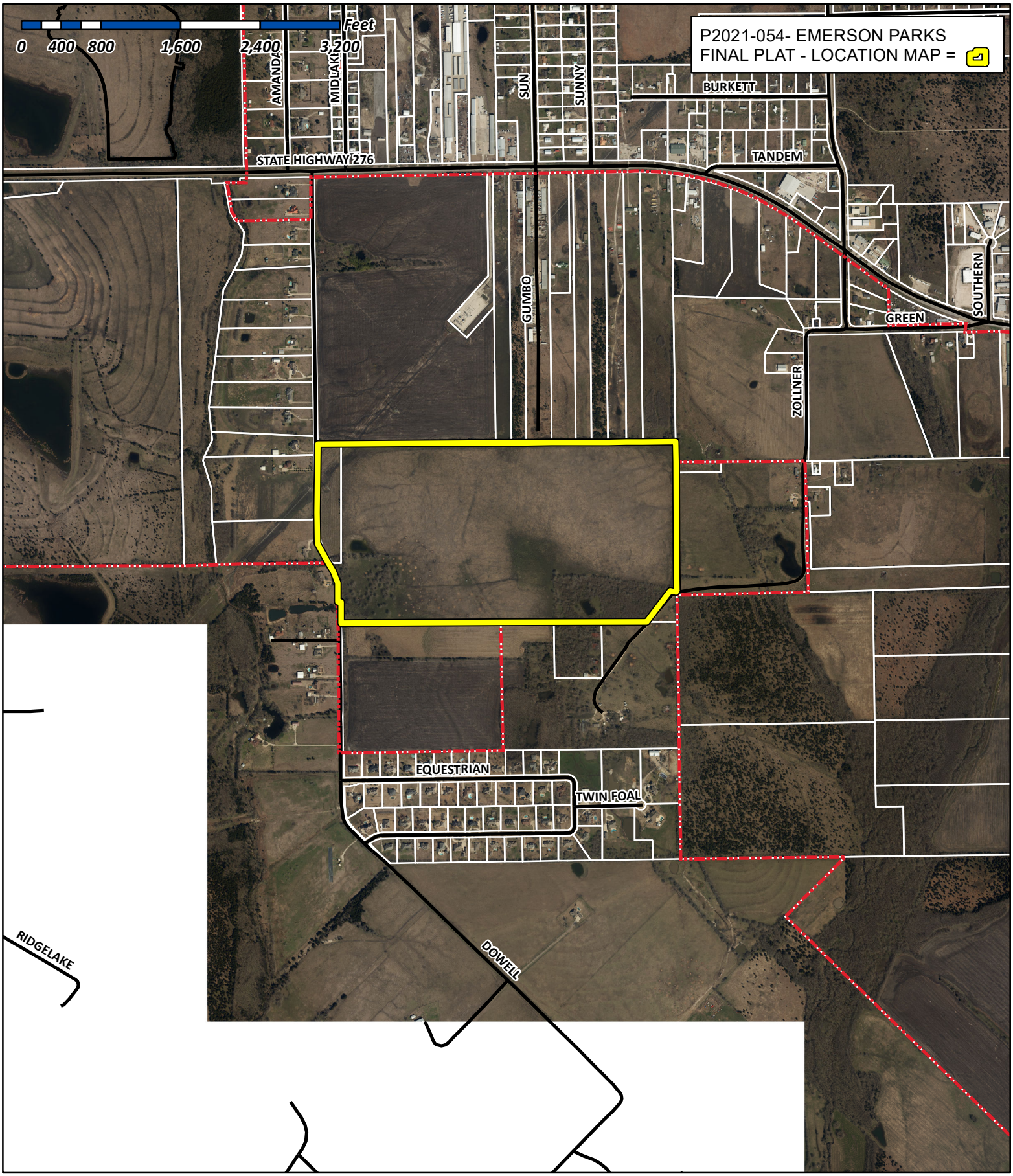
Given under my hand and seal of office on this the 12th *day of* October, *20* 21.

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 2752195

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

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

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

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

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

60' STREET DEDICATION BY SEPARATE INST.

65' FUTURE R.O.W.

30'X30' VISIBILITY & SIDEWALK EASEMENT

VARIABLE R.O.W. DEDICATION

N89° 37'22"E 1361.91'

S00° 22'38"E 600.00'

N00° 22'38"W 270.00'

N00° 02'52"W 1195.77'

N89° 45'00"E 131.11'

N31° 14'28"W 98.94'

N21° 45'35"W 123.31'

N00° 04'32"W 194.53'

N89° 29'31"W 34.26'

N00° 03'28"W 211.73'

S00° 22'38"E 272.06'

S00° 22'38"E 272.84'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

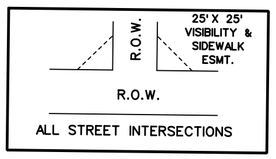
X	Y
2617338.9600	7015813.1304
ELEV = ??	

NOTES

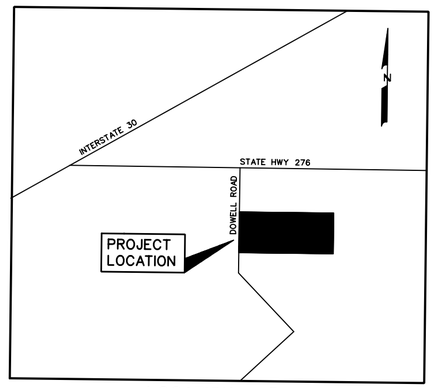
1. Bearings are referenced to a 138.79 acre tract, Doc. No. 20140000017662, in Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, 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

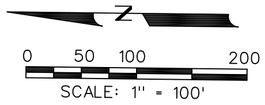
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	26°15'31"	632.50'	289.87'	287.34'	N17°39'05"W



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

MATCHLINE SHEET 1 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'

(60' R.O.W.)

BOSTON DRIVE

CONCORD DRIVE

FROST DRIVE

BRAHMA DRIVE

40' N.T.&W.P. ESMT. VOL. 4912, PG. 196

10' U.E.

40' B.L.

15' D.E.

25' B.L.

162.50'

163.91'

270.00'

S00° 22'38"E 270.00'

N00° 22'38"W 270.00'

S00° 22'38"E 275.58'

275.33'

275.08'

274.83'

274.58'

274.33'

274.09'

273.84'

273.59'

273.34'

163.00'

(A) (C) (D) (E) (F) (G)

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

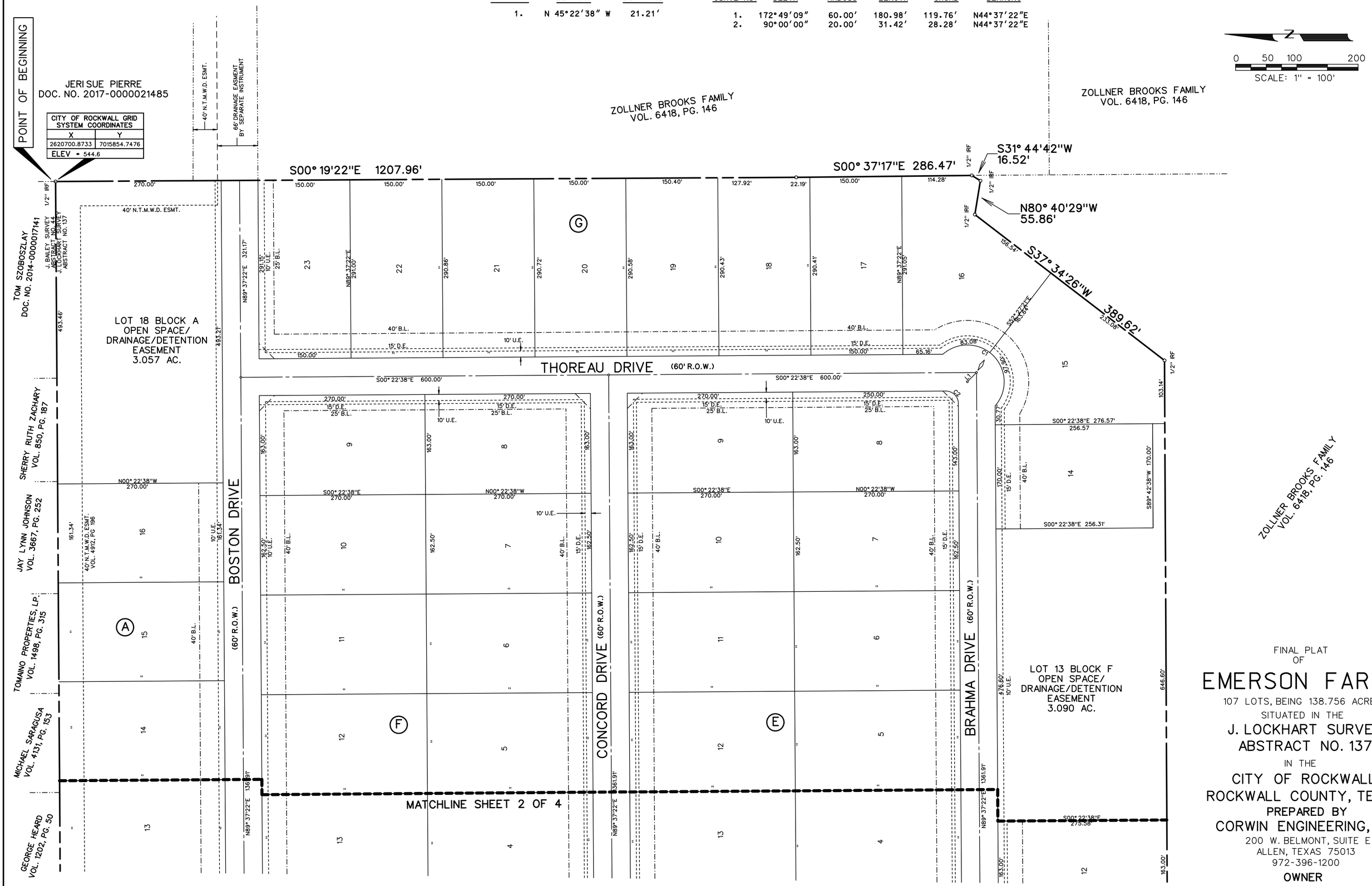
OCTOBER 2021 SCALE 1" = 100'

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



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

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	P2021-055	CASE MANAGER:	Andrew Reyna
PROJECT NAME:	Final Plat for Phase 2 of the Saddle Star Subdivision	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	3076 HAYS LN, ROCKWALL	CASE MANAGER EMAIL:	areyna@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for 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.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 79 (PD-79), the SH-205 By-Pass (SH-205 BY OV) District, and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 For reference, include the case number (P2021-055) in the lower right-hand corner of all pages on future submittals.

M.5 Please correct and relabel the common area lots to read as follows:
1) Change C.A. 6 to Lot 6, Block X
2) Change C.A. 5 to Lot 5, Block X
3) Change C.A. 4 to Lot 4, Block X

M.6 Correct and/or verify curve C1 of the curve data table versus legal description for chord bearing.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

I.8 Please note the scheduled meetings for this case: (1) Planning & Zoning work session meeting will be held on October 26, 2021.(2) Parks & Recreation Board meeting on November 2, 2021. (3) Planning & Zoning regular meeting will be held on November 9, 2021. Action Item (4) City Council regular meeting will be held on November 15, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Include instrument number on plat once filed or submit and file Phase 3's plat.
I - Sewer pro-rata due = $86.44/acre.
M - Update note 7 to state, "property owner/HOA shall be responsible for all maintenance, repair, and replacement of all drainage and detention systems in easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved w/ Comments

10/18/2021: Please send new CAD (.dwg) file of road centerlines and lot lines to lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Provide landscape plans for common areas and detention

2. Provide tree mitigation plans if applicable

3. P2021-055 (Henry Lee) (Final Plat)
Park District 6 (pro rata equipment fees approved to be utilized for HOA park and open space in February 2020 meeting, fees now being confirmed and amenity cost must exceed required pro rata equipment fees) (cash in lieu of land collect fees only)
Cash In Lieu of Land: $984.00 x 77 lots = $75,768.00
Pro Rata Equipment Fee: $931.00 x 77 lots = $71,687.00
Total per lot x lots = $1,915.00 x 77 lots = $147,455.00

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.*

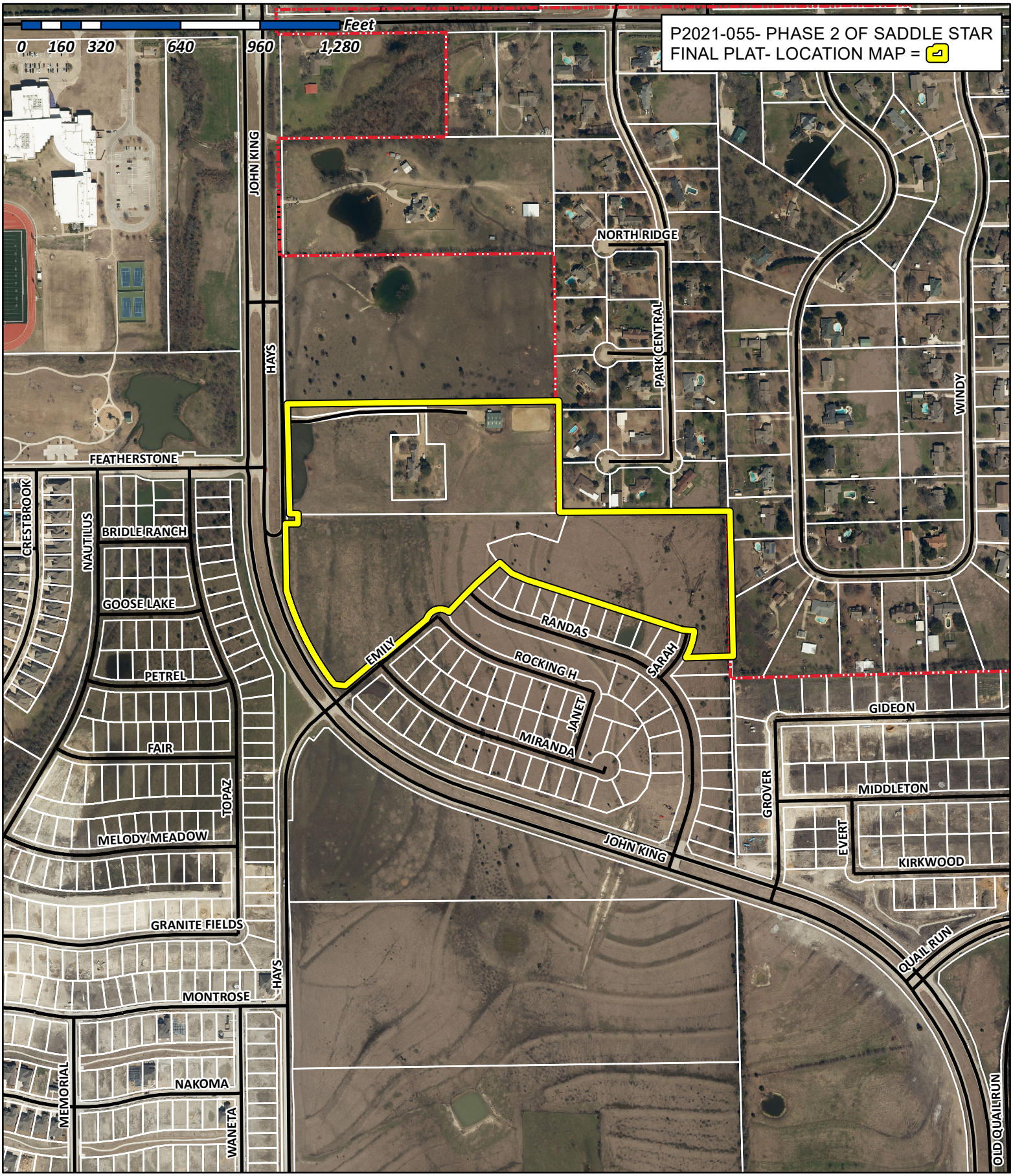
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* October *20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

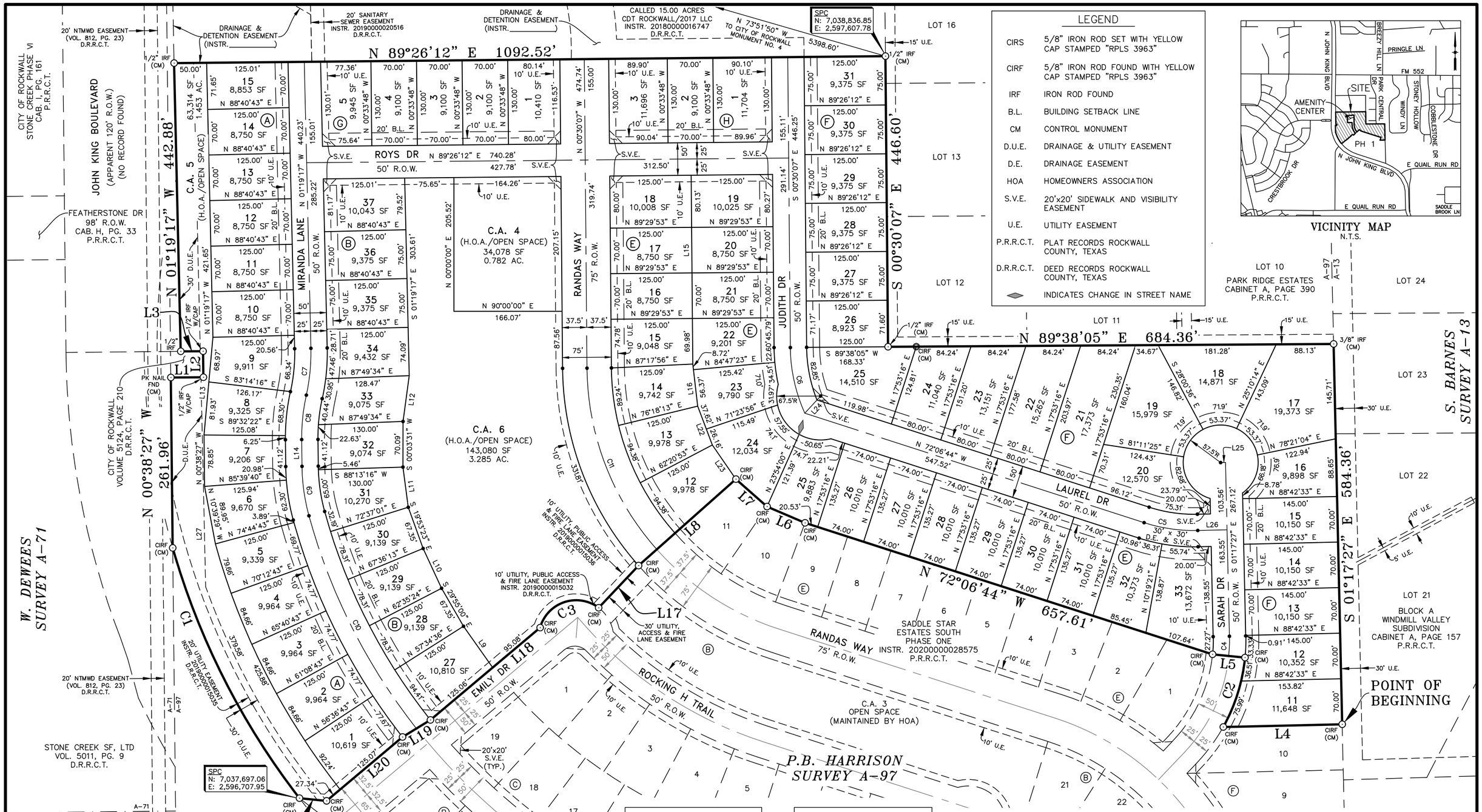
MY COMMISSION EXPIRES



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.



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

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	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	S 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'

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

DATE: 10/15/2021 CASE #: P20__-___ SHEET 1 OF 3

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

CALLED 15.00 ACRES
CDT ROCKWALL/2017 LLC
INSTR. 20180000016747
D.R.R.C.T.

CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

JOHN KING BOULEVARD
(APPARENT 120' R.O.W.)
(NO RECORD FOUND)

FEATHERSTONE DR
98' R.O.W.
CAB. H, PG. 33
P.R.R.C.T.

CITY OF ROCKWALL
VOLUME 5124, PAGE 210
D.R.R.C.T.

W. DEWEES
SURVEY A-71

A-71
A-97

A-71
A-131

STONE CREEK SF, LTD
VOL. 5011, PG. 9
D.R.R.C.T.

C.A. 5
(H.O.A./OPEN SPACE)

MIRANDA LANE
50' R.O.W.

ROYS DR
50' R.O.W.

20' SANITARY
SEWER EASEMENT
INSTR. 20190000020936
D.R.R.C.T.
(ABANDONED BY THIS PLAT)

20' SANITARY
SEWER EASEMENT
INSTR. 20190000015034
D.R.R.C.T.
(ABANDONED BY THIS PLAT)

C.A. 4
(H.O.A./OPEN SPACE)

C.A. 6
(H.O.A./OPEN SPACE)

RANDAS WAY
75' R.O.W.

JUDITH DR
50' R.O.W.

LOT 16

LOT 13

LOT 12

LOT 11

LOT 10
PARK RIDGE ESTATES
CABINET A, PAGE 390
P.R.R.C.T.

A-97
A-13

LOT 24

LOT 23

LOT 22

LOT 21
BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157
P.R.R.C.T.

S. BARNES
SURVEY A-13

LAUREL DR
50' R.O.W.

SARAH DR
50' R.O.W.

DRAINAGE EASEMENT
INSTR. 20190000015031
D.R.R.C.T.
(ABANDONED BY THIS PLAT)

DRAINAGE EASEMENT
INSTR. 20190000015033
D.R.R.C.T.
(ABANDON BY THIS PLAT)

DRAINAGE EASEMENT
INSTR. 20190000015032
D.R.R.C.T.
(ABANDONED BY THIS PLAT)

DRAINAGE &
DETENTION EASEMENT
INSTR. 20190000015037
D.R.R.C.T.
(ABANDONED BY THIS PLAT)

SADDLE STAR
ESTATES SOUTH
PHASE ONE
INSTR. 20200000028575
P.R.R.C.T.

EMILY DR
50' R.O.W.

ROCKING H TRAIL
50' R.O.W.

C.A. 3
OPEN SPACE
(MAINTAINED BY HOA)

P.B. HARRISON
SURVEY A-97

N

100 50 0 100 200
SCALE IN FEET
1" = 100'

EASEMENT LEGEND

SANITARY SEWER EASEMENT

DRAINAGE & DETENTION EASEMENT

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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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
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DATE: 10/15/2021 CASE #: P20__-___ 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.

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
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

DATE: 10/15/2021 CASE #: P20__–___ SHEET 3 OF 3

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

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	P2021-056	CASE MANAGER:	Andrew Reyna
PROJECT NAME:	Final Plat for Phase 2 of the Somerset Park Subdivision	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	areyna@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-056) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 63 (PD-63), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Include the total square footage in the Title Block.

M.6 The location of the development is required to be tied to a Rockwall monument, and tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). Also indicate the Point of Beginning on the plat.

M.7 Thicken the subdivision boundary line.

M.8 Ghost in the square footage for each proposed lot.

M.9 Provide sheet match line numbers to ease in locating where each page of the plat is located within Phase 2.

M.10 Indicate all existing and proposed corner clips and any subsequent dedication.

M.11 Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.

M.12 Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet. Include this as note 9 on sheet 1.

M.13 Provide a space for plat signatures attesting approval of the plat. The standard city signature block can be found within the application packet.

_____ ____
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

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meetings for this case will be held on October 26, 2021 & November 9, 2021. The Parks Board meeting will be held on November 2, 2021.

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

1.16 The projected City Council Meeting date for this case will be November 15, 2021.

1.17 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Provide two coordinate points: Northing and Easting
M - Include instrument number on plat once easements are filed.
I - -Somerset LS, gravity sewer, and force main pro-rata due = $545.38/acre, FM 3097 LS pro-rata due = $432.74/acre
M - Waiting on final approved flood study to verify X-sections, water surface elevations and minimum finish floor elevations.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: 1. Tie two corners to State Plane Coordinates (NAD82 NCTX 4202 Grid); add POB to boundary. Submit survey closure report.

2. Choose a new street name for Mercer Dr. We now have conflicts in other areas.
*(Mercers Colony Dr. will work and has a historic significance to the City of Rockwall).

3. Please submit CAD (.dwg) of road centerlines and lot lines so addressing can begin. Send to lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Provide landscape plans for common areas and detention
2. tree mitigation plan approved

3. P2021-056 (Andrew Reyna) (Site Plan)
Park District 12 (pro rata equipment fees approved to be utilized for HOA park and open space in February 2015 meeting, fees now being confirmed and amenity cost must exceed required pro rata equipment fees) (cash in lieu of land collect fees only)
Cash in Lieu of Land: $541.00 x 165 lots = $89,265.00
Pro Rata Equipment Fee: $512.00 x 165 lots = $84,480.00
Total per lot x lots = $1,053.00 x 165 lots = $173,745.00

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."*

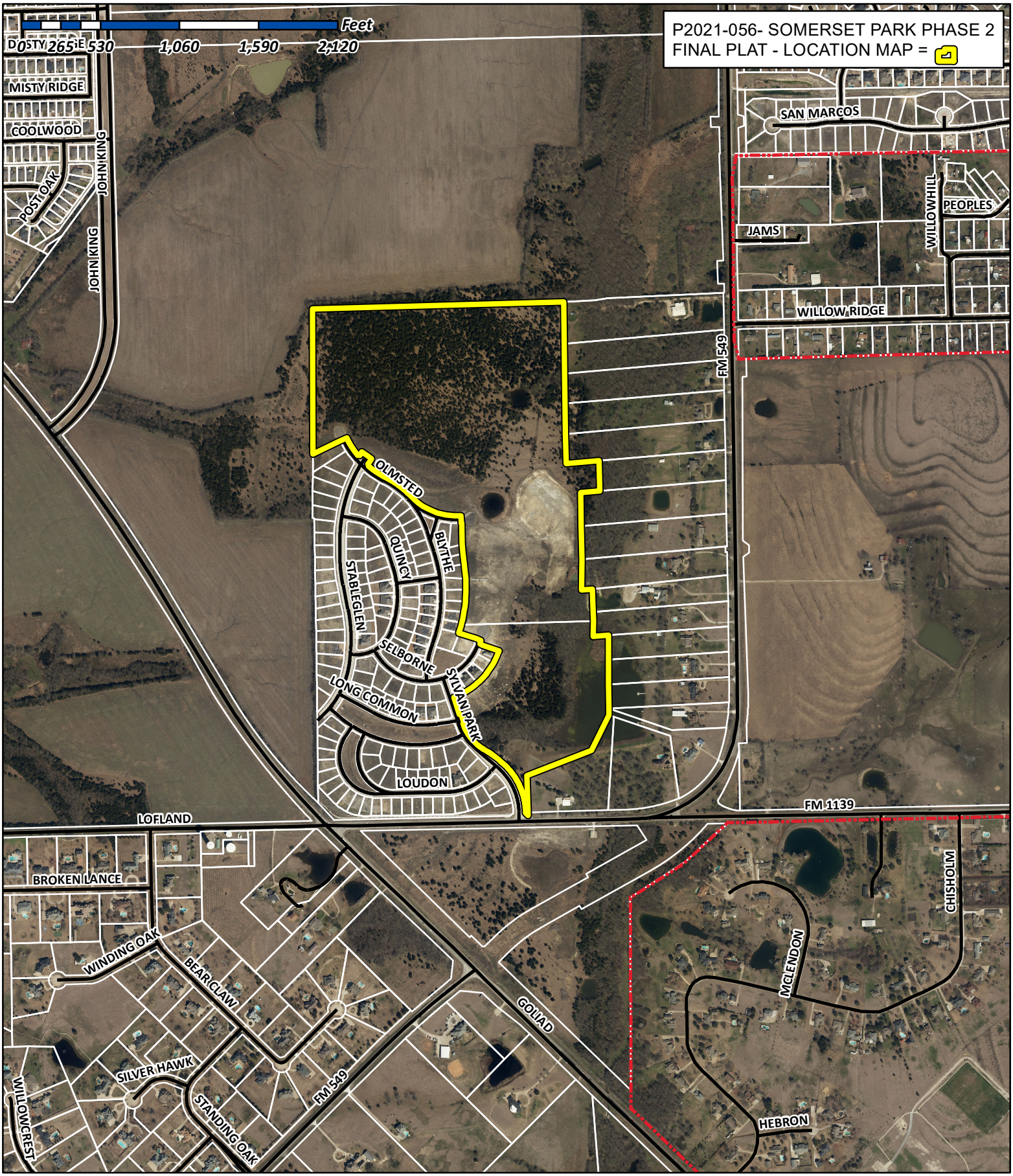
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paulette 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.

LOCATION MAP
1" = 2000'

100 0 50 100 200

1 inch = 100 ft.

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.

LEGEND

(Not all items may be applicable)

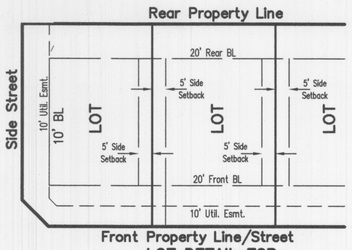
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	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

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 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' October, 2021 SEI Job No. 20-112

Drawing: G:\2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: BJohnson Save Time: 10/14/2021 2:34:21 PM
Plotted by: bjohnson Plot Date: 10/14/2021 2:42 PM

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

NORTH

100 0 50 100 200

1 inch = 100 ft.

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)	
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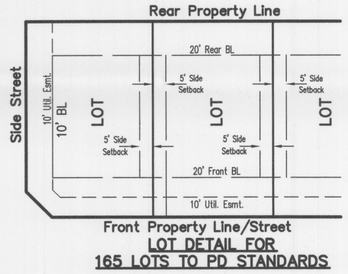

LOT DETAIL FOR 165 LOTS TO PD STANDARDS

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"

FINAL PLAT

SOMERSET PARK PHASE II

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BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,
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Contact: Katherine Hamilton

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Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Greg T. Helsel

SHEET 2 OF 6

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

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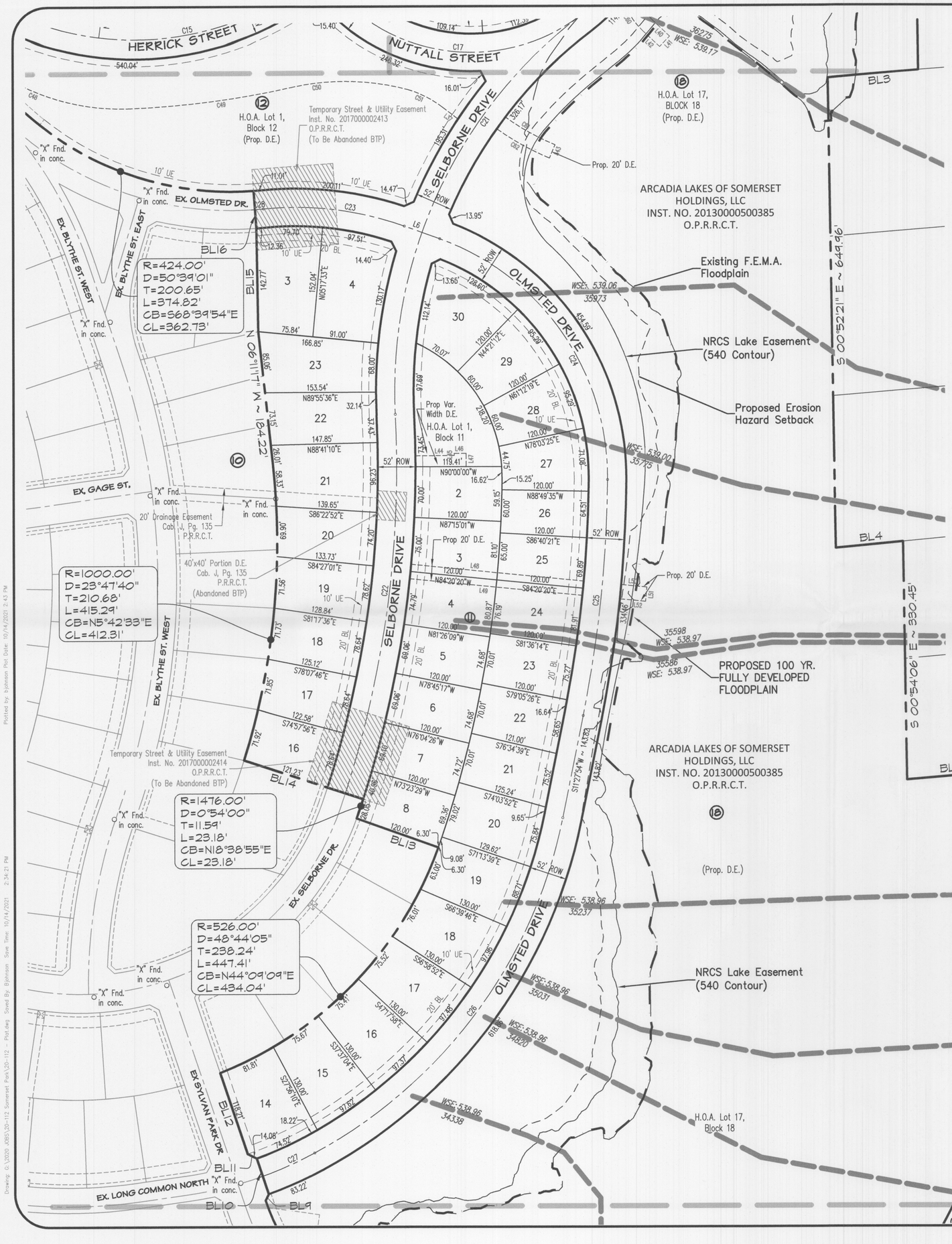

Boundary Curve Table

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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BL14	173.23'	N 71°48'05" W
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BL16	52.00'	N 03°59'25" W
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BL18	80.00'	N 55°02'47" W
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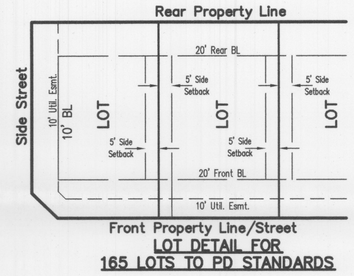
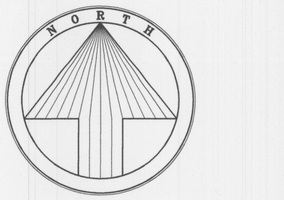


LOT DETAIL FOR
165 LOTS TO PD STANDARDS



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LEGEND

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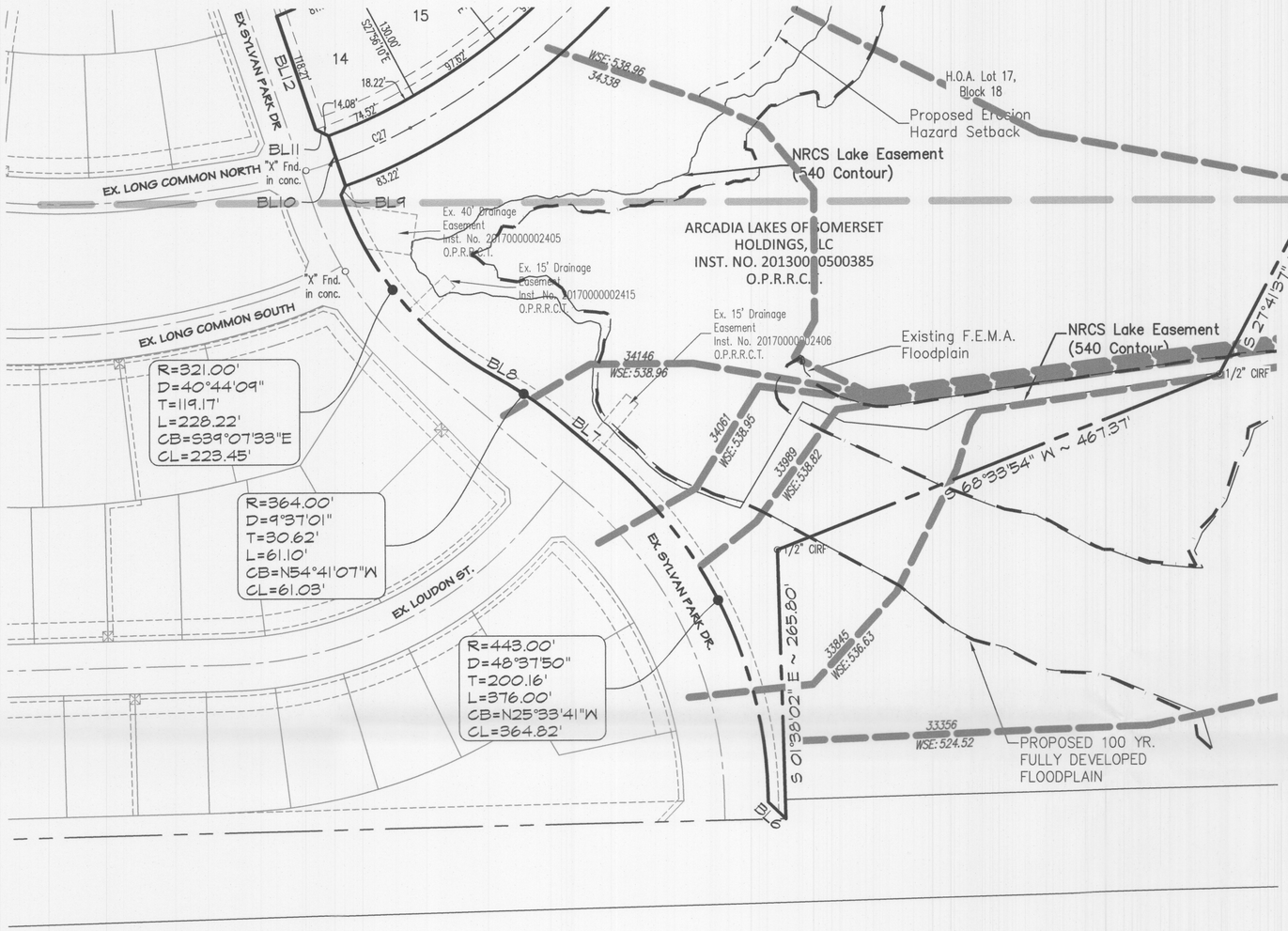

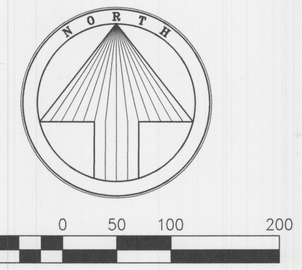

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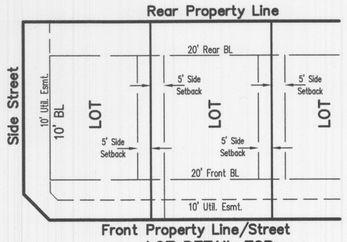
(OPRGCT)	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

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

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 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 4 OF 6

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

Drawing: C:\ 2020_JOBS\20-112_Somerset Park\20-112 - Plat.dwg Saved By: Bjohnson Save Time: 10/14/2021 2:34:21 PM
Plotted by: bjohnson Plot Date: 10/14/2021 2:43 PM

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		
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
BL12	118.21'	N 18°38'49" W
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'

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,
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IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

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3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
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Plano, TX 75075
Telephone: (972) 422-0077
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Scale: 1"=100' October, 2021 SEI Job No. 20-112

Drawing: G:\2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: bjohnson Save Time: 10/14/2021 2:34:21 PM
Plotted by: bjohnson Plot Date: 10/14/2021 2:43 PM

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 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.

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

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

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,
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Arcadia Lakes Of Somerset Holdings, LLC
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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 6 OF 6

October, 2021 SEI Job No. 20-112

Drawing: G:\2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: Bjohnson Save Time: 10/14/2021 2:34:21 PM
Plotted by: bjohnson Plot Date: 10/14/2021 2:43 PM

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.

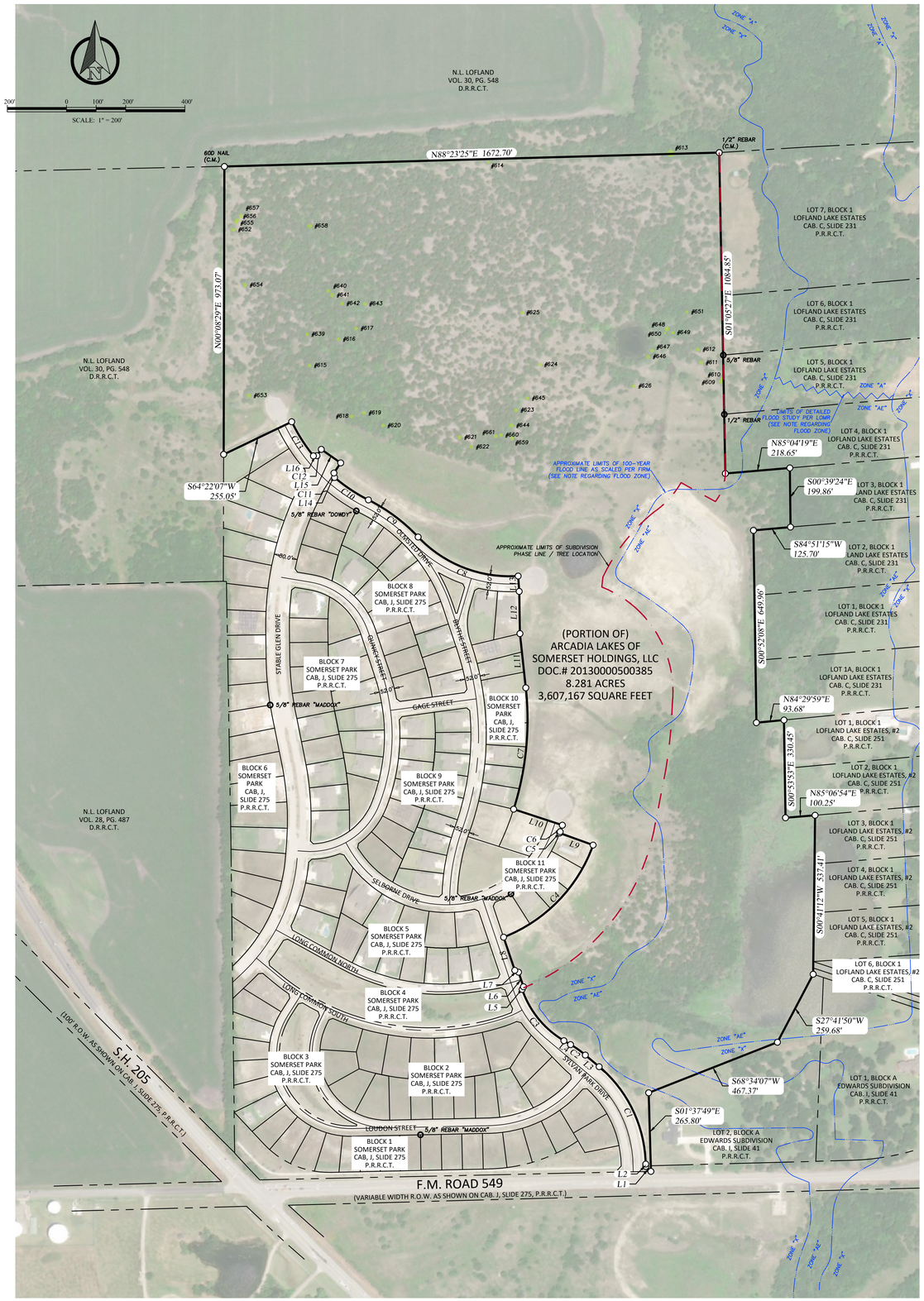
NOTE REGARDING UTILITIES

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

- 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



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

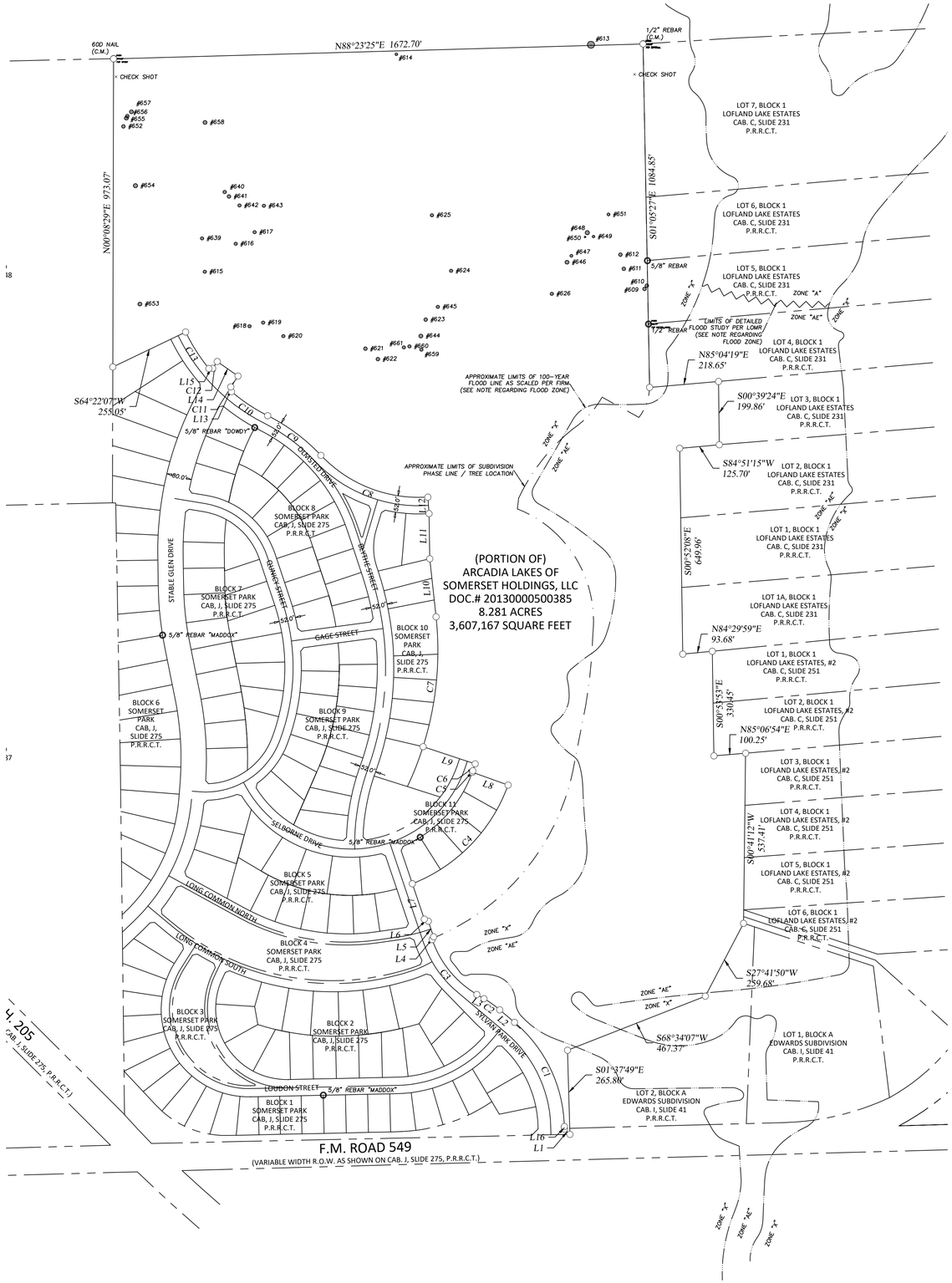
SHEET:

VO1

TREE SURVEY

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



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

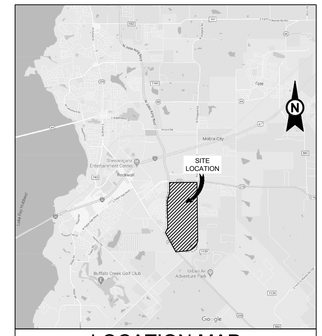
TREE TRIMMING AND REMOVAL NOTES

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

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PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	SP2021-027	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Seefried Rockwall	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1220 & 1280 DATA DR, ROCKWALL, TX 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards, the IH-30 Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

_____ ____
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

M.6 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
2. Signage will be covered at the time of building permit. (Subsection 06.02. F, of Article 05)
3. Indicate any roof or ground mounted utility equipment as well as their subsequent screening; consider crosshatching any roof mounted utility equipment. All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05. C, of Article 05)
4. Provide an exhibit detailing the dumpster enclosures. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (Subsection 01.05. B, of Article 05)

M.7 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
3. Accent trees in detention areas are calculated as 1 per 1,500 SqFt. In this case only 21 accent trees are required and the plans indicate 42 have been provided. The excess accent trees could be used as a compensatory measure to offset the three (3) variance associated with the proposed site plan. (Subsection 05.03. B, of Art. 08)
4. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.8 Treescape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. After reviewing the treescape plan errors were found with trees 613 and 776 this changed the total mitigation balance to 3,228-inches. Also, only 191 4-inch (764-inches) canopy trees are being planted on site (the plans show 291), therefore reducing the total mitigation balance to 2,464 inches. According to Section 05 (F)(3), of Article 09, if any trees are planted on site the mitigation fee becomes $100.00 per inch. In this case it would mean the remaining fee would be $246,400.00. Given this the Alternative Tree Mitigation Settlement Agreement letter needs to be rewritten to request to pay the remaining mitigation balance of $246,400.00. This would constitute as 76.3% of the balance is being paid, while 23.7% is being replanted. (Subsection 03.01. G, of Article 09)

M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case light levels exceed the 0.2 FC at the property line. Please make the required changes to meet this requirement. (Subsection 03.03. G, of Article 07)
3. Please provide light cutsheets for all proposed light fixtures. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

1. 20% stone is required on each façade of the proposed buildings. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
2. The proposed buildings do not meet the horizontal and vertical articulation standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] tilt wall construction, and [3] articulation. The variance letter provided proposed the following compensatory measures: [1] exterior patio area with adjacent landscaping, [2] exterior seating, [3] bicycle racks, and [4] addition canopies over center punched windows. As indicated in M.7.3 the additional accent trees provided in the detention area could serve as a 5th compensatory measure. If you wish to do this simply provide staff an updated variance request letter.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 2, 2021 will result in the automatic denial of the case on the grounds of an

incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on October 26, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on November 9, 2021.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Lift Station to be Private.
M - Sanitary sewer to lift station to be Private
M - Must plat these lots to dedicate right-of-way and easements.
M - Min. 24' paving for the Data Drive extension.
M - Water line to be in center of 20' easement. Will need to add a water line easement 10' from the line at all areas.
M - 30'x30' ROW Clip at Data and IH 30.
M - 6-inch Lime subgrade under paving.
M - 10' U.E. on all ROW Frontage.

The following items are informational for the engineering design phase.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- All walls (1.5' and greater) to be rock or stone (no smooth face walls). No walls in easements or right-of-ways.
- Walls 3' or taller will be required to be engineered

Roadway Paving Items:
- Parking to be 20'x9'
- All drive isles to be 24' wide.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must dedicate half of the Data Dr extension. 60' ROW and 41' B-B paving. Must build a min of 24' wide from Capital to IH 30.
- TXDOT permit is required for the driveways. A TXDOT TIA will be required. Review fees apply.

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Sewer can connect to Capital Blvd...check depths.
- Must construct a 12" water line along the western property line from Data to IH 30.
- There is a sewer pro-rata of $3152.31/acre for the entire site.
- Water must be 10' separated from storm and sewer.

- Lift station review fees will be required

Drainage Items:
- Detention is required. The site will need two detention ponds since there are two drainage basins on this property or one pond that over detains. You cannot increase flow in either direction.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Drainage basins that are 20 acres or more must use the until hydrograph method for detention. Review fees apply.
- Drainage must be at sheet flow conditions before crossing property lines unless you get an off-site easement.
- Max side slope of detention to be 4:1. No vertical walls allowed in detention easement.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: Building 1 (Lot 1) Shell: will be *1220 Data Dr, Rockwall, TX 75032*
Building 2 (Lot 2) Shell: will be *1280 Data Dr, Rockwall, TX 75032*

*All suite numbering shall be ascending north to south in a 1XX scheme (110...120 etc.) 200 and up are for multi story buildings. Please see the following for more: http://www.rockwall.com/pz/GIS/AddressingStandards.pdf

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	10/19/2021	Approved w/ Comments

10/19/2021: There are several suggestions to help reduce the potential for criminal activity at the site. I would be more than willing to speak with the developer(s) and review the site plans and provide CPTED suggestions.

EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Landscape plan approved
2. Tree mitigation approved, how do you intend to settle the 2,110" balance

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."

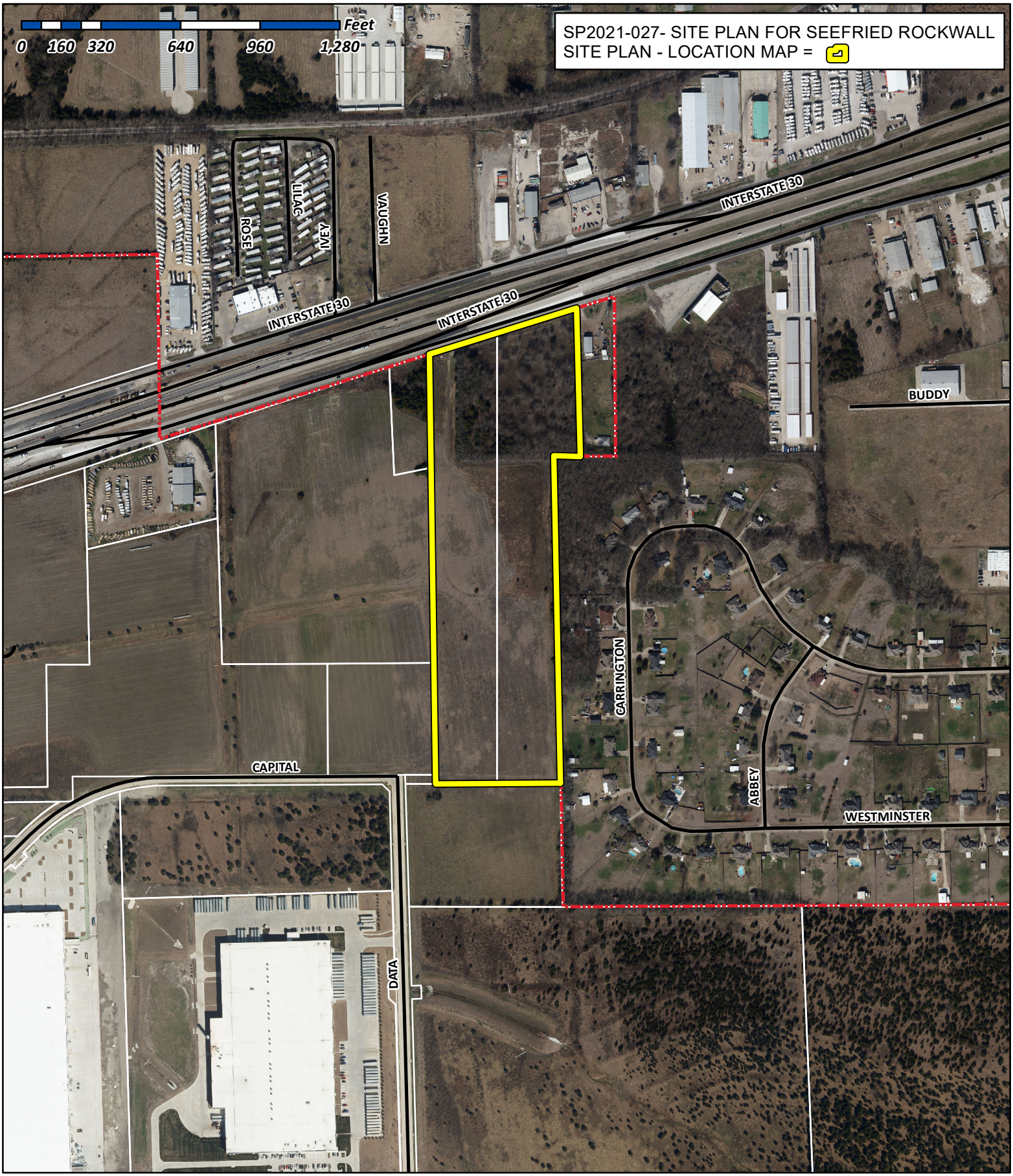
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October, 2021.

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:

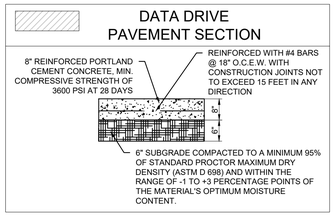
Protected Caliper Inches Removed Onsite	3,234
Required Caliper Inches Included on LS Plans (281 Trees x 4")	1,124
Remaining Caliper Inches to Mitigate	**2,110**

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,

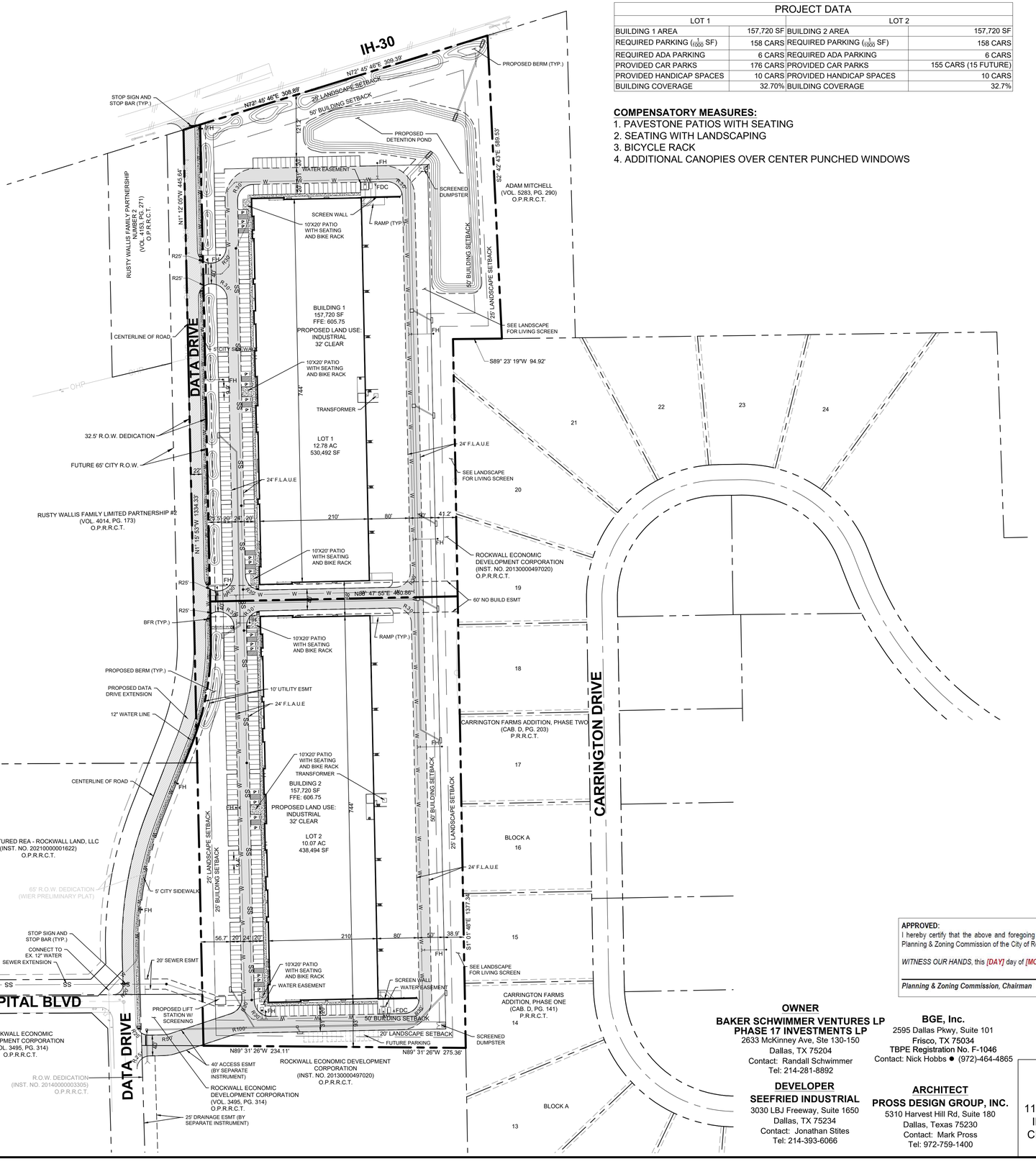
Nick Hobbs, PE
Project Manager

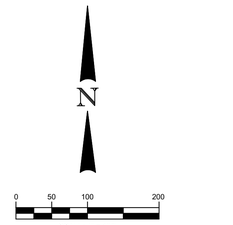
DATA DRIVE PAVEMENT SECTION

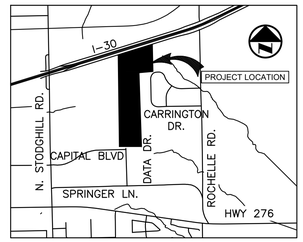


PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.7%

COMPENSATORY MEASURES:
1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS







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.

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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. XXX)
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
OCTOBER 15, 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

OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

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\projects\Projects\TONY\Projects\Seefried_Industrial_Prop\9028-00-Seefried_Rockwall\LD\01_CAD\01_Site\ROCKWALL_SITE PLAN.dwg Oct 14, 2021 - 12:59pm ascott

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$TIME$
$DATE$
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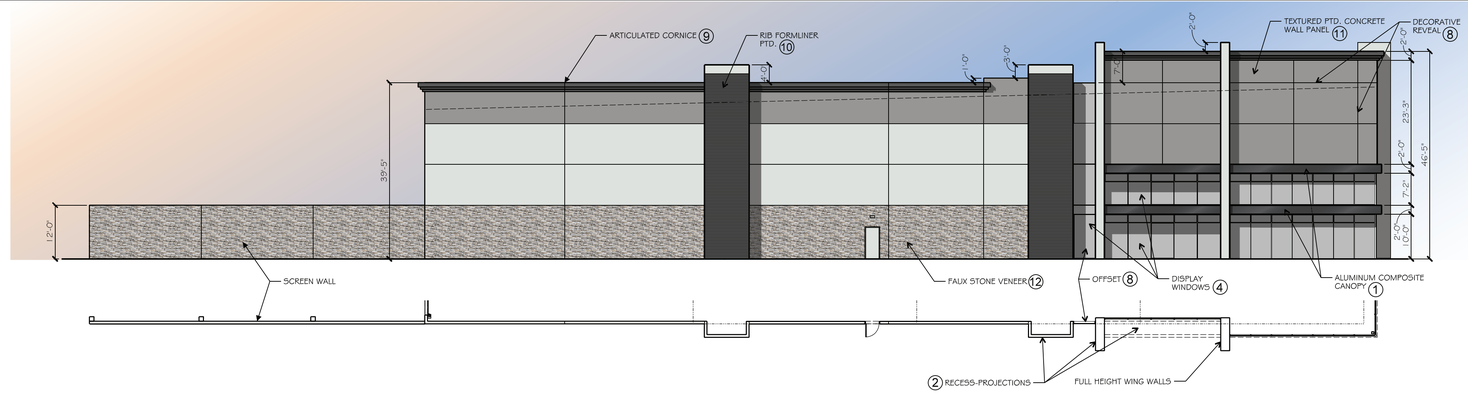
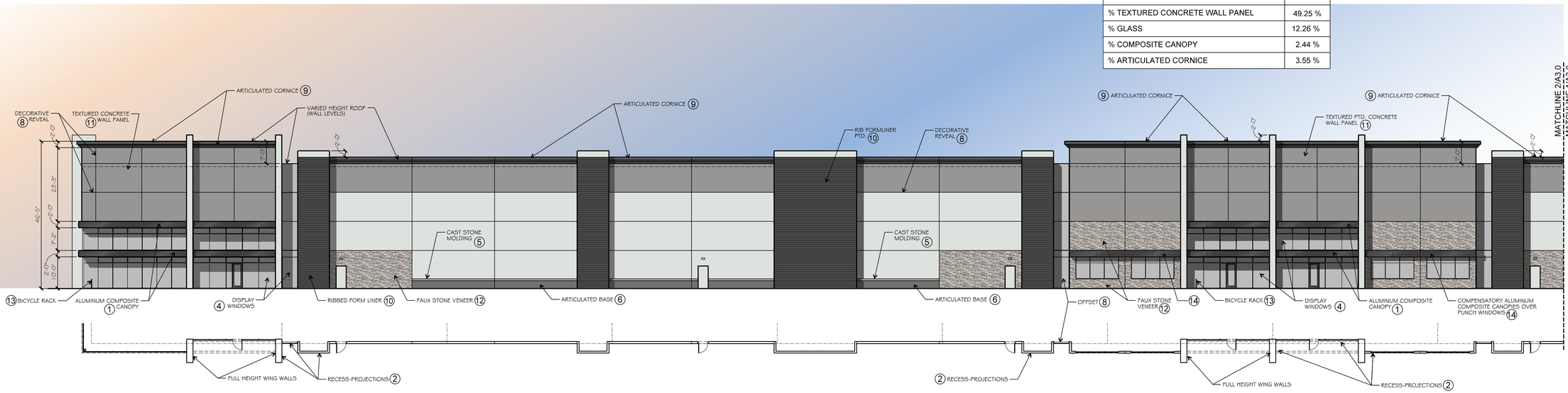


MATERIALS %	
% FAUX STONE VENEER	24.09 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	49.25 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

3 BUILDING 1 NORTH ELEVATION

SCALE: 1/16"=1'-0"



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

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 %

2 BUILDING 1 PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"

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

1 BUILDING 1 PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

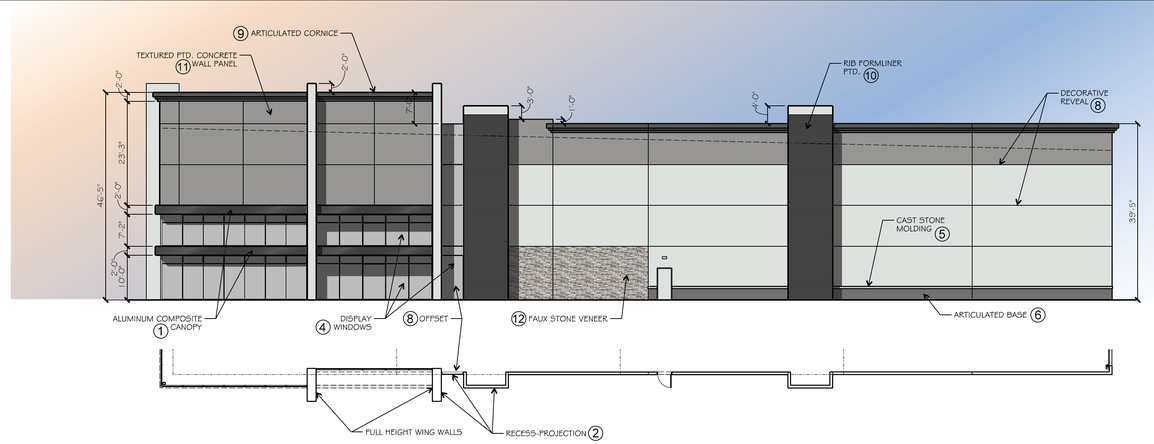
PRELIMINARY ONLY

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.715.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

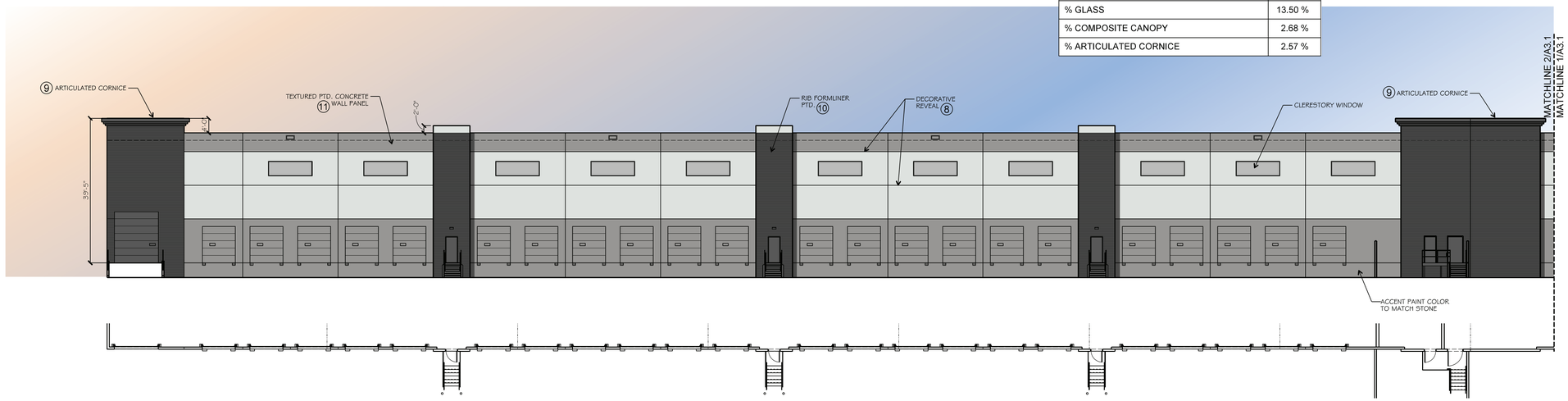
job no
2152
sheet
A3.0



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 %

3 BUILDING 1 SOUTH ELEVATION

SCALE: 1/16"=1'-0"



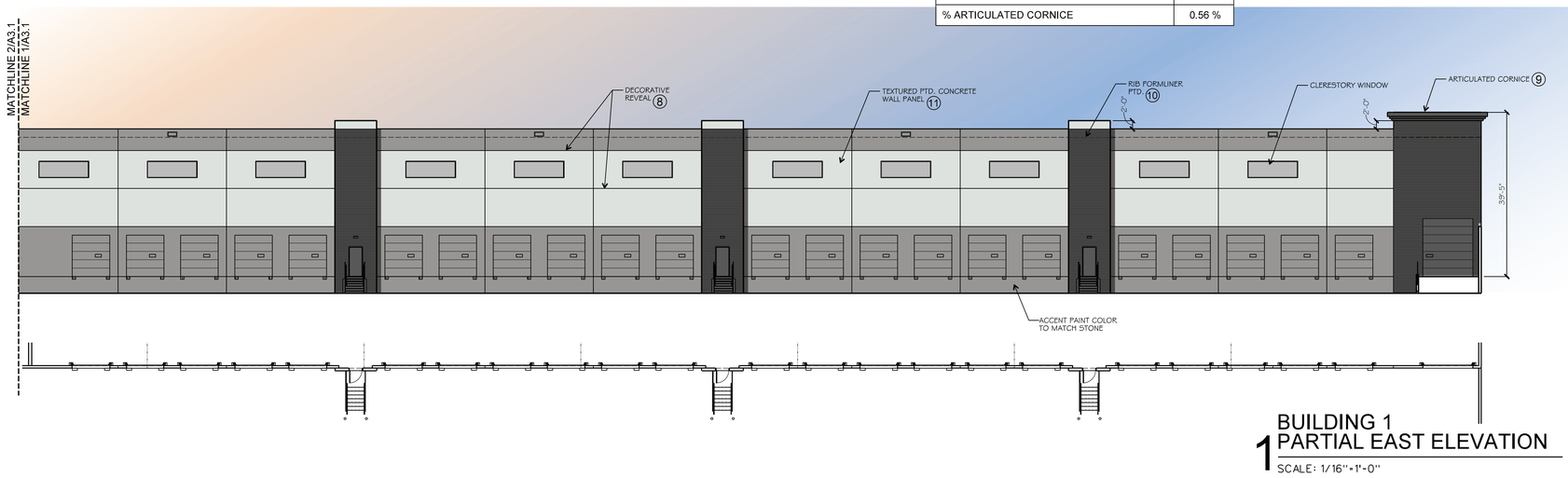
PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

2 BUILDING 1 PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"

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) *COMPENSATORY 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



1 BUILDING 1 PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

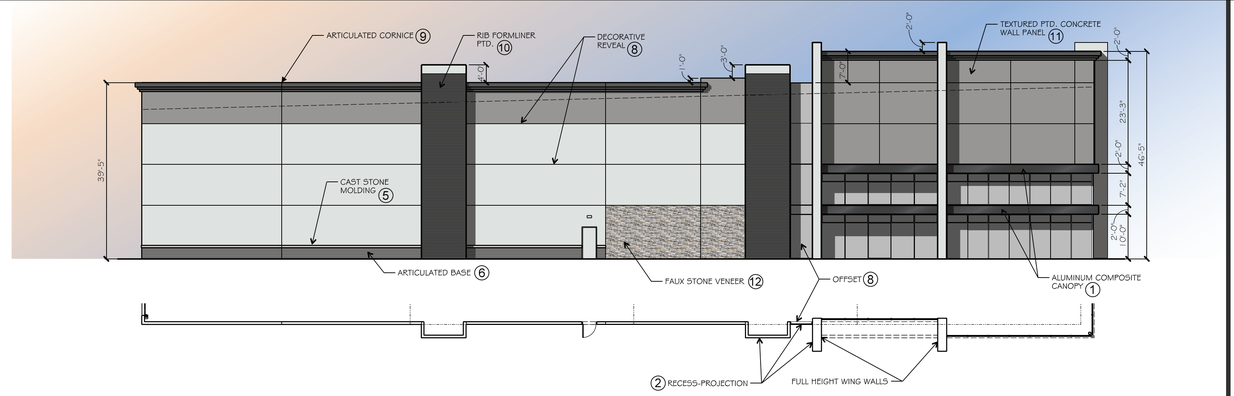
SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.726.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

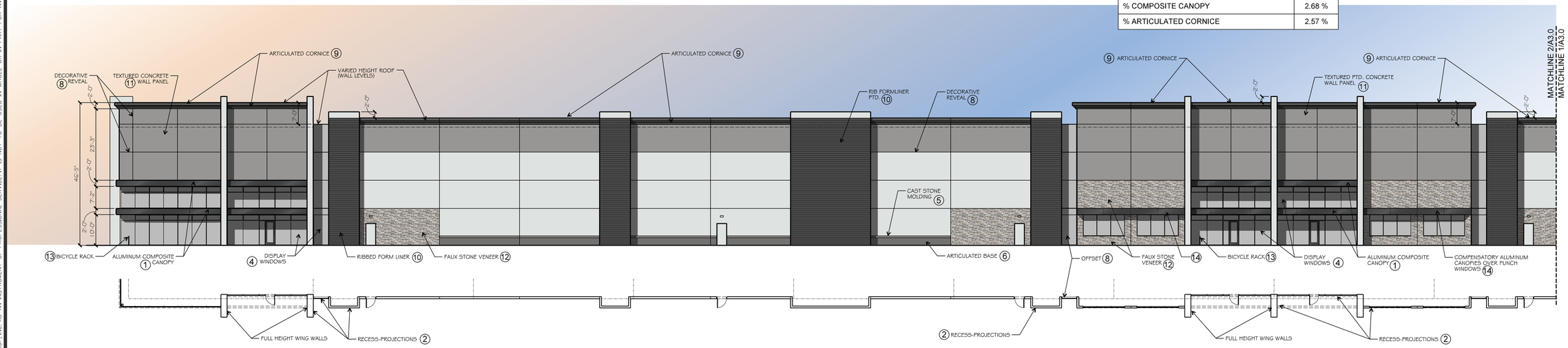
job no
2152
sheet
A3.1



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 %

3 BUILDING 2 NORTH ELEVATION

SCALE: 1/16"=1'-0"



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

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 %

2 BUILDING 2 PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"

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) *COMPENSATORY 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

1 BUILDING 2 PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

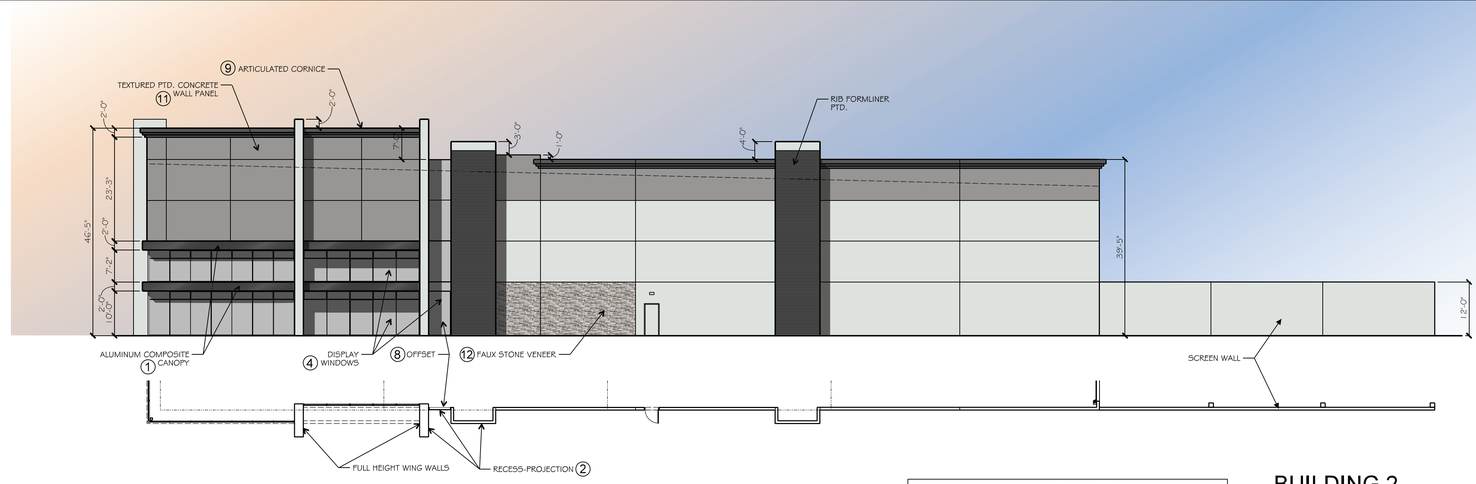
SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.735.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

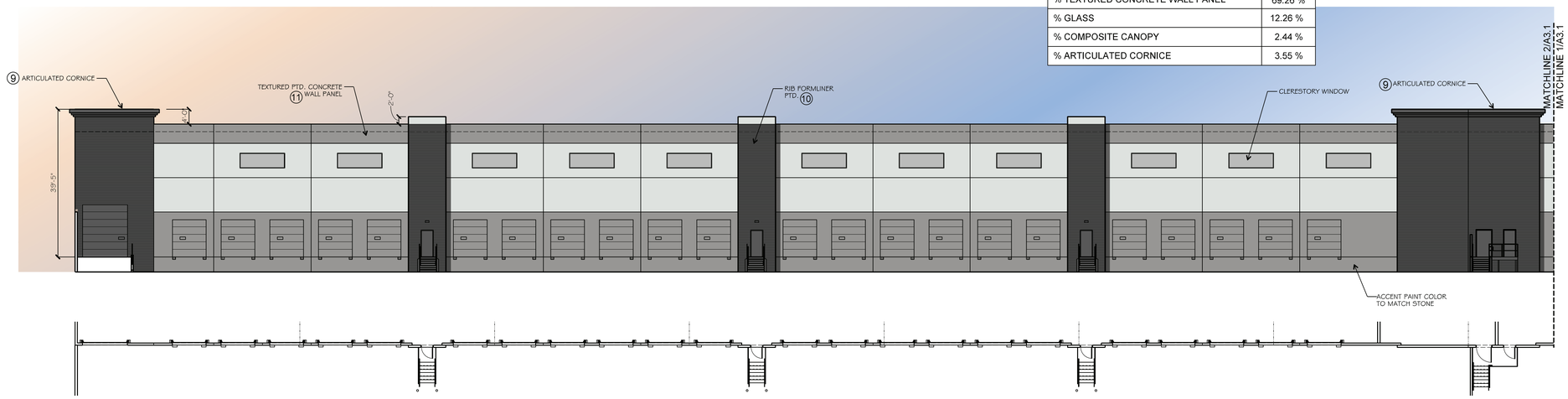
job no
2152
sheet
A3.2



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 %

3 BUILDING 2 SOUTH ELEVATION

SCALE: 1/16"=1'-0"



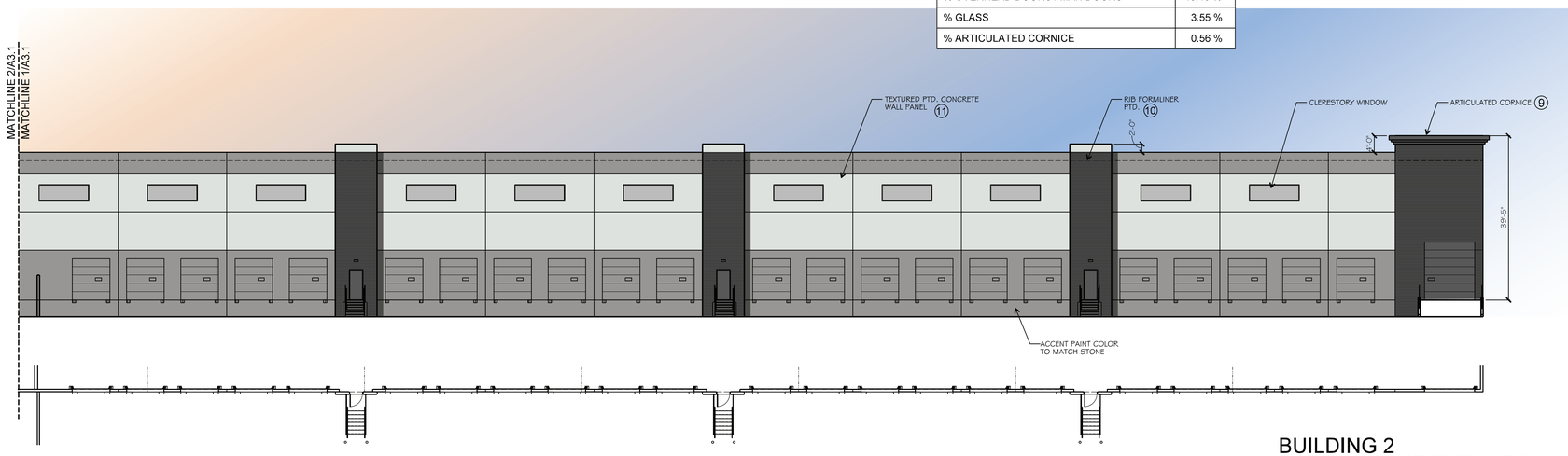
ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
1	CANOPIES, AWNINGS OR PORTICOS
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY 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

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

2 BUILDING 2 PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



1 BUILDING 2 PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"

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02 | PERSPECTIVE **B**

01 | PERSPECTIVE **A**

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checked
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date
10/05/2021

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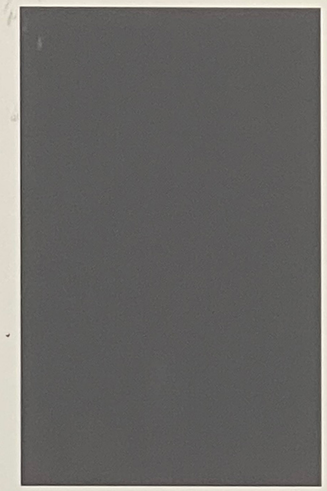
SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.4

BASE PAINT COLOR
SW7656 RHINESTONE

ACCENT COLOR 1
SW7669 SUMMIT GRAY

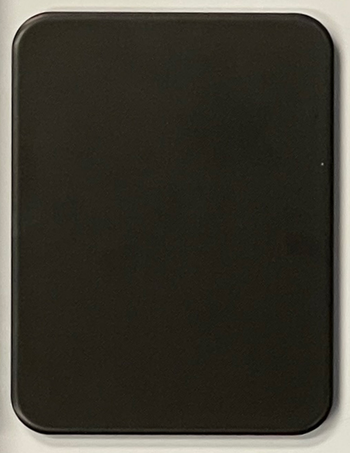


ACCENT COLOR 2
SW7674 PEPPERCORN

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

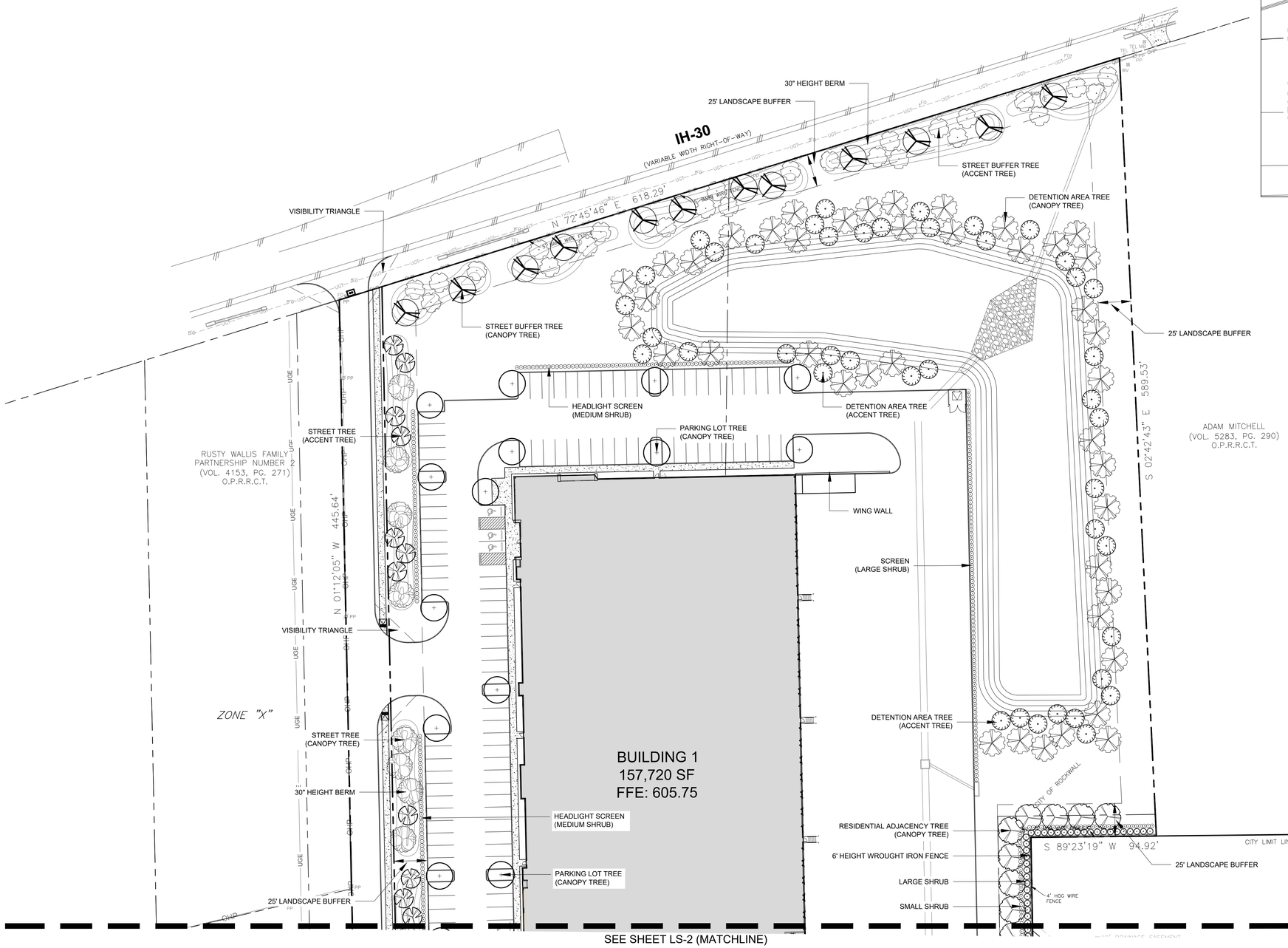
SPEC WAREHOUSES
BLDG 1 & 2

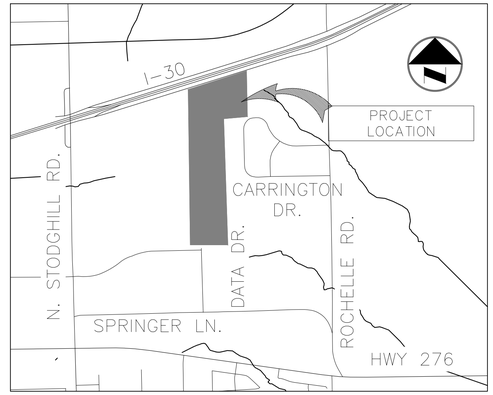
ROCKWALL, TEXAS

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.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROEJCT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

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
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

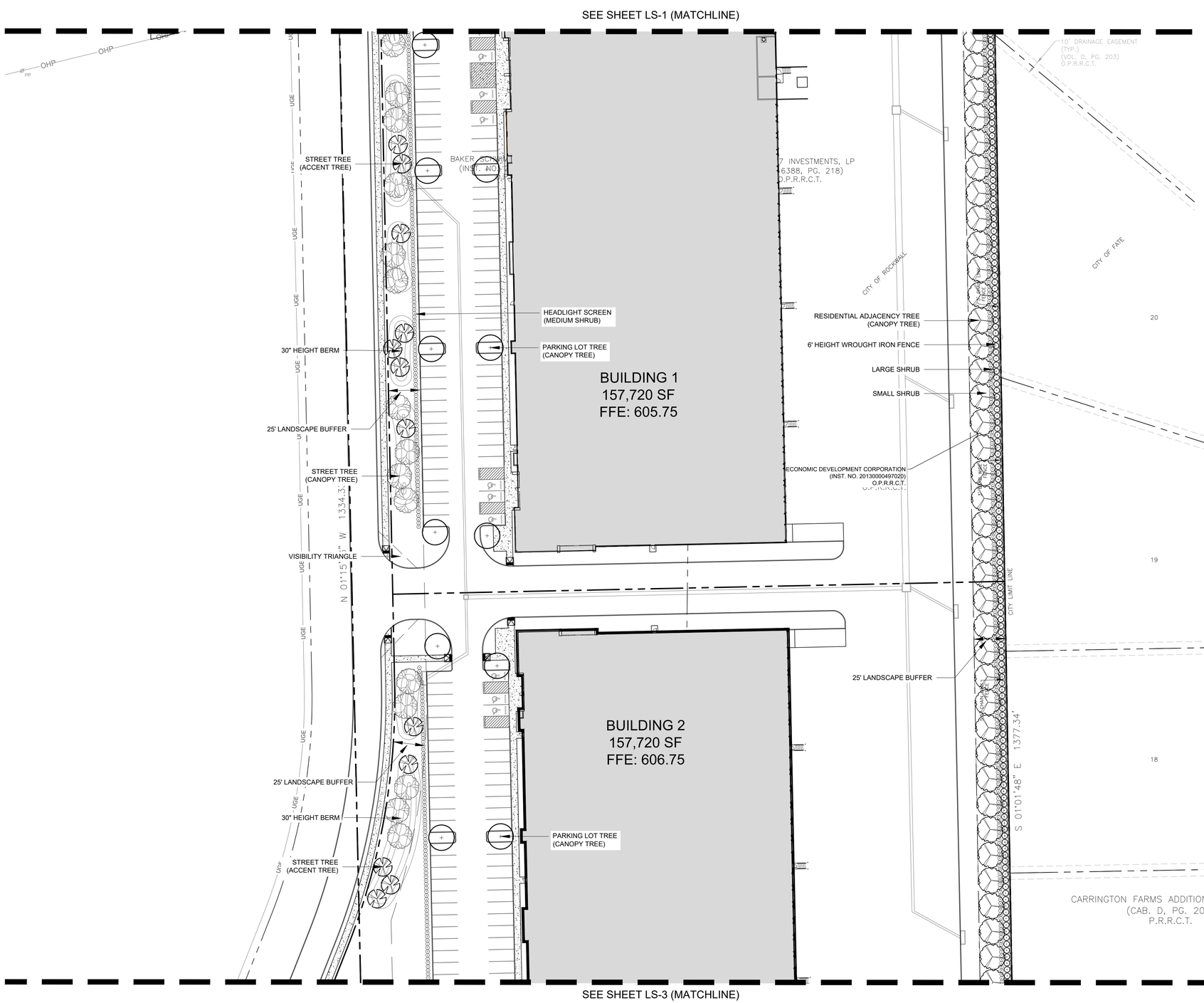
CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

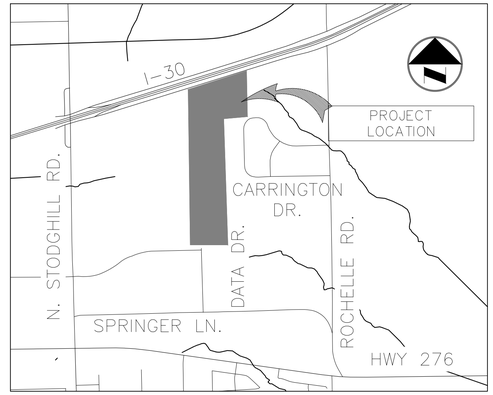
LS-1

BGE, INC.

SEE SHEET LS-1 (MATCHLINE)



SEE SHEET LS-3 (MATCHLINE)



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(NOT TO SCALE)

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0 20 40 80

SCALE: 1" = 40'

LEGEND

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- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL BUFFER TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

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PROSS DESIGN GROUP, INC.
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LOT AND BLOCK

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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

BGE, INC.
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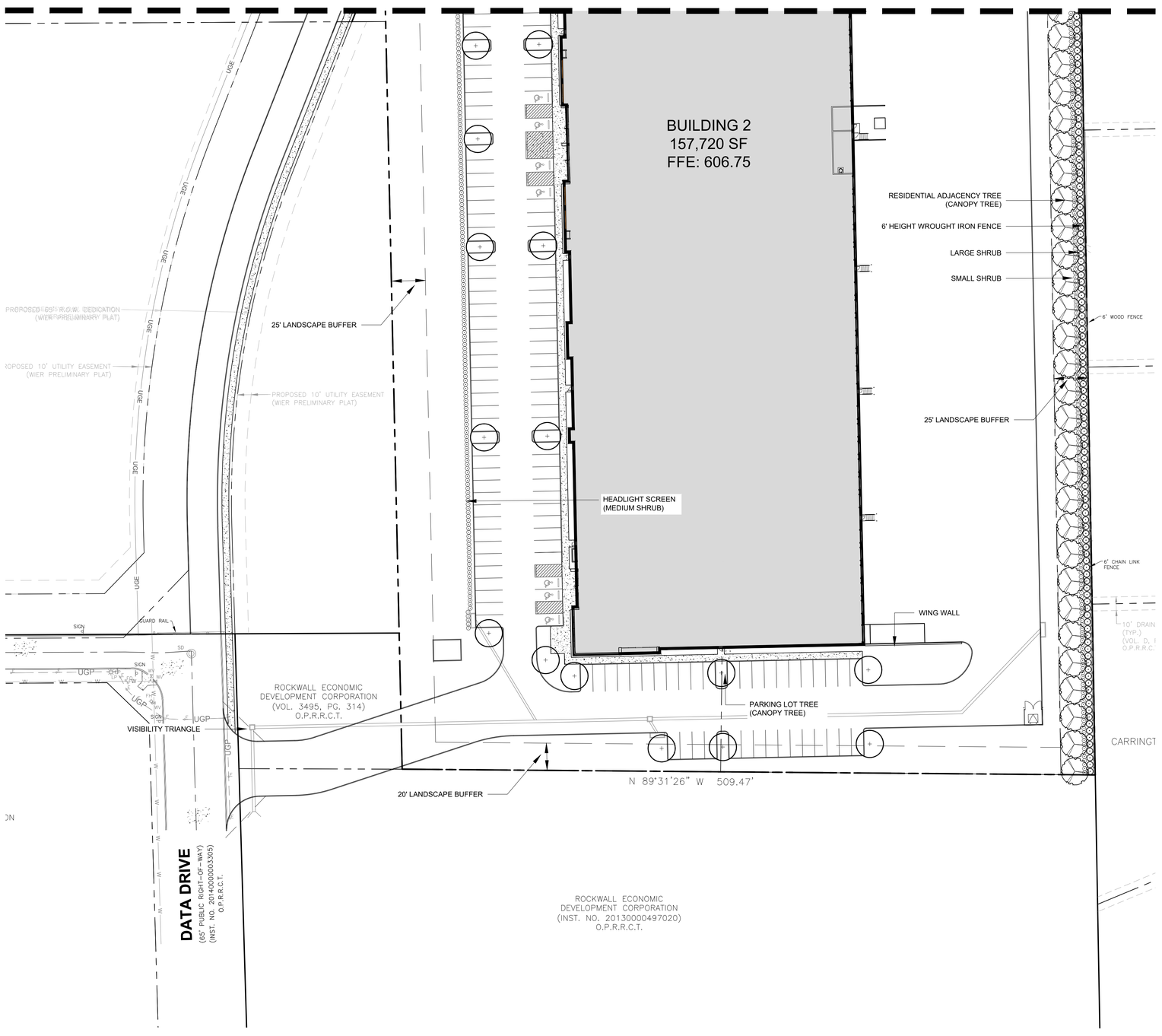

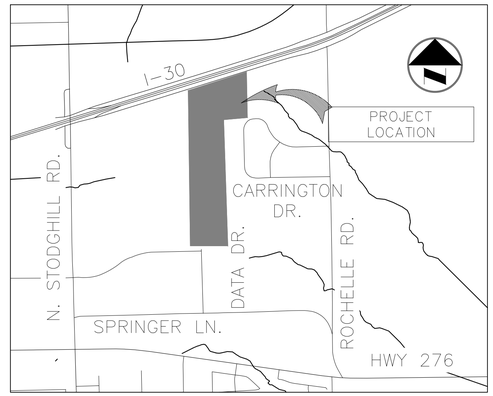

VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

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PROEJCT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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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-3

BGE, INC.

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 ALL REQUIREMENTS OF UDC.
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).

PLANT LIST

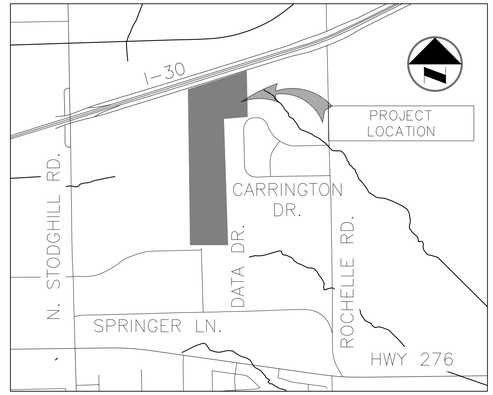
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (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
(3 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
(3 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

LARGE SHRUB
(3 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)

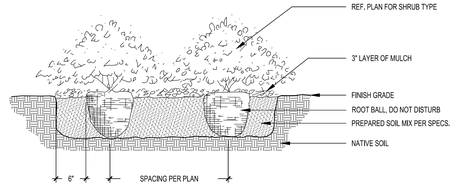


VICINITY MAP
(NOT TO SCALE)

PLAN

A SHADE TREE PLANTING
SECTION — NOT TO SCALE

B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE



C SHRUB PLANTING
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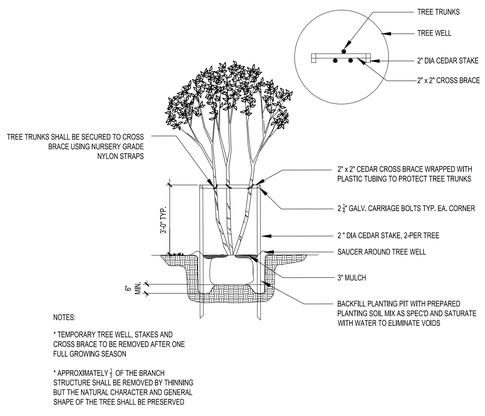

D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
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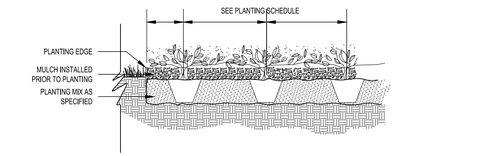

E GROUNDCOVER PLANTING
SECTION — NOT TO SCALE

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Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
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ARCHITECT
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PROJUCT NAME
LANDSCAPE PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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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-4

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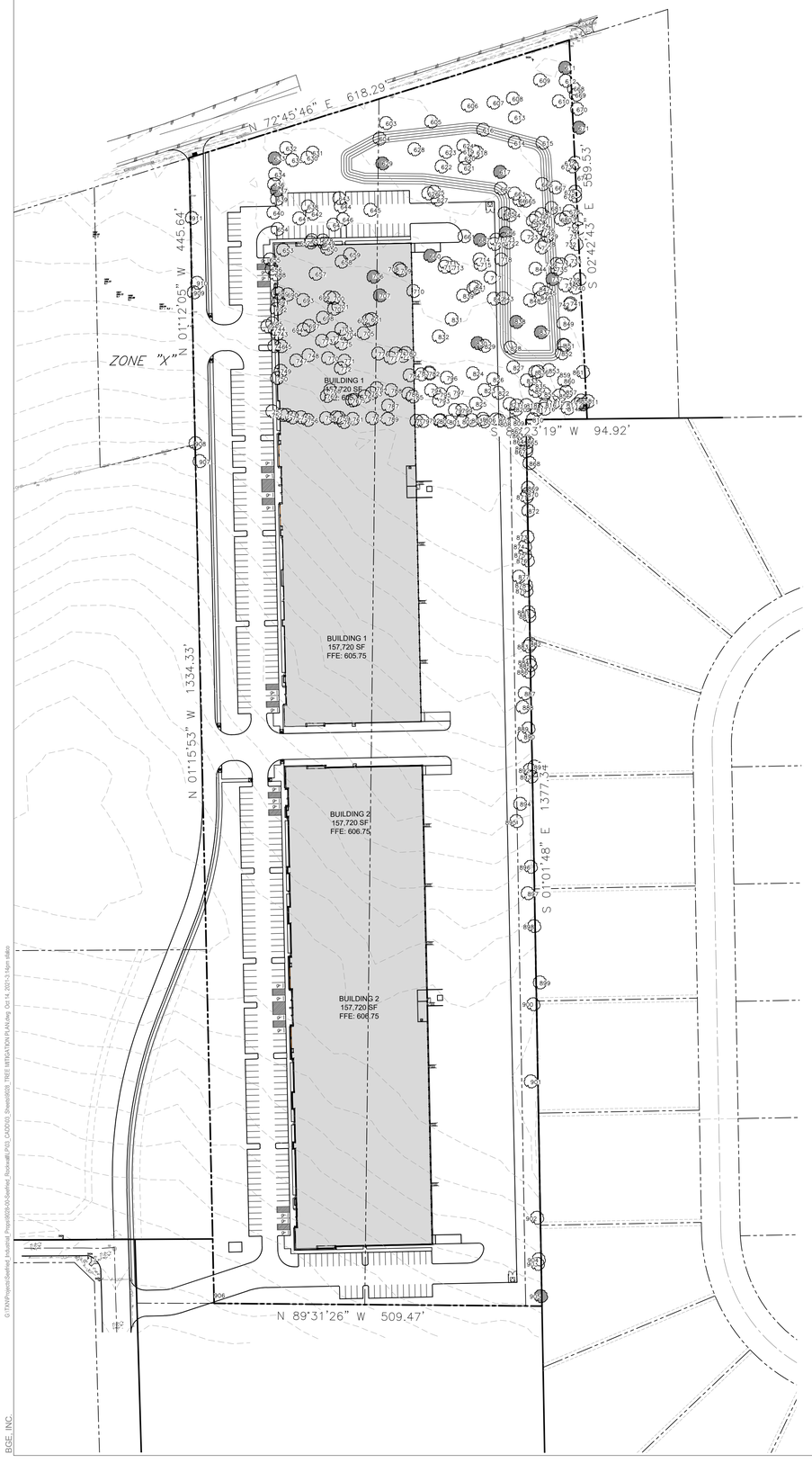
BGE, INC.



TREE TABLE

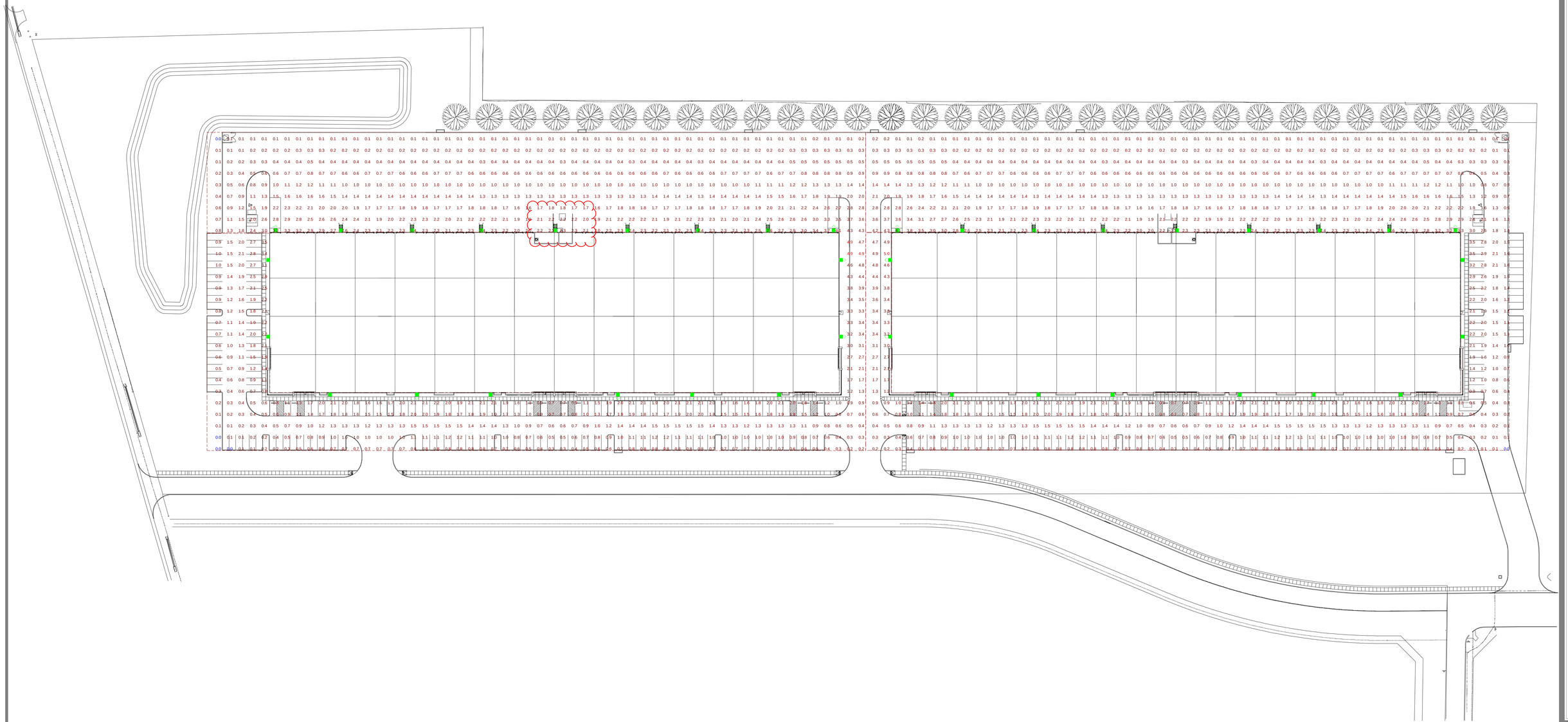
POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	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	PRIMARY 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	5
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	38	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution		1	RSX2_LED_P4_40K_R5.ies	25667	1	189.54
	B	0	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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	4.9 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	1.3 fc	5.0 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 60ft

INTEX

ROCKWALL SPEC

Designer: IK

Date
9/23/2021

Scale
Not to Scale

Drawing No.

Summary

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	SP2021-029	CASE MANAGER:	Andrew Reyna
PROJECT NAME:	Site Plan for Phase 2 of the Somerset Park Subdivision	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	areyna@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-029) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the requirements stipulated by Planned Development District 63 (PD-63), and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director. (Subsection 03.04.A, of Article 11)

_____ ____
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

M.6 Site Plan:
1. Provide the lot square footage. (Subsection 03.04.B, of Article 11)

2. Provide the dimensions of the site. In this case provide the dimensions for the enclosure for the pool. (Subsection 03.04. B, of Article 11)
3. Indicate the building setbacks adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
4. Indicate the all easements existing and proposed. In this case the final plat for this case indicates a 10' utility easement; incorporate this into the site plan. (Subsection 03.04. B, of Article 11)
5. Indicate any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
6. Please label the sidewalk shown on the site plan. (Subsection 03.04. B, of Article 11)
7. Indicate the adjacent street Right-of-Ways and the centerlines. (Subsection 03.04. B, of Article 11)
8. All subdivision signage or features shall be reviewed during the PD site plan process. If any signage is to added in Somerset Phase 2 it should be reviewed now; provide any exhibits for proposed signage associated with this phase. (Exhibit G, item 17, of Ordinance No. 14-49)
9. The proposed opaque screening for the pool utility equipment does not meet the PD ordinance (Ordinance No. 14-49). Please review Exhibit G, subsections d & f and make the necessary changes. (Subsection 01.05. C, of Article 05)

M.7 Landscape Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. Included in the site data should be the Impervious Area vs. Pervious Area. (Section 2.1 of this checklist; Subsection 01.01. B, of Article 05)
2. Shrubs are a 5-gallon minimum and canopy trees are 4" caliper. (Subsection 05.03. B, of Art. 08)
3. Include accent trees around the 4' wrought iron pool fence to screen the opaque fence screening the utility equipment. (Subsection 05.03. B, of Art. 08)
4. Add a note on sheet 1 indicating that the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.8 Treescape Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Reviewing the Treescape Plan the mitigation balance was found to be 69-inches; errors were found in the tree table with the following items: 615, 616-620, 624-626, 639, 640, 642, 643, 645-647, 649, 650, 659-661. The plan also indicates that their will be a mitigation fee, however given that more than 69-inches are being planted on site then there is no mitigation fee.

M.9 Photometric Plan
1. If any lighting is being added to the site please provide a photometric plan and cutsheets of each light fixture. (03.03, of Article 07)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on November 2, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on October 26, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on November 9, 2021.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Show 10 Utility Easement that fronts ROW. no structures allowed in easement.
M - All trees planting in the right-of-way to include root barrier

M - All landscape and hardscape plans to show proposed/existing water, sewer, and storm lines
M - All trees to be planted 5' from all water, sewer, and storm lines.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	10/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	10/19/2021	Approved

10/19/2021: There are numerous suggestions and comments that are appropriate to potentially enhance the safety and security of the development. I would be more than willing to meet with the developers to discuss these suggestions.

EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: Same as P2021-056 on fees
Landscape approved
10/19/2021: Landscape approved but all trees are 4" caliper minimum

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) 808-7486
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."

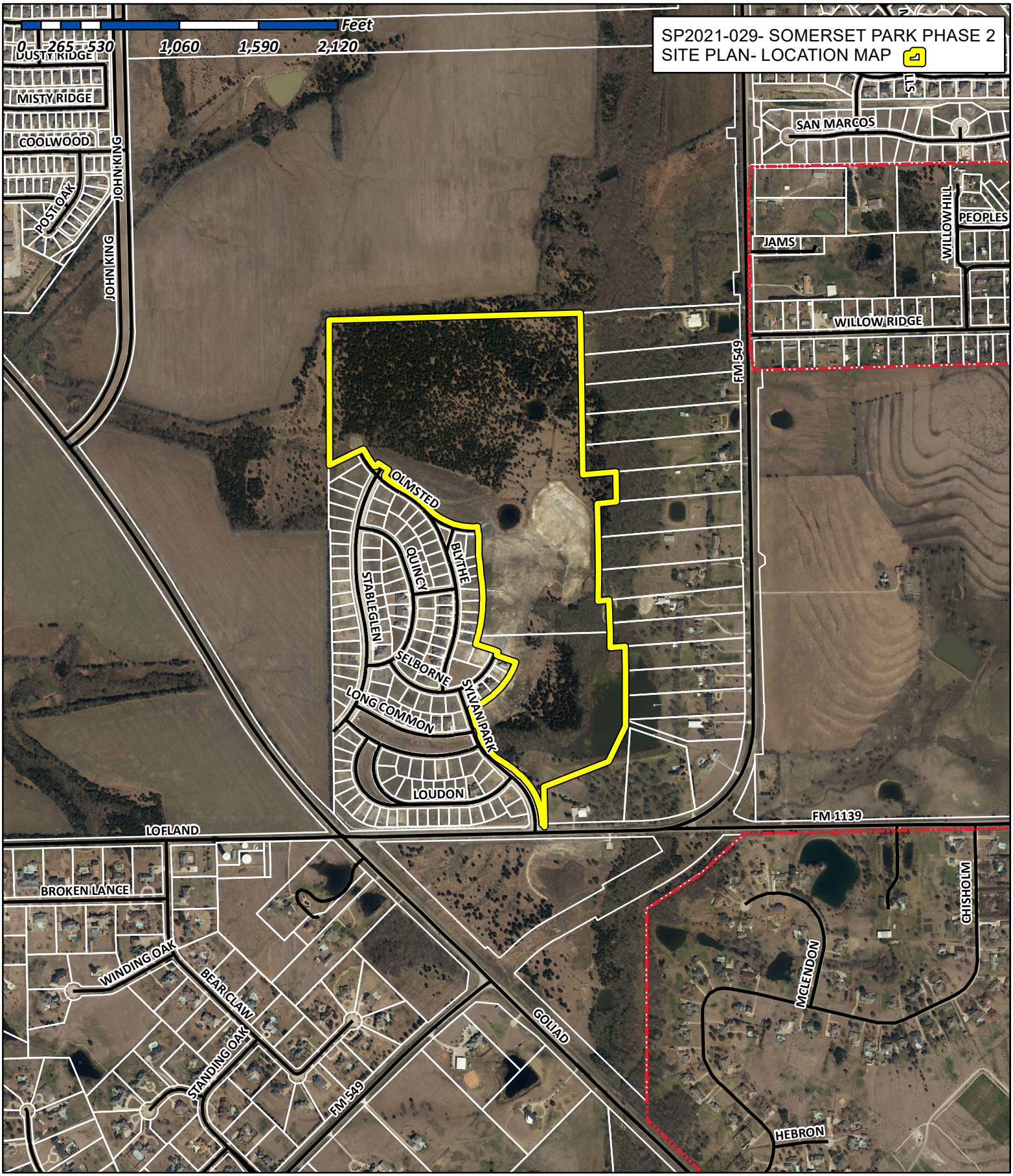
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021.

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.

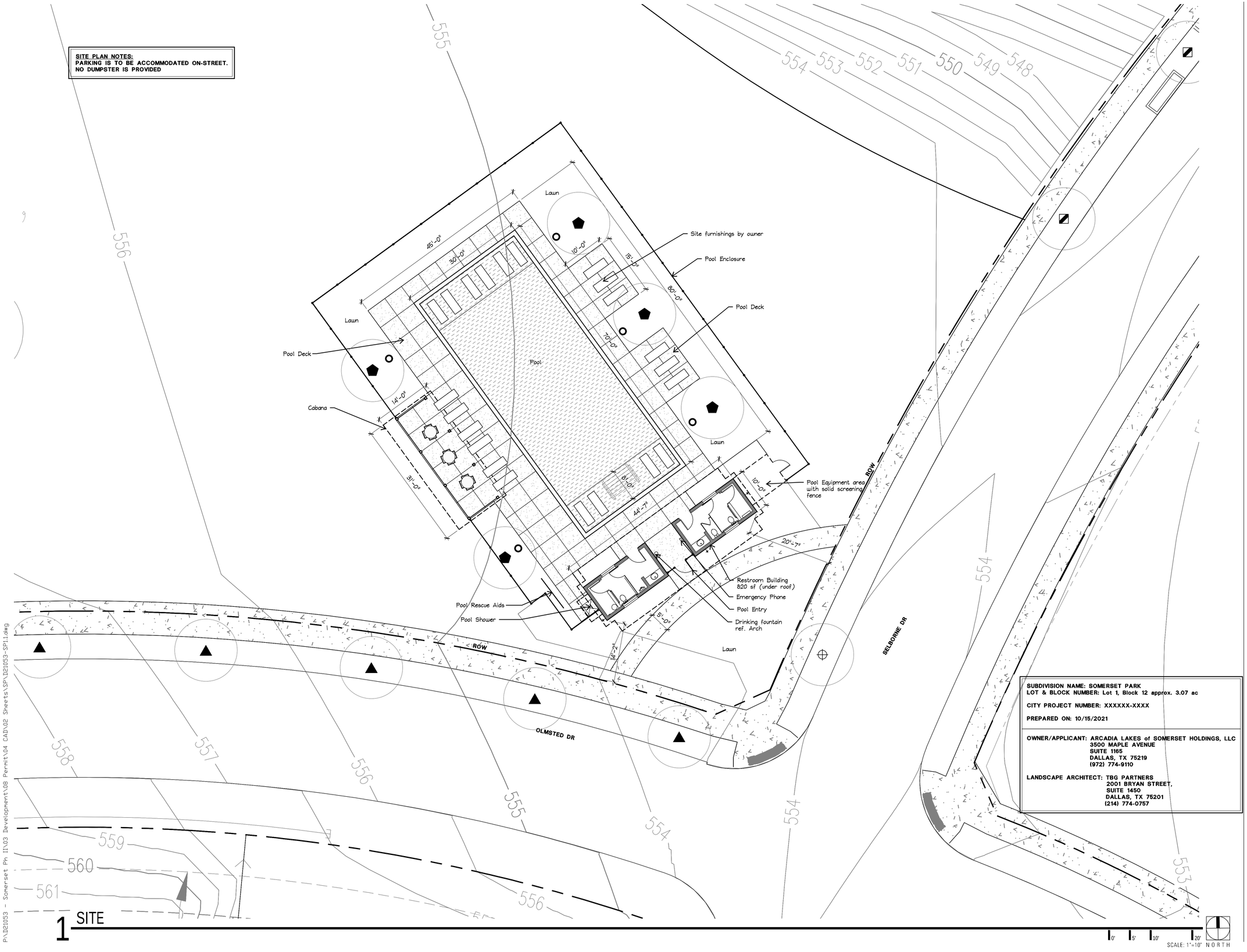
*Please see the landscaping plan included in the submittal for sheet numbers.

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:
PARKING IS TO BE ACCOMMODATED ON-STREET.
NO DUMPSTER IS PROVIDED



1 SITE

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

LANDSCAPE ARCHITECT: TBG PARTNERS
2001 BRYAN STREET,
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TBG

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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

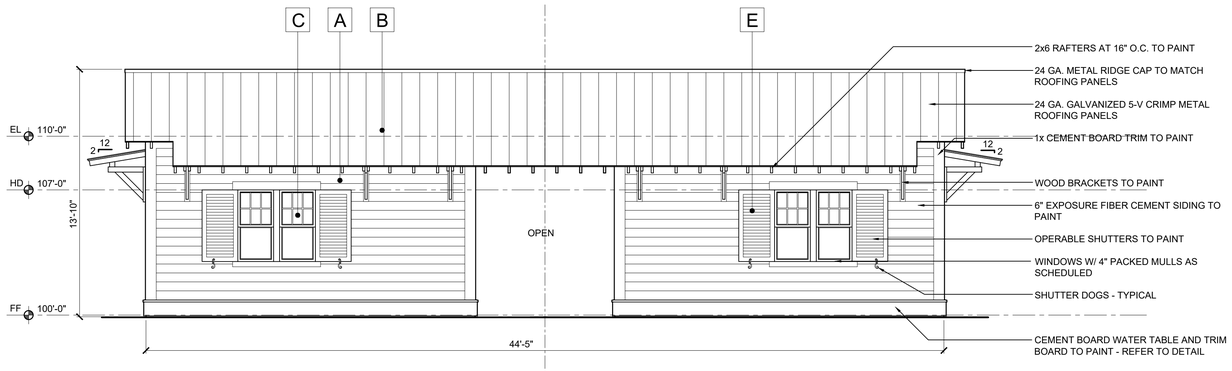
sheet title
site plan

sheet
SP 1.1

P:\D21053 - Somerset Ph II\03 Development\08 Permit\04 CAD\02 Sheets\SP\D21053-SP11.dwg

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 %



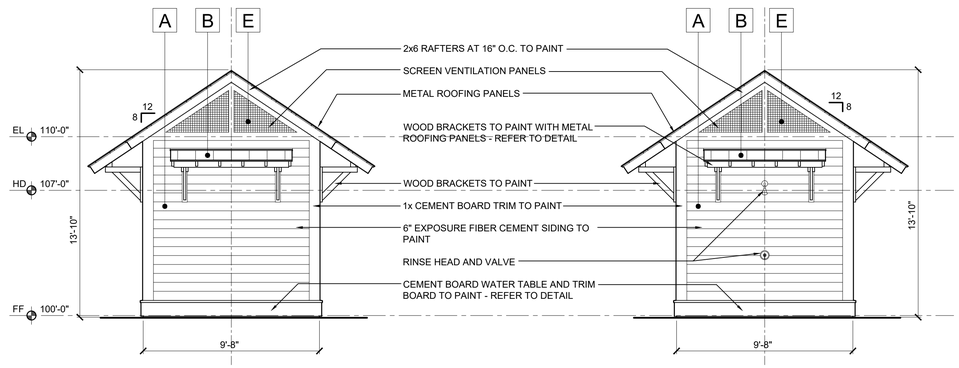
4 SOUTH ELEVATION
1/4" = 1'-0"

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 %

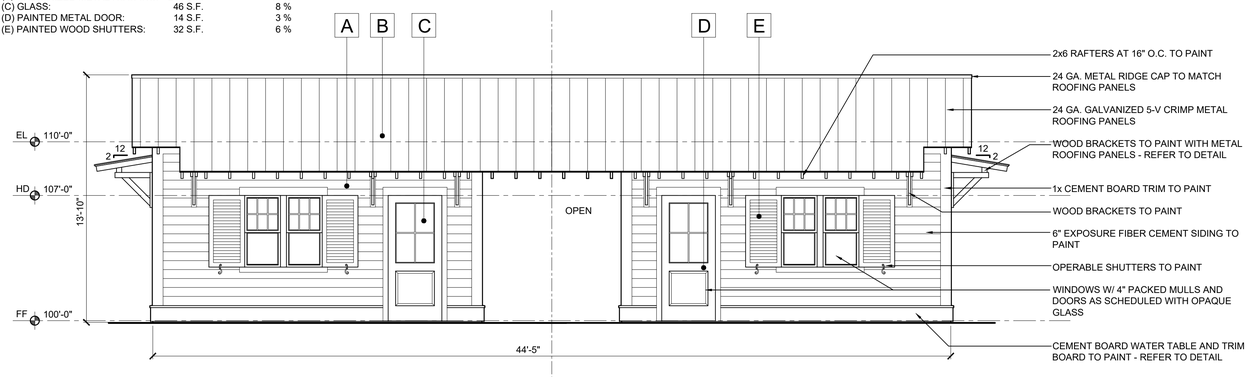


3 EAST ELEVATION
1/4" = 1'-0"

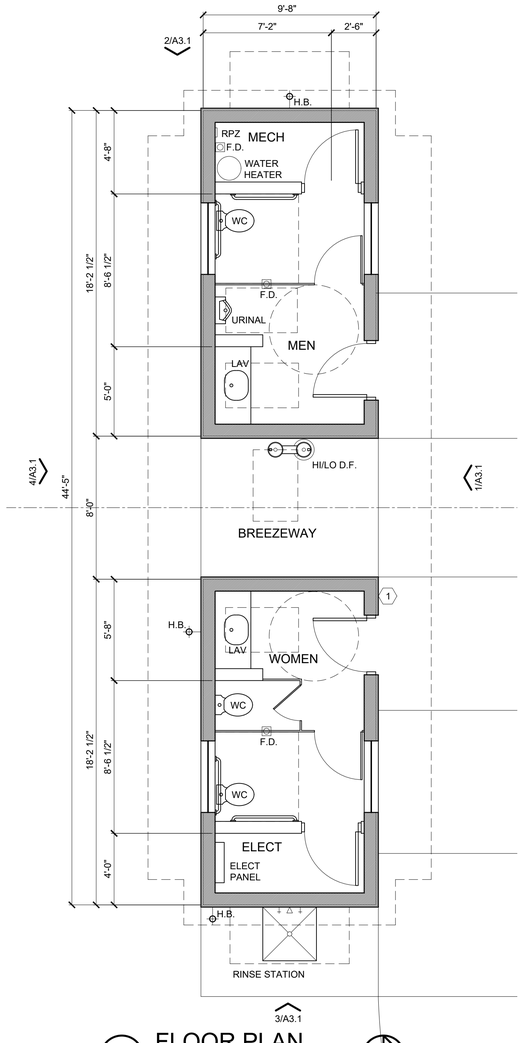
2 WEST ELEVATION
1/4" = 1'-0"

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 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

LarsPed0.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:
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Dallas, Texas 75219
972.774.9110

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Larson & Pedigo Architects
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Dallas, Texas 75226
214.939.0995

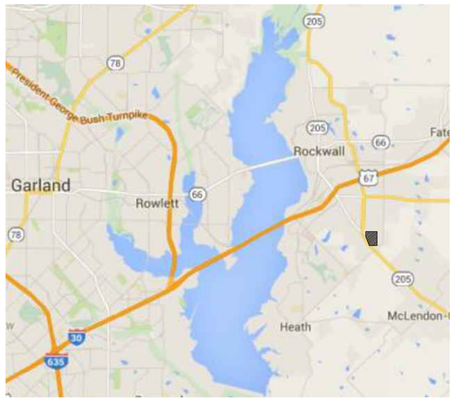
ISSUE FOR PERMIT:

SOMERSET PARK

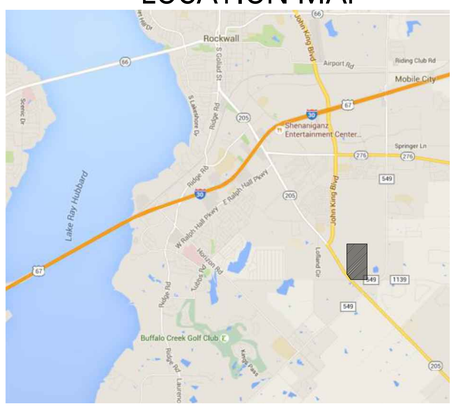
Rockwall, Texas

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

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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

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	OCTOBER 15, 2021	PERMIT	Material Schedule	LC 1.02
	OCTOBER 15, 2021	PERMIT	Keymap	LC 1.03
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	OCTOBER 15, 2021	PERMIT	Grading Enlargement	LG 3.01
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Planting				
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	OCTOBER 15, 2021	PERMIT	Planting Schedule	LP 2.02
	OCTOBER 15, 2021	PERMIT	Planting Enlargement	LP 3.01

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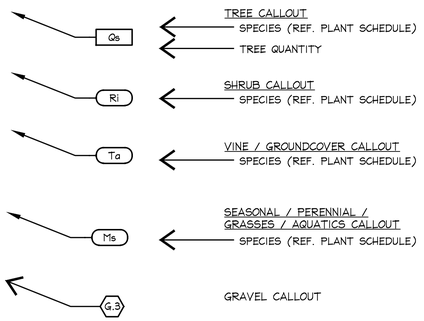
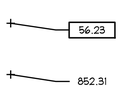
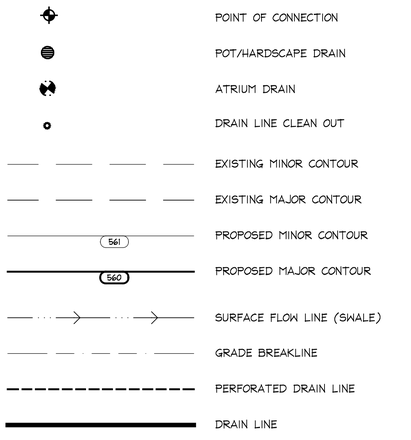
PLANTING LEGEND



GRADING LEGEND



	PROPOSED SPOT ELEVATION (BY LANDSCAPE ARCHITECT)
	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



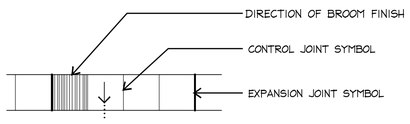
POINT OF CONNECTION
POT/HARDSCAPE DRAIN
ATRIUM DRAIN
DRAIN LINE CLEAN OUT
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
SURFACE FLOW LINE (SWALE)
GRADE BREAKLINE
PERFORATED DRAIN LINE
DRAIN LINE

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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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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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

sheet title
material schedule

sheet
LC 1.02

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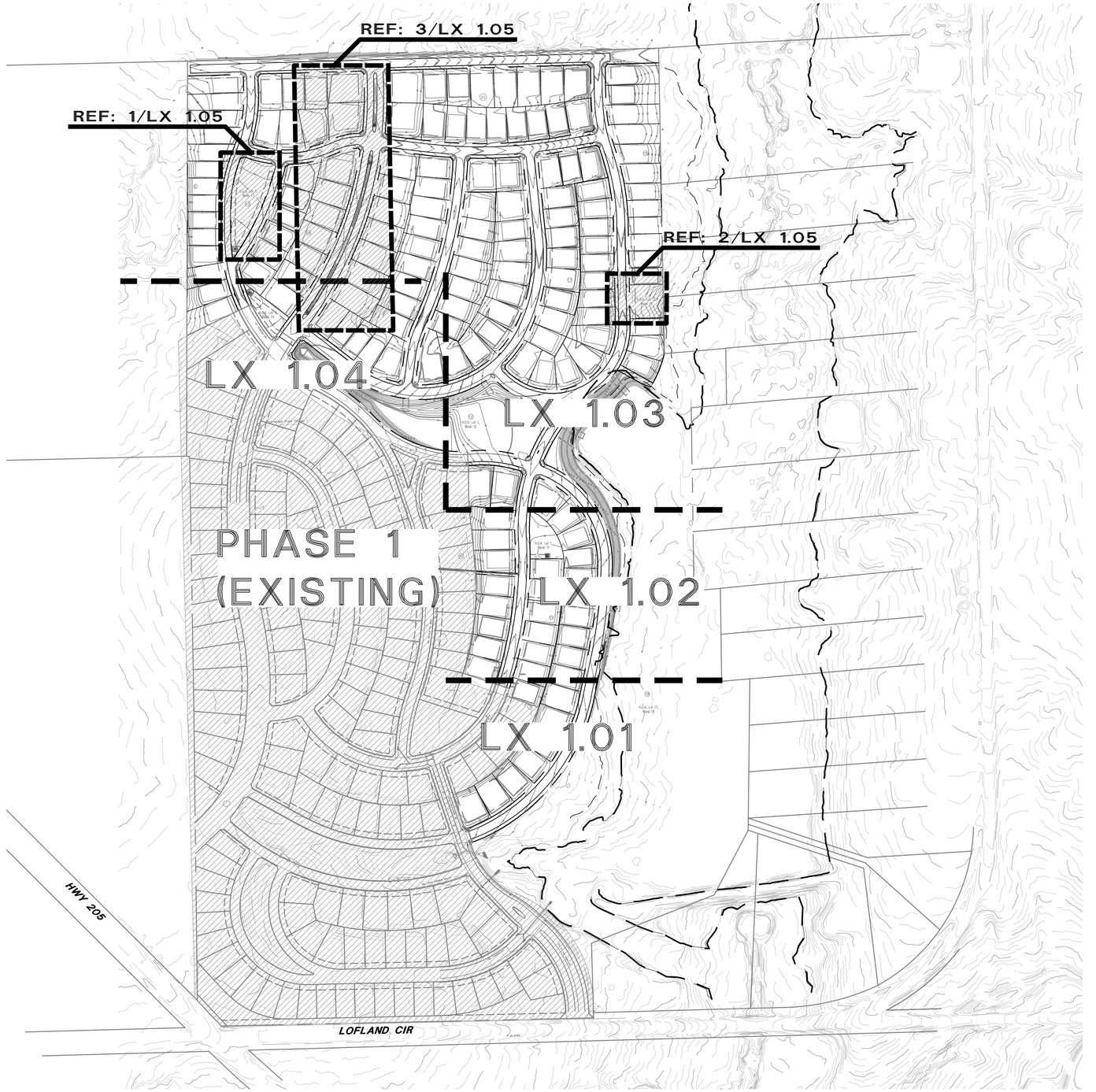

1 Keymap
Plan

0' 100' 200' 400'
SCALE: 1"=200' NORTH

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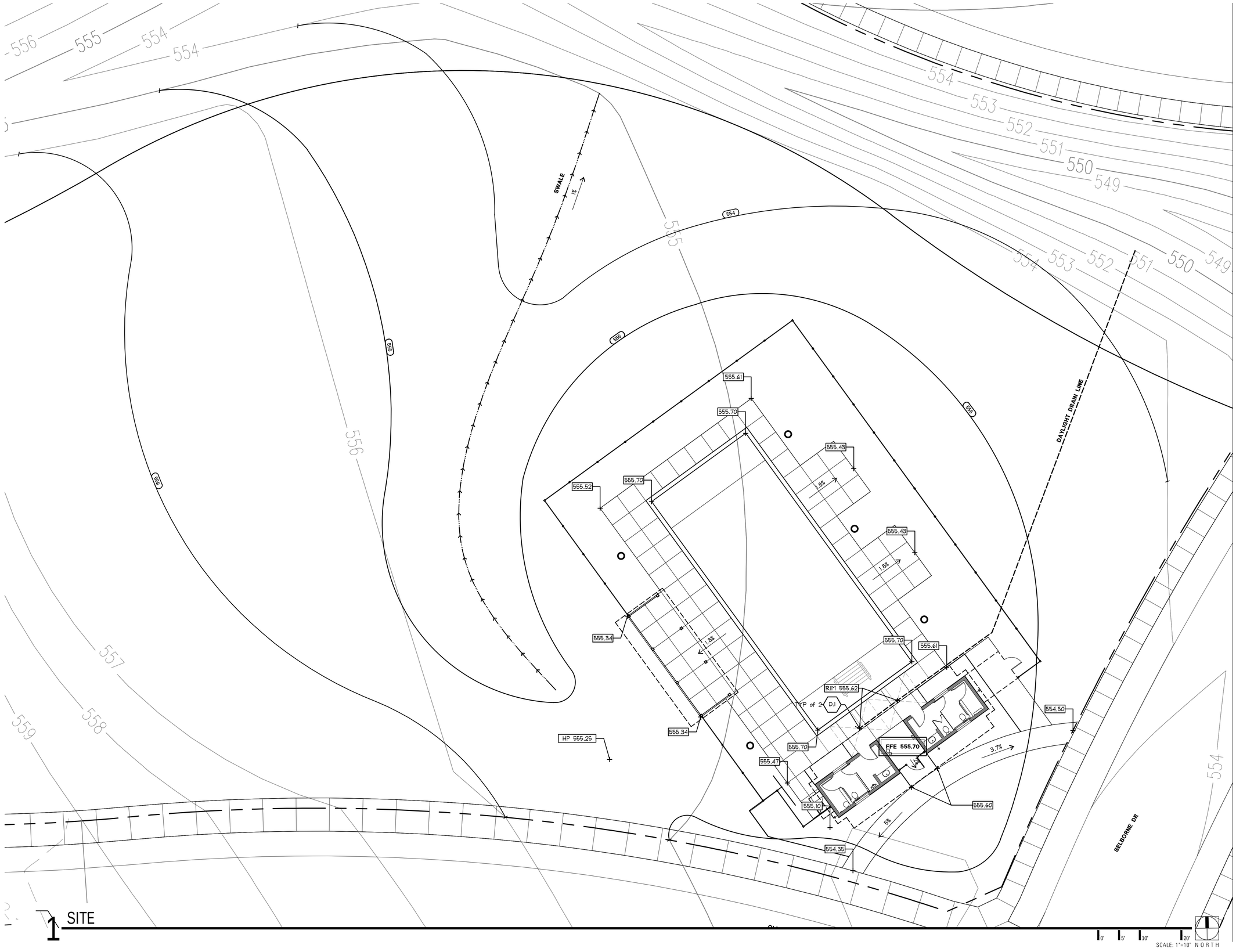
drawn: BD AC
reviewed: JD MM

sheet title
keymap

sheet
LC 1.03



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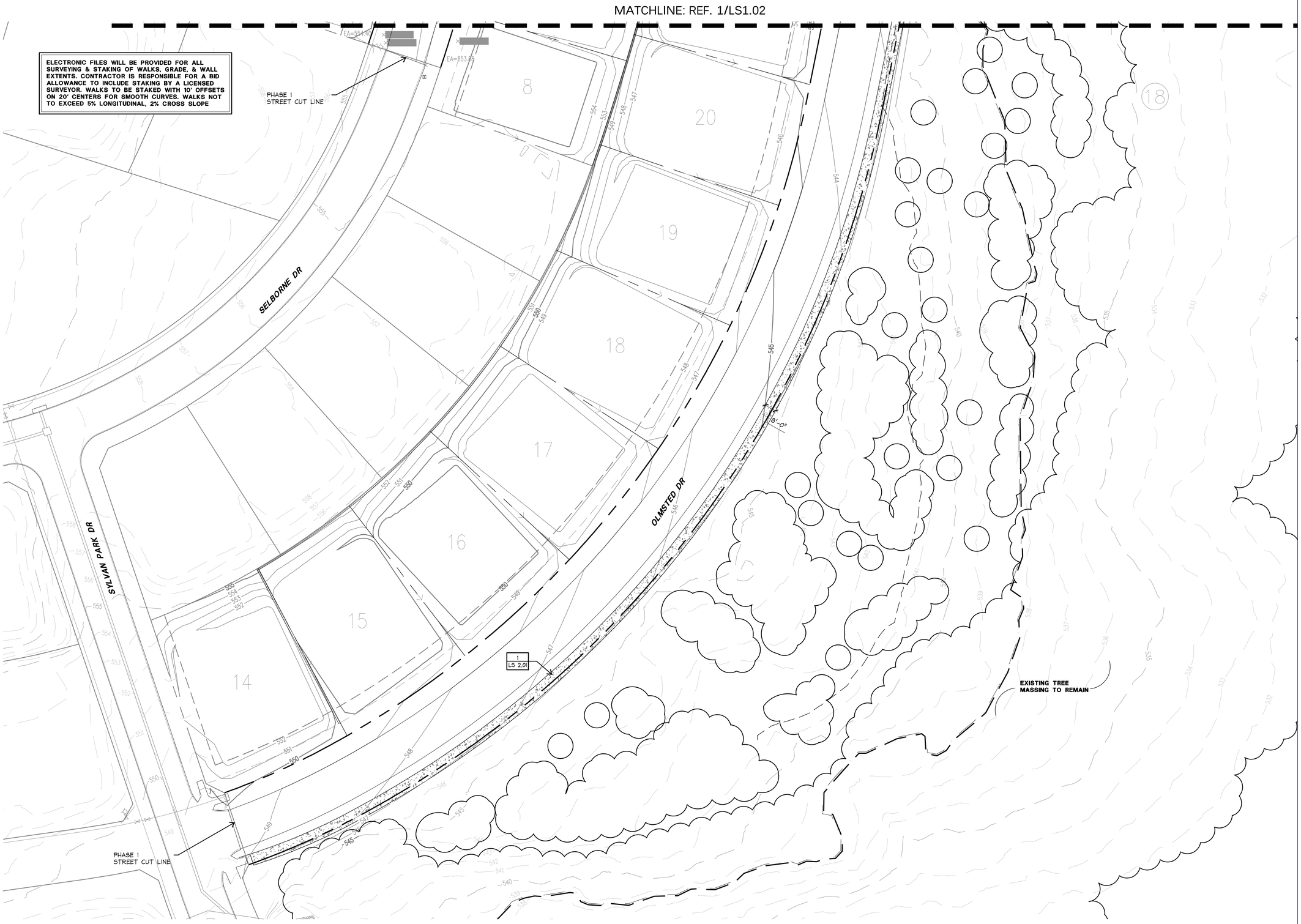
10/15/2021

designed: JD BD JP
drawn: BD JP
reviewed: BD

sheet title
grading
enlargement

sheet
LG 3.01



1 Site Plan

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

P:\d21053 - somerset ph ii\03 development\08 permit\04 CAD\02 sheets\03-LS\D21053-LS1-01.dwg

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REGISTERED LANDSCAPE ARCHITECT
MARTIN MATTHEWS BEYER
2086
STATE OF TEXAS
10/15/2021

project
Somerset Phase 2

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Rockwall, TX

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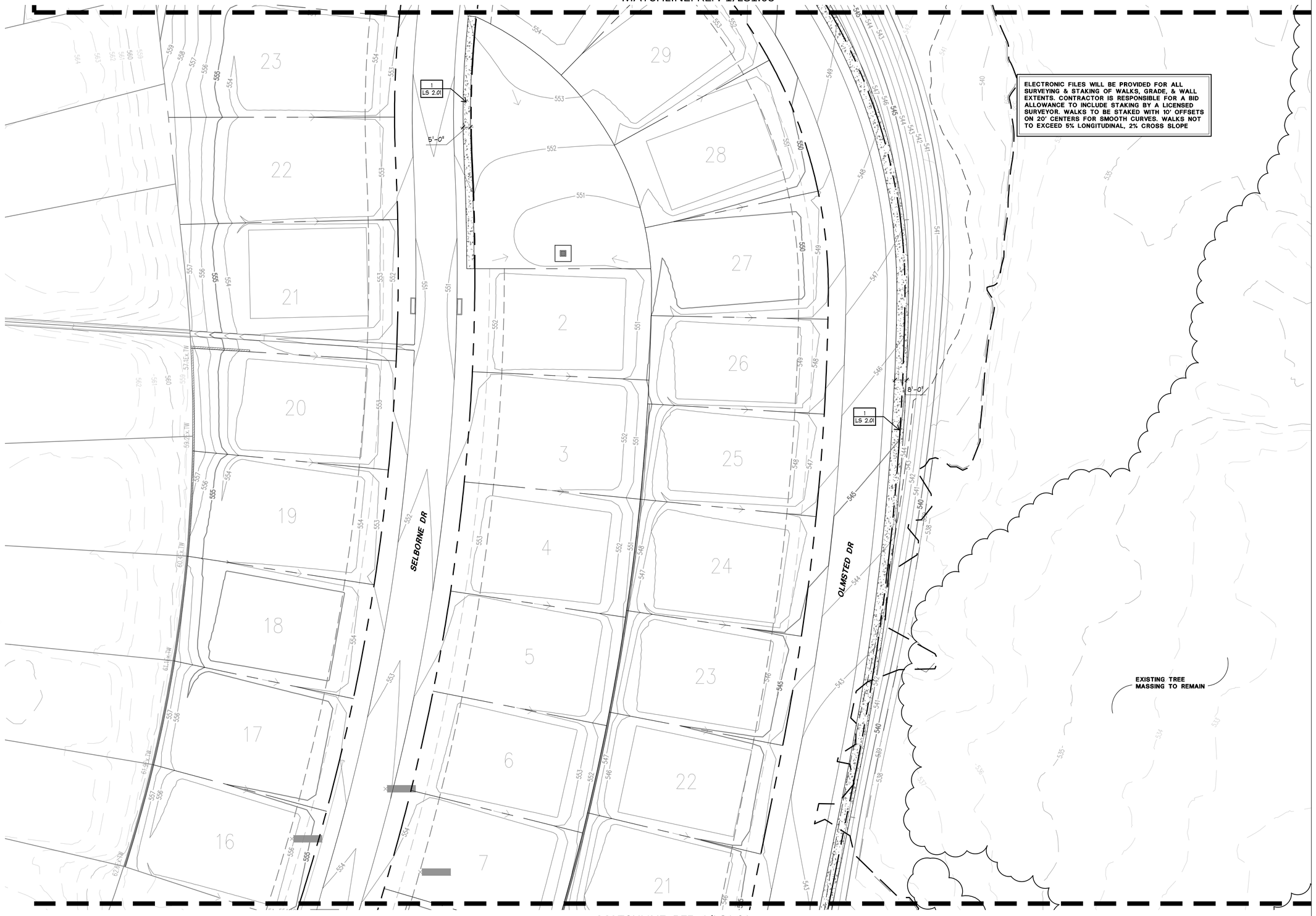
issue date
10/15/2021

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

sheet title
sitework plan

sheet
LS 1.01

MATCHLINE: REF. 1/LS1.03



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1 Site Plan

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SCALE: 1"=30' NORTH

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sitework plan

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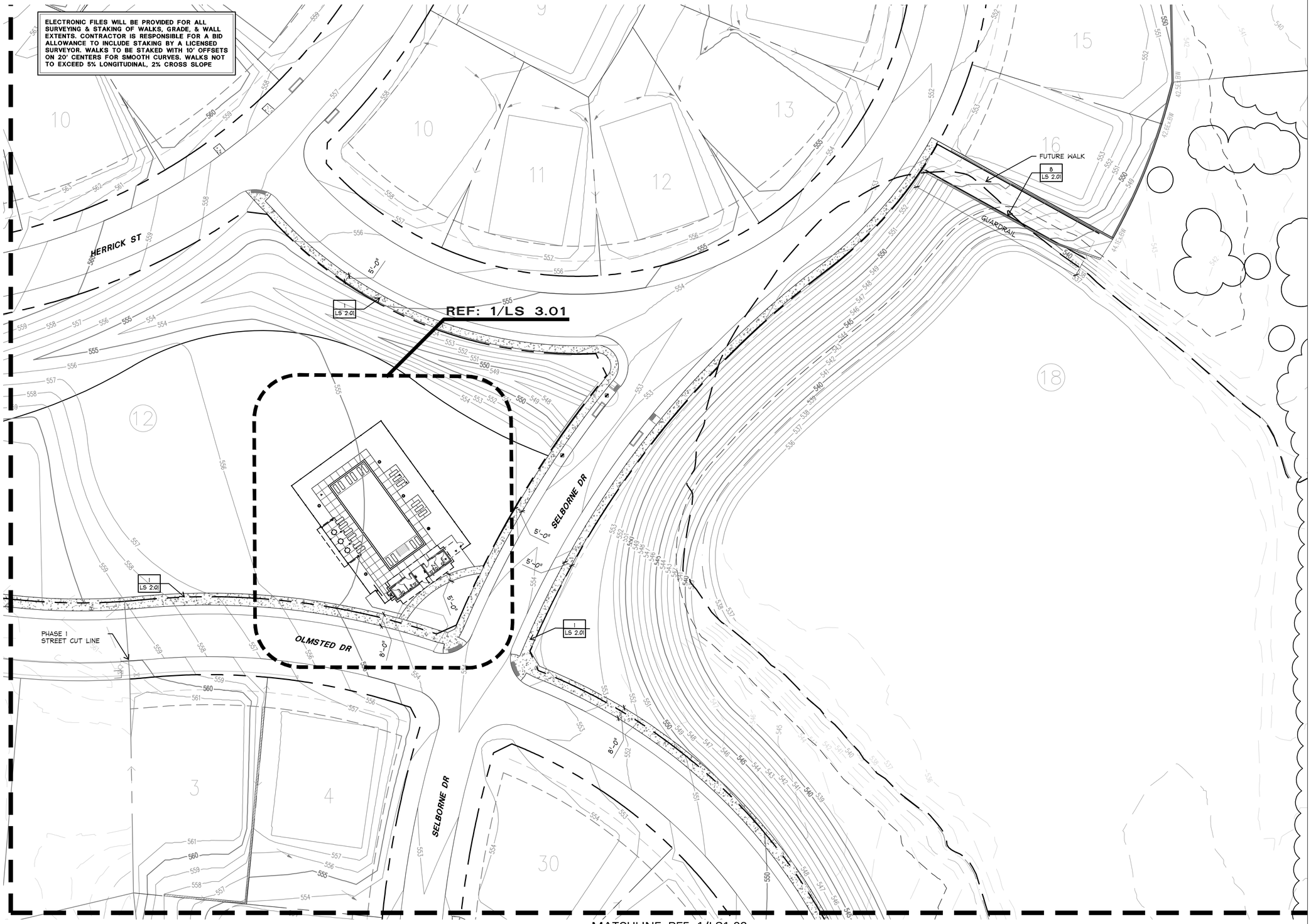
LS 1.02



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SCALE: 1"=30' NORTH

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sitework plan

sheet
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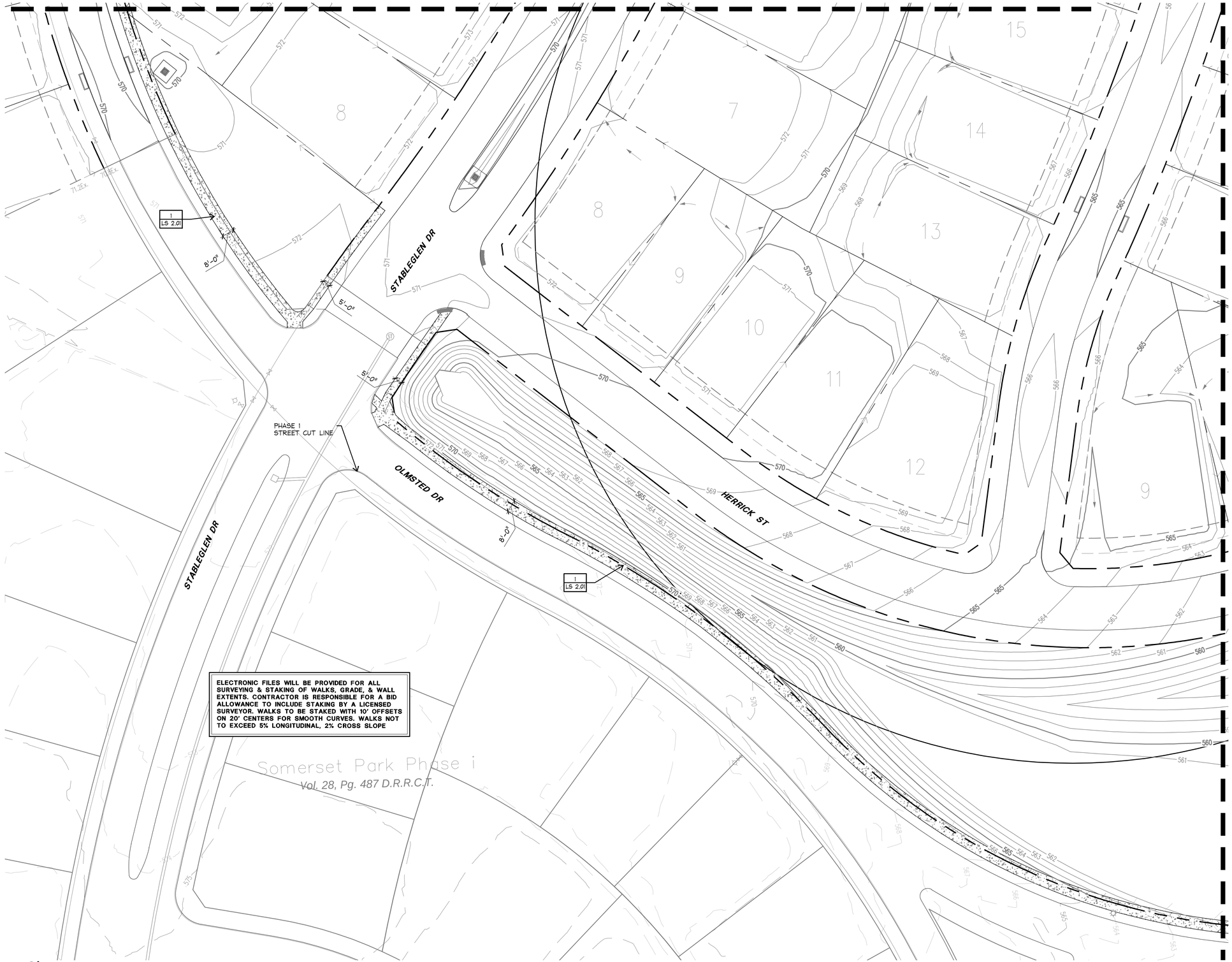
MATCHLINE: REF. 1/LS 1.05



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

MATCHLINE: REF. 1/LS 1.03

1 Site
Plan

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

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sheet title
sitework plan

sheet
LS 1.04

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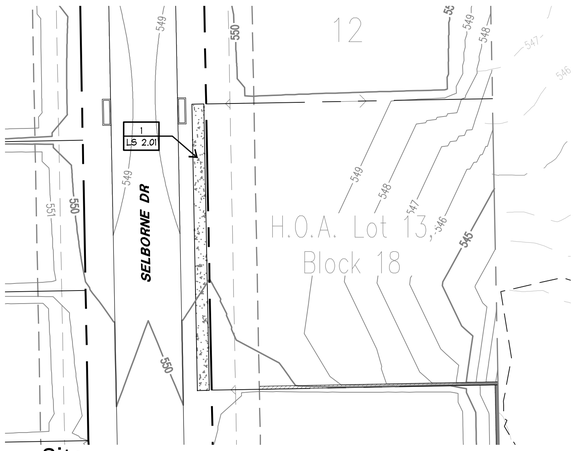
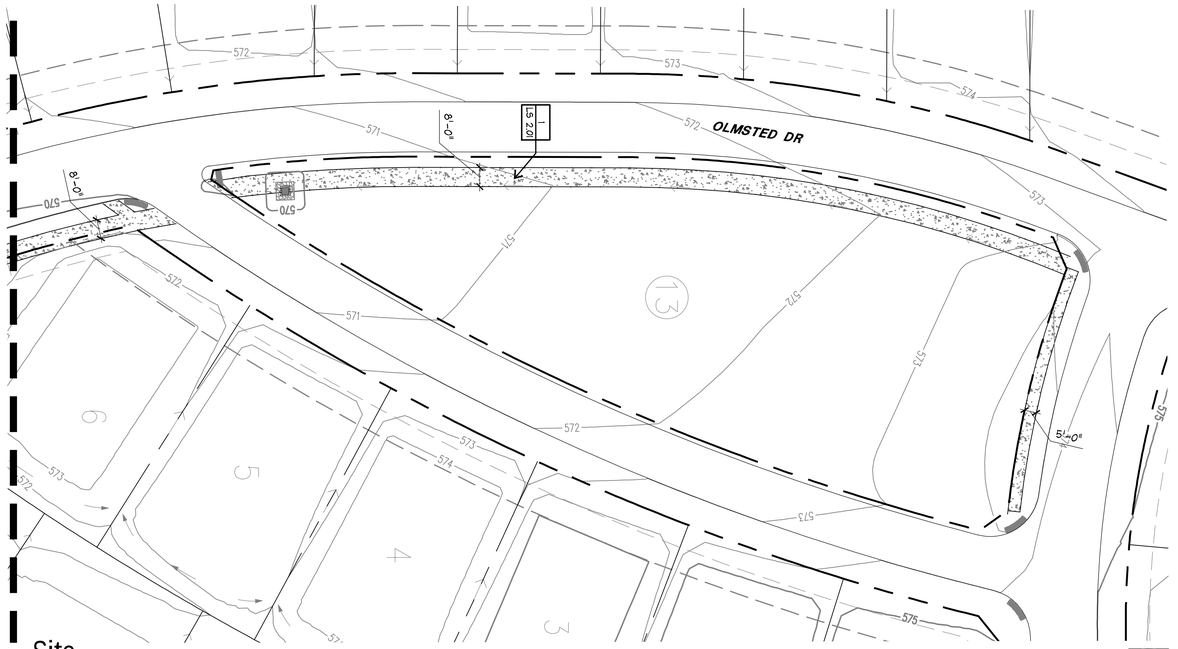


2 Site Plan

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

MATCHLINE: REF. 1/LP 1.04



1 Site Plan

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SCALE: 1"=30' NORTH

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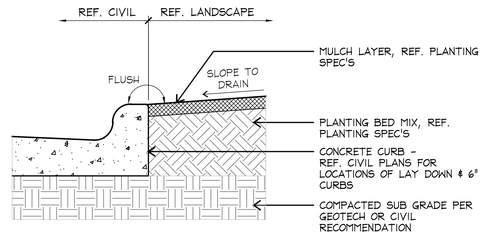
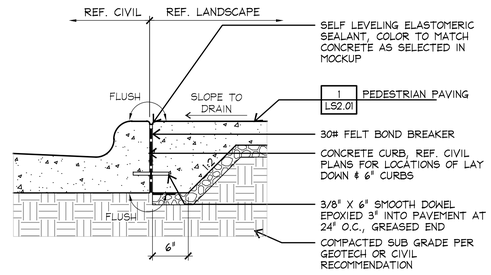


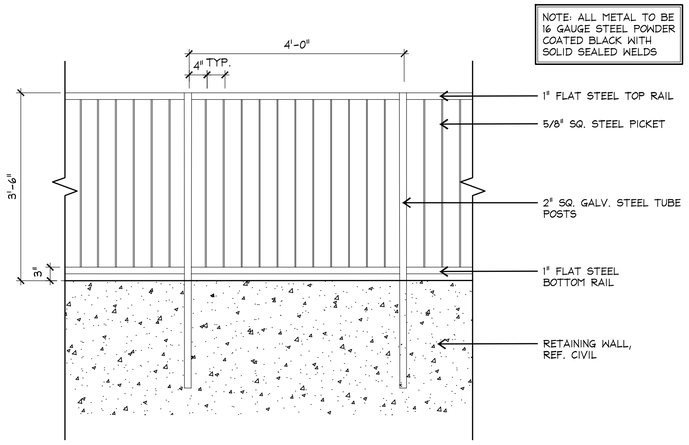
7 PLANTING AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



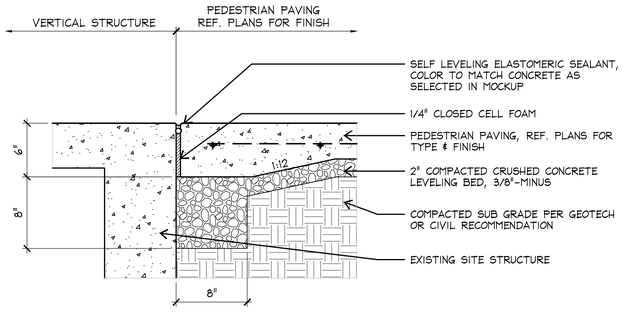
6 CONCRETE AT BACK OF CURB

SECTION — SCALE: 1"=1'-0"



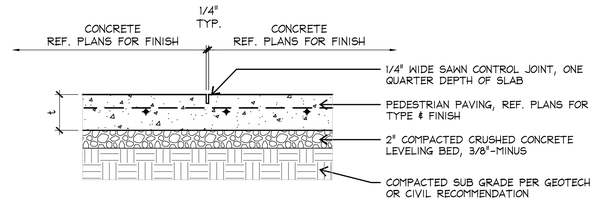
8 RAILING AT RETAINING WALL

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



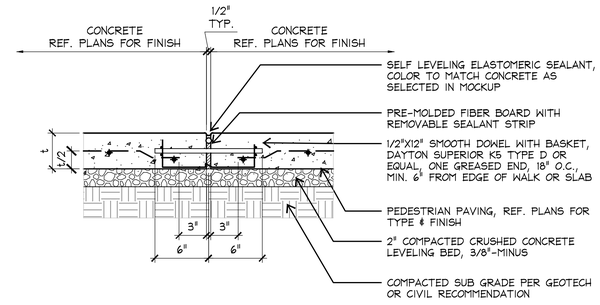
5 ISOLATION JOINT

SECTION — SCALE: 1-1/2"=1'-0"



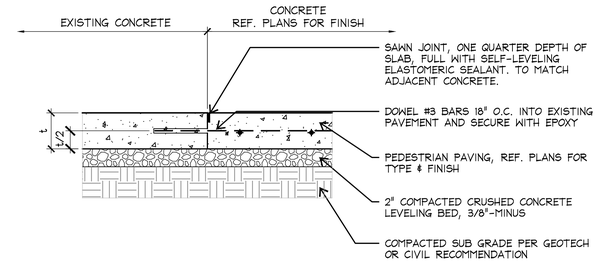
4 CONTROL JOINT

SECTION — SCALE: 1-1/2"=1'-0"



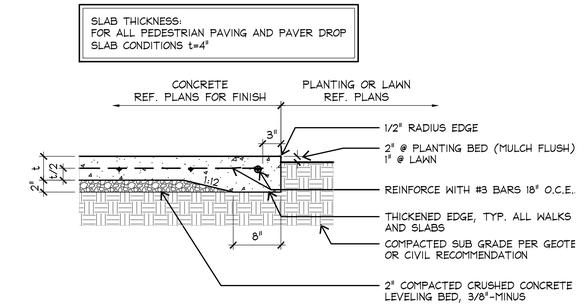
3 EXPANSION JOINT

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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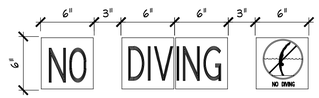
NOTE:

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.

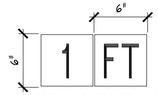
TILE TO BE FLUSH AT EDGE CONDITIONS W/ EVEN GROUT SPACING BETWEEN TILES. TILE PLACED ON THE SLOPE TO LAY OVER TILE PLACED ON VERTICAL WALL AS NOT TO REVEAL ANY ROUGH TILE EDGES. TILE ON SLOPE MUST BE FLUSH WITH TILE ON VERTICAL WALLS.

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

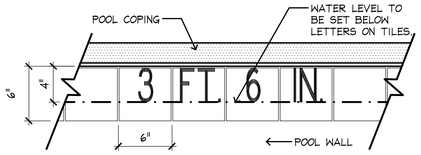
NOTE:
NON-SLIP TILE REQUIRED ON ALL DECK SURFACES



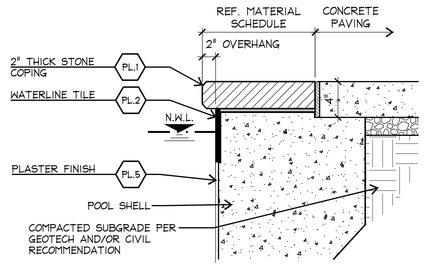
"NO DIVING" MARKERS 6" X 6" GLAZED CERAMIC TILE SET INTO CONCRETE POOL DECK. QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES.
INTEGRAL COLORS FOR LETTERS



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

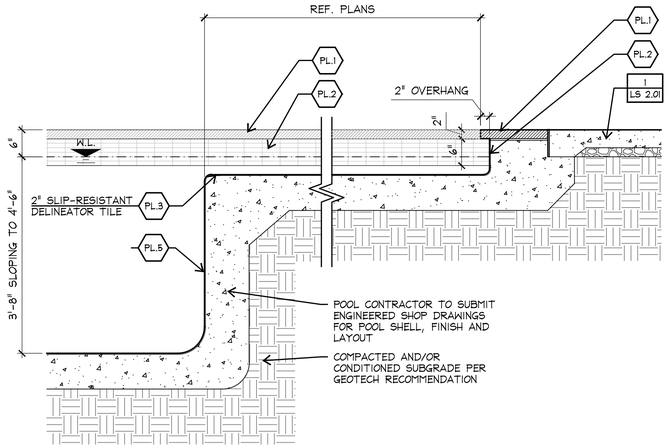


DEPTH MARKER IN VERTICAL WALL OF POOL AT WATERLINE TILE. QUANTITY AND LOCATION REQUIRED TO MEET ALL APPLICABLE CODES.
INTEGRAL COLORS FOR LETTERS



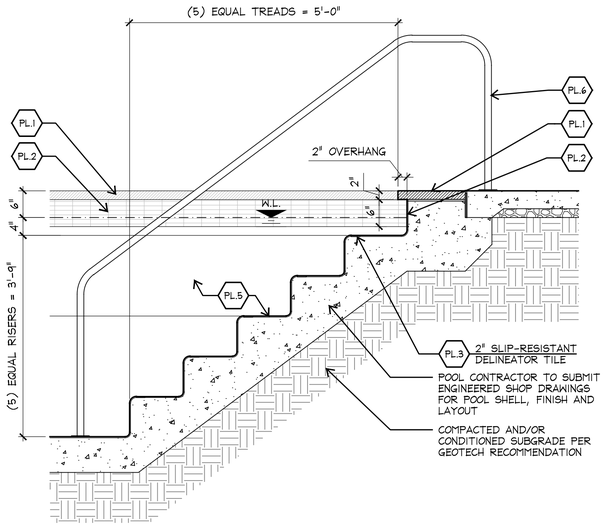
3 POOL COPING EDGE, TYP

SECTION SCALE: 1-1/2"=1'-0"



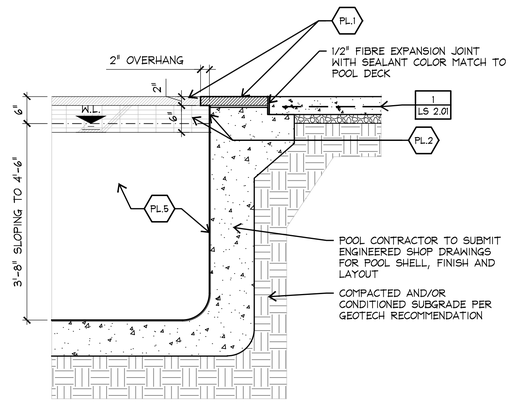
5 POOL SIGNATURE, TYP

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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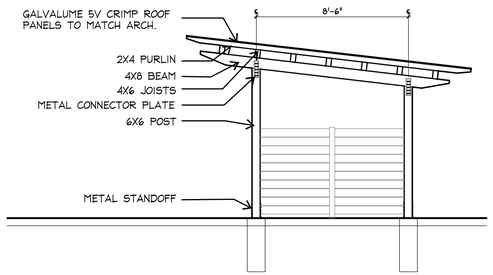
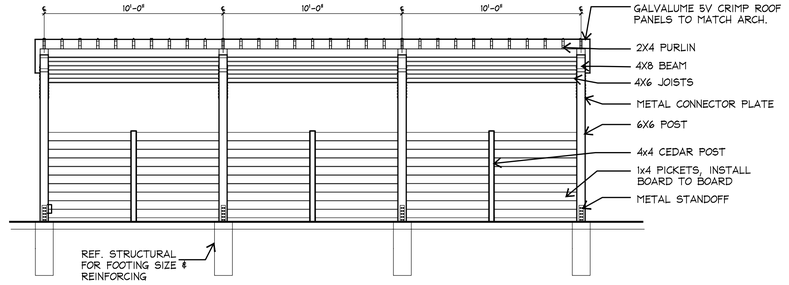
NOTE:

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.



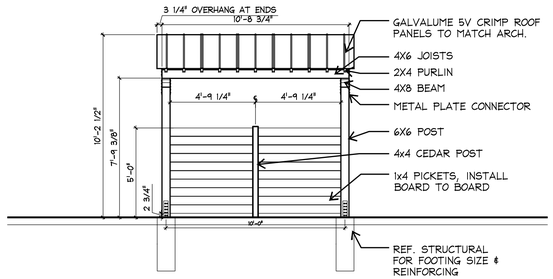
SIDE ELEVATION
SCALE: 1/4"=1'-0"

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

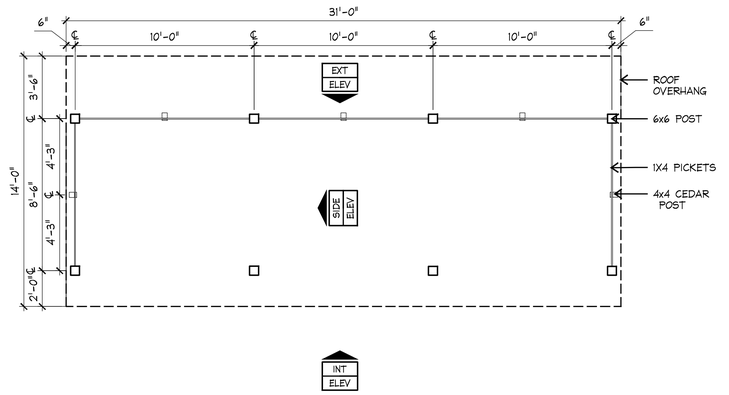


INTERNAL ELEVATION
SCALE: 1/4"=1'-0"

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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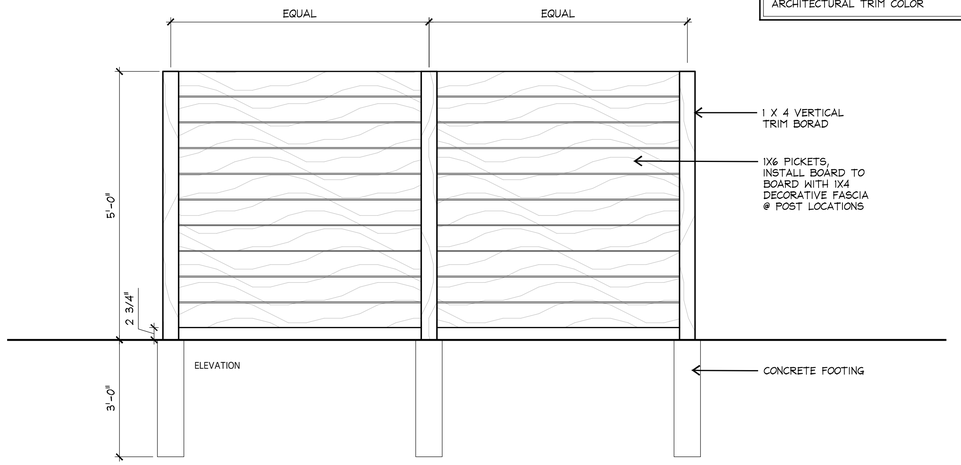
NOTE: WOOD MATERIAL TO BE WESTERN RED CEDDAR. FENCE COLOR TO MATCH ARCHITECTURAL TRIM COLOR

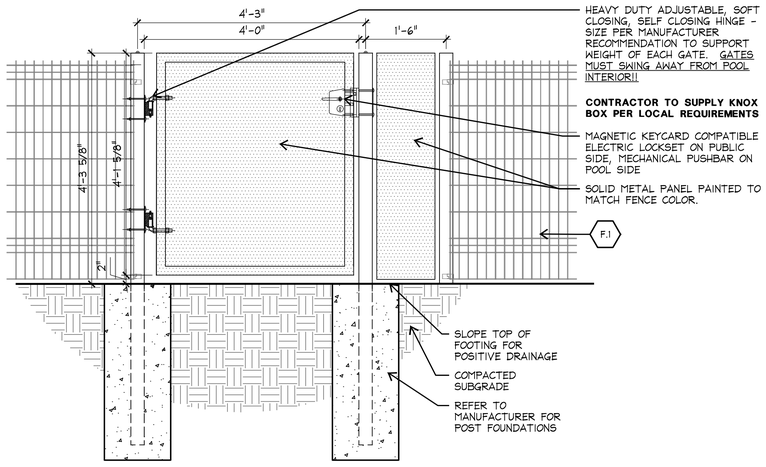


2 POOL EQUIPMENT - SCREEN FENCE

ELEVATION — SCALE: 3/4"=1'-0"

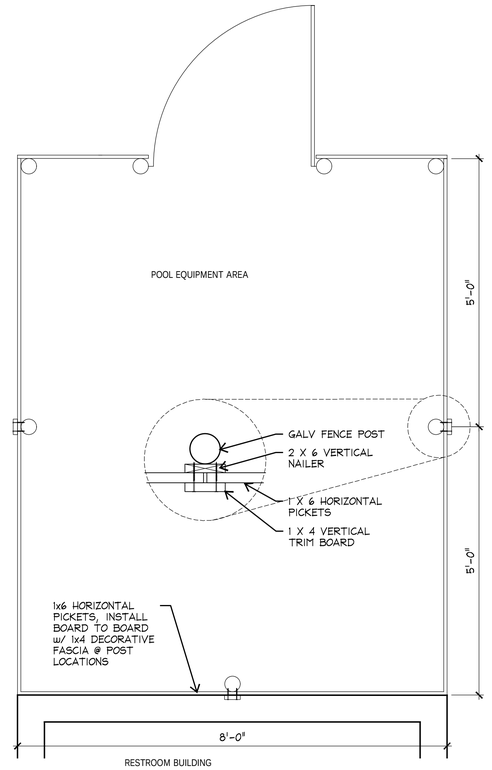
NOTE: PROVIDE ELECTRIC LOCK/LATCH OPERATED BY KEY FOB AND COMPLY WITH STATE HEALTH AND SAFETY CODE CHAPTER 757, SUPPLIED AND WIRED BY ELECTRICAL CONTRACTOR.

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"



1 POOL EQUIPMENT- SCREEN FENCE

PLAN — SCALE: 3/4"=1'-0"

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project
Somerset Phase 2

ISSUE FOR PERMIT

Arcadia Reality Corp
Rockwall, TX

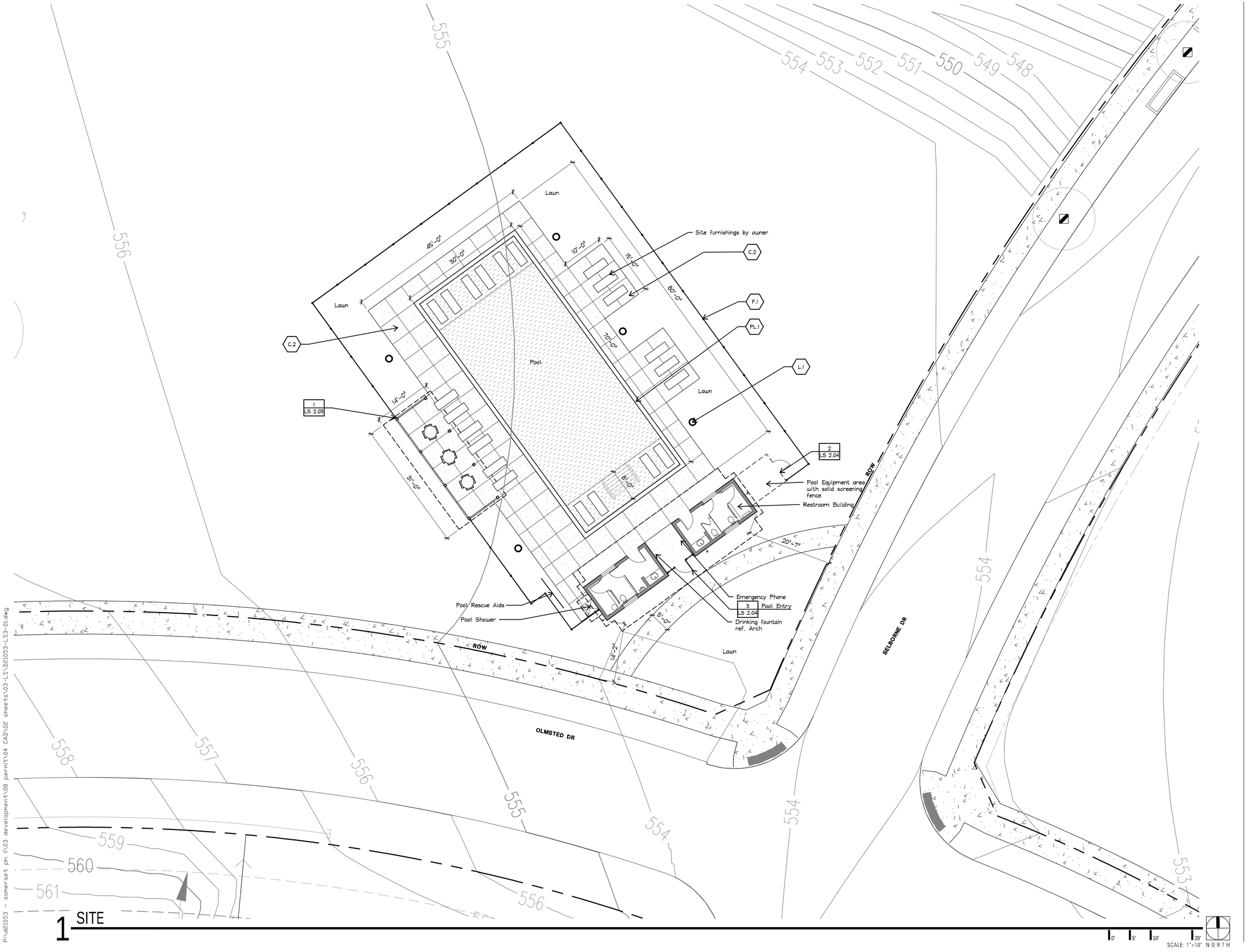
project number
D21053

issue date
10/15/2021

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

sheet title
Sitework details

sheet
LS 2.04



1 SITE

SCALE: 1"=10' NORTH

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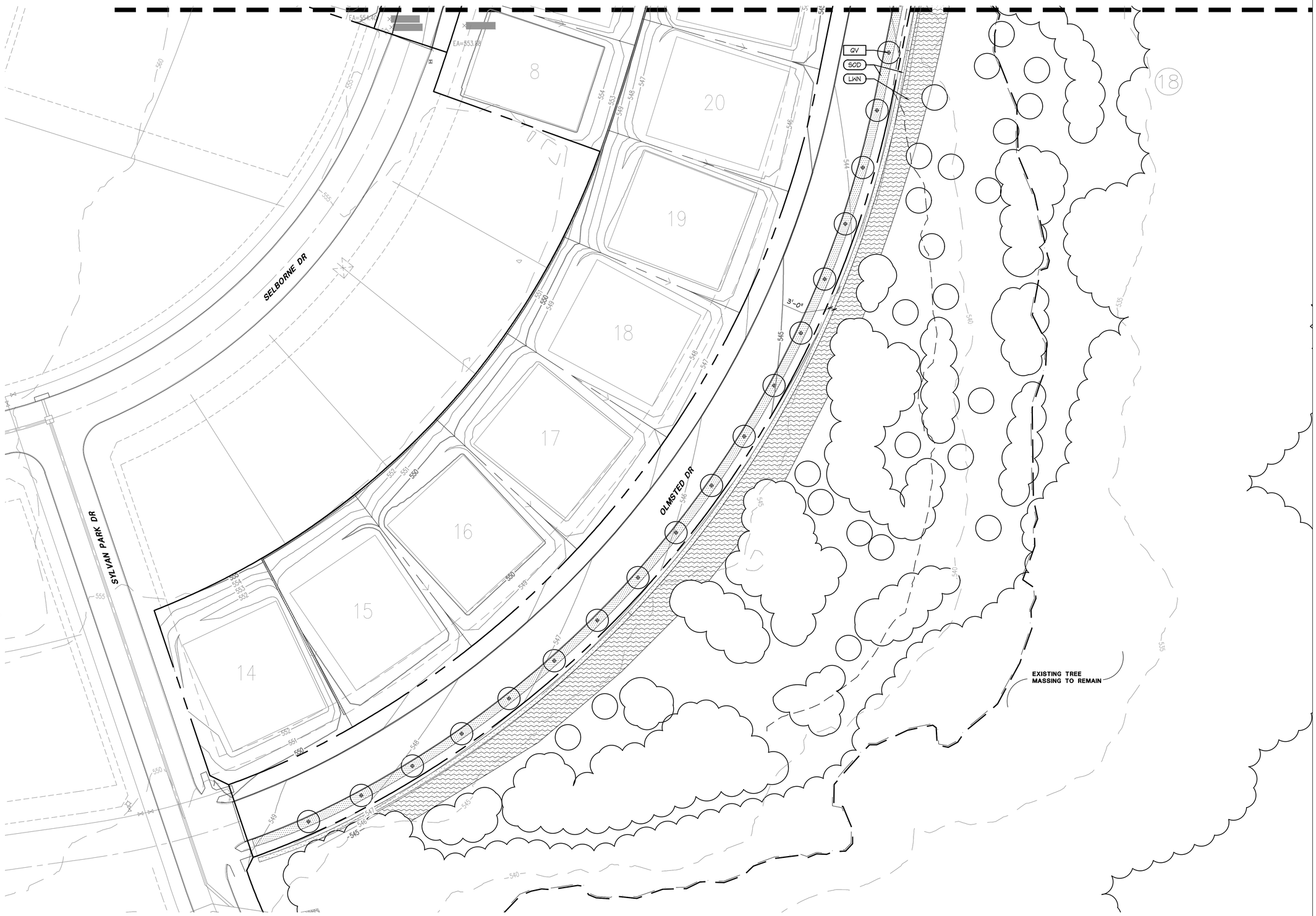
reviewed: JD, MM

sheet title
sitework plan

sheet
LS 3.01



1 Site
Plan

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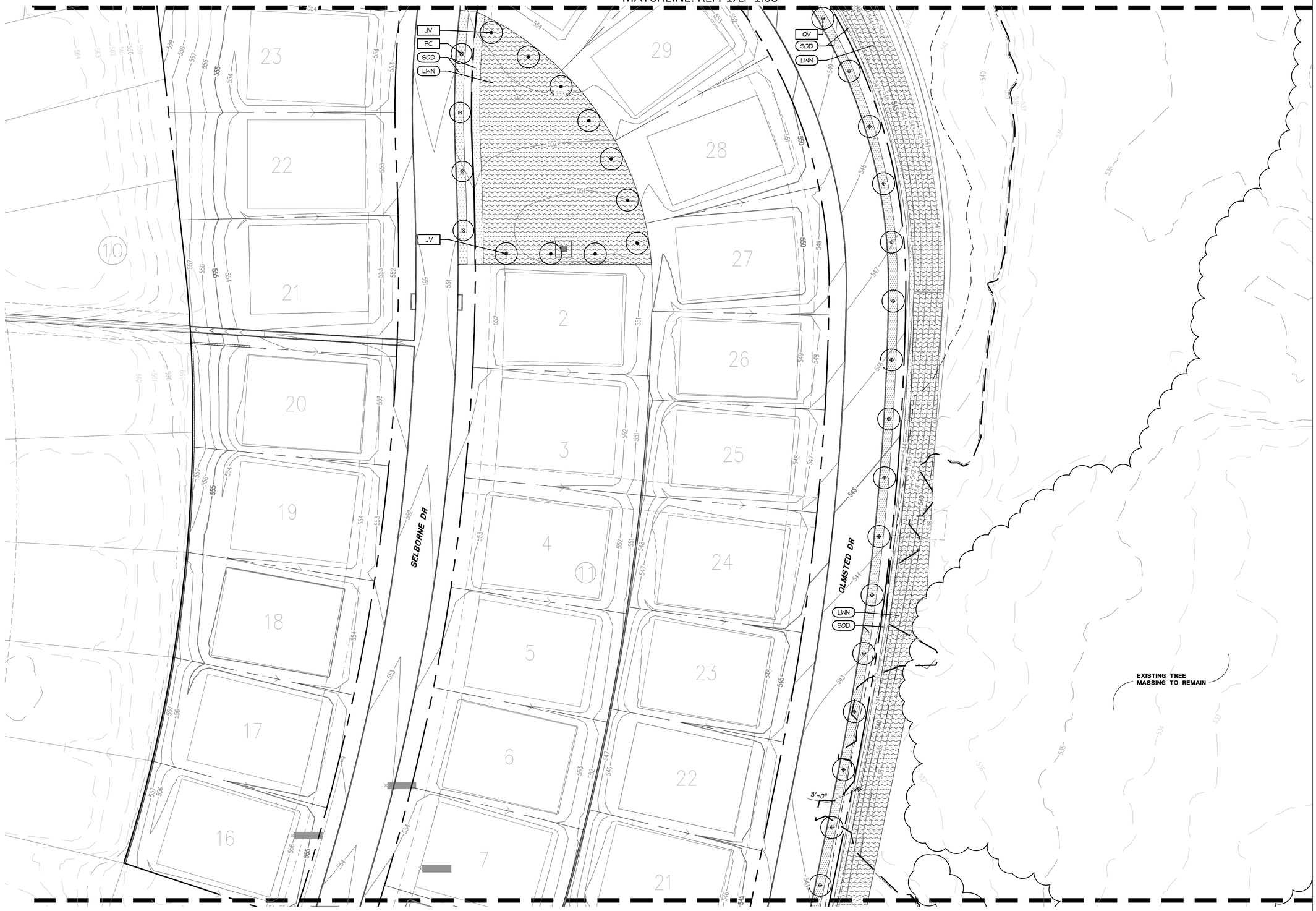
issue date
10/15/2021

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

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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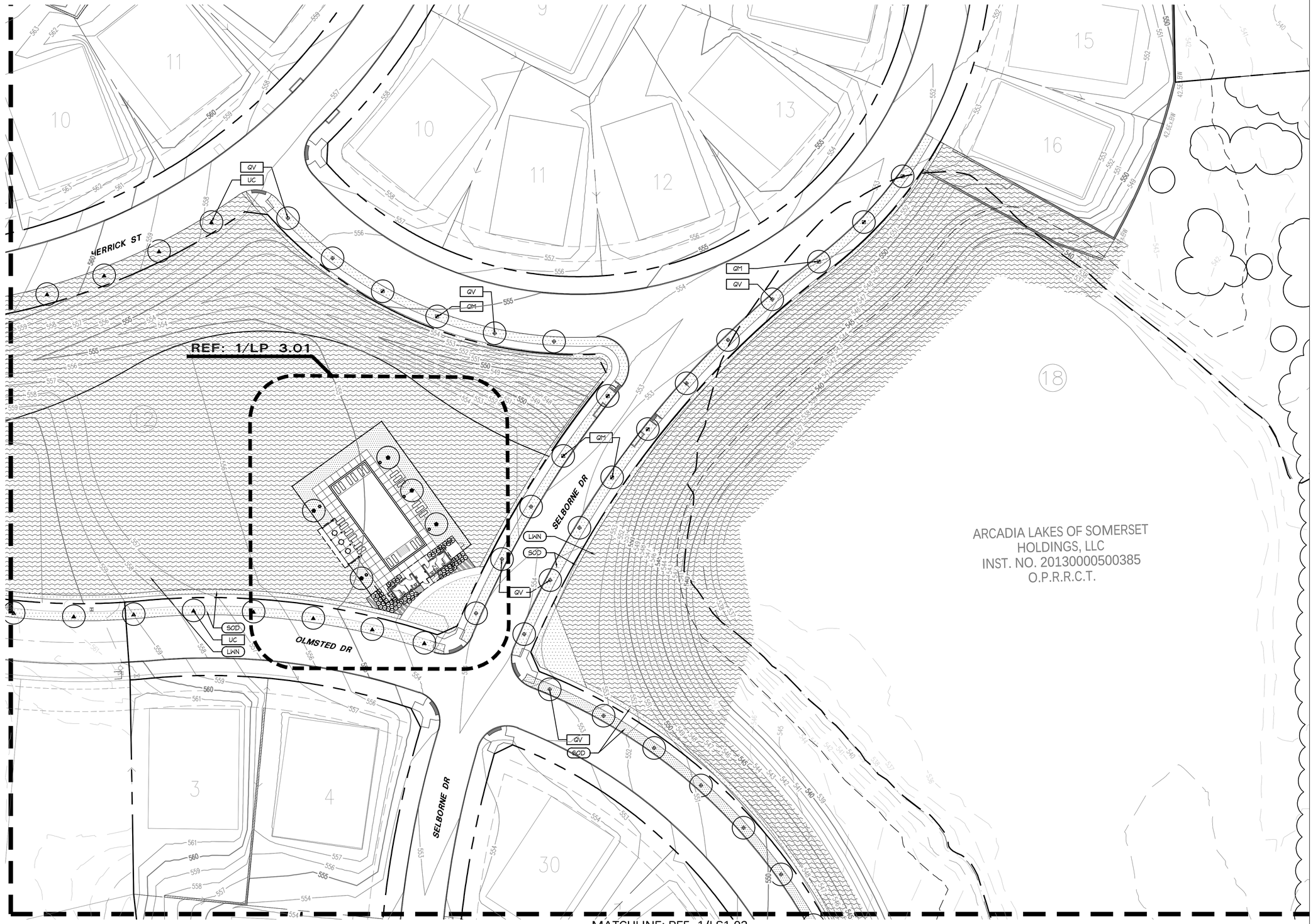
drawn: BD AC
reviewed: JD, MM

sheet title
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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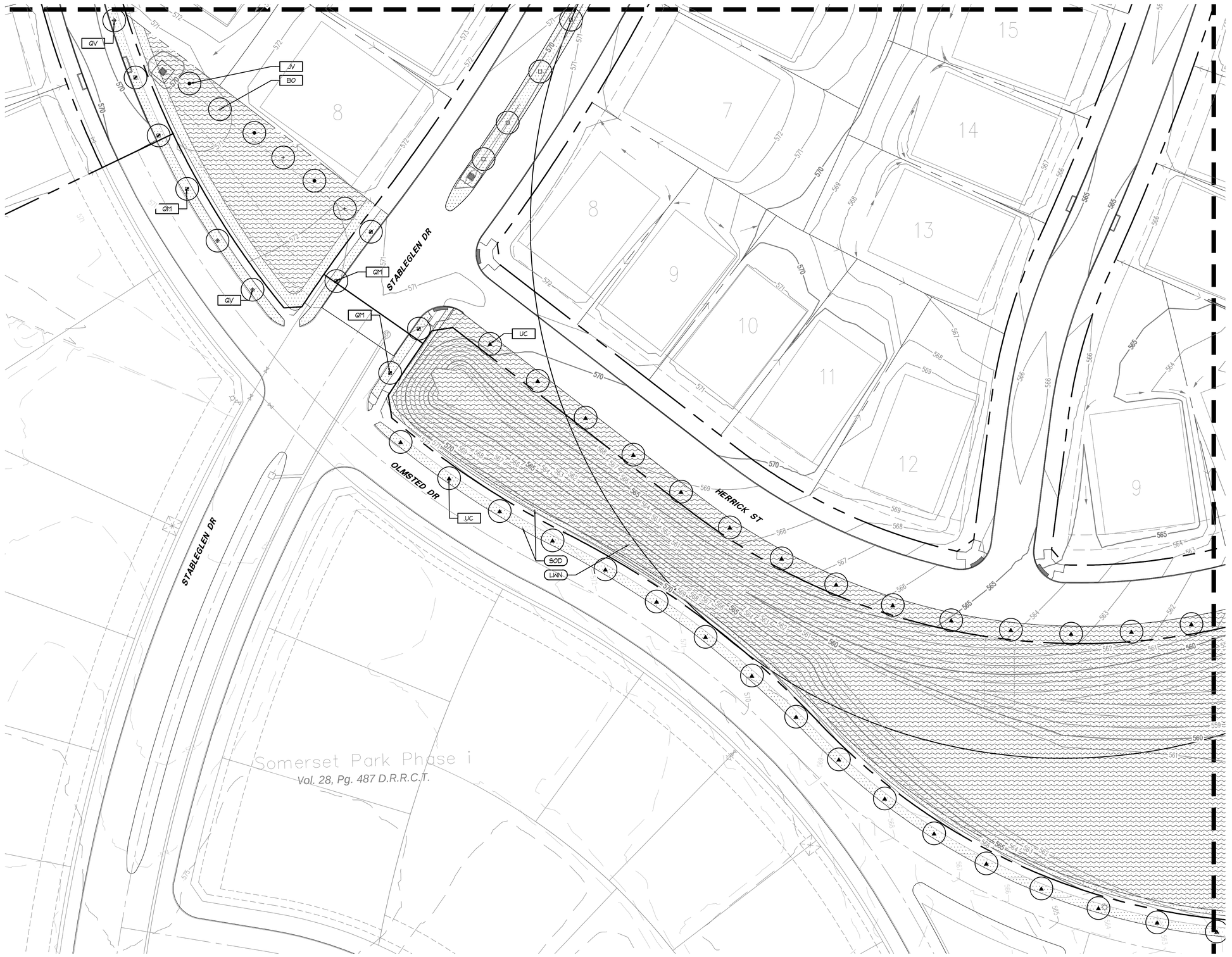
sheet title
planting plan

sheet
LP 1.03

MATCHLINE: REF. 1/LS 1.05



MATCHLINE: REF. 1/LS 1.03

1 Site Plan

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SCALE: 1"=30' NORTH

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sheet title
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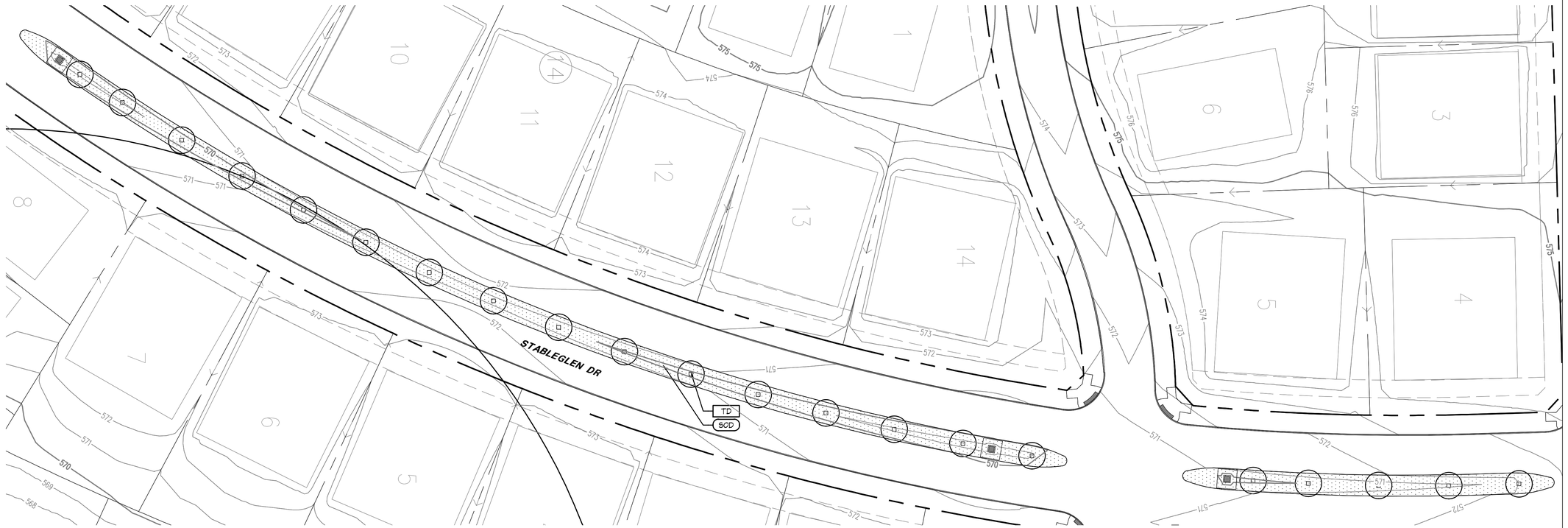
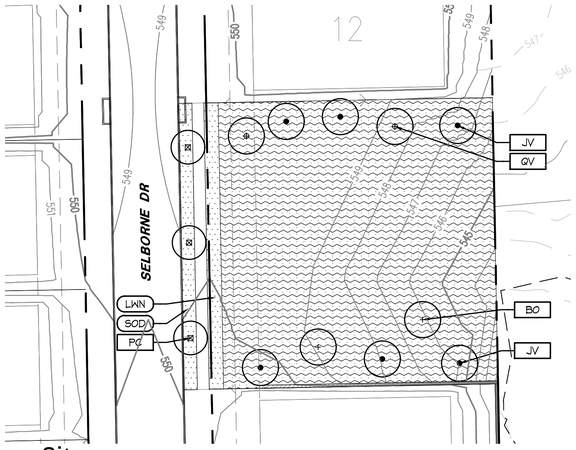
sheet
LP 1.04



3 Site Plan

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



2 Site Plan

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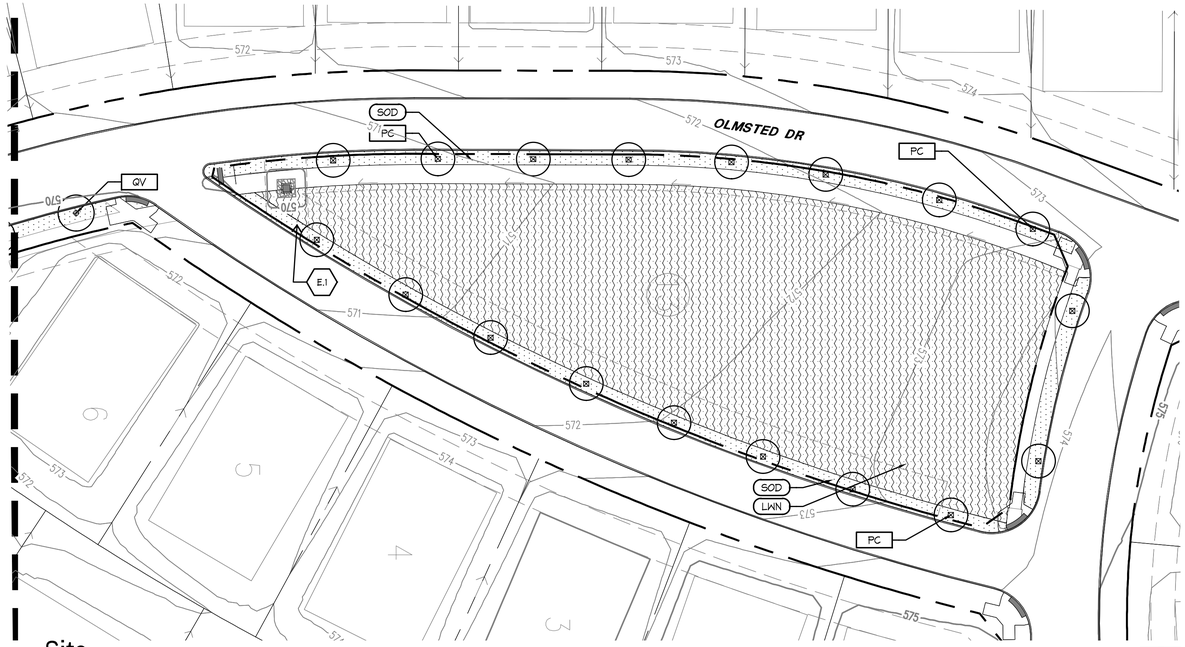
SCALE: 1"=30' NORTH



1 Site Plan

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

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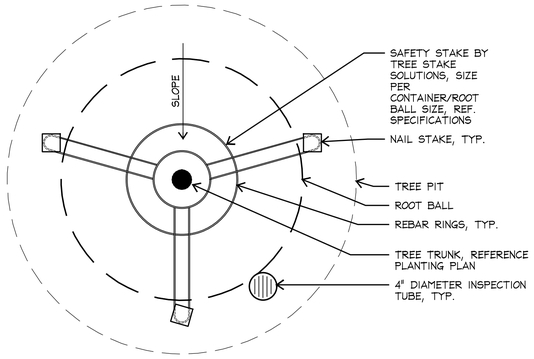
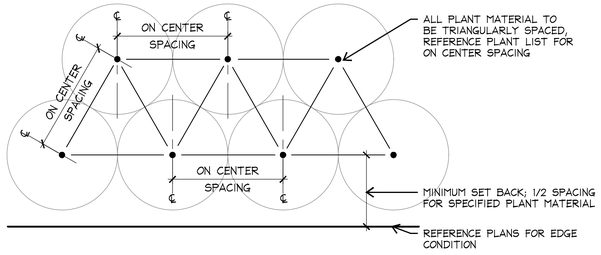


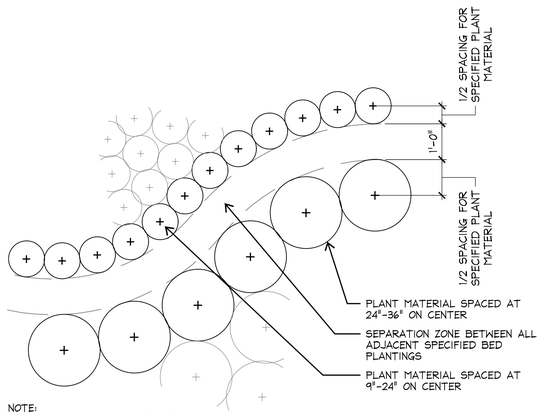
5 TYPICAL TREE STAKING

PLAN — NOT TO SCALE



4 PLANT SPACING DIAGRAM

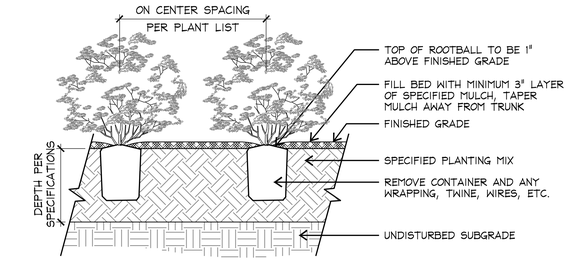
PLAN — NOT TO SCALE



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.

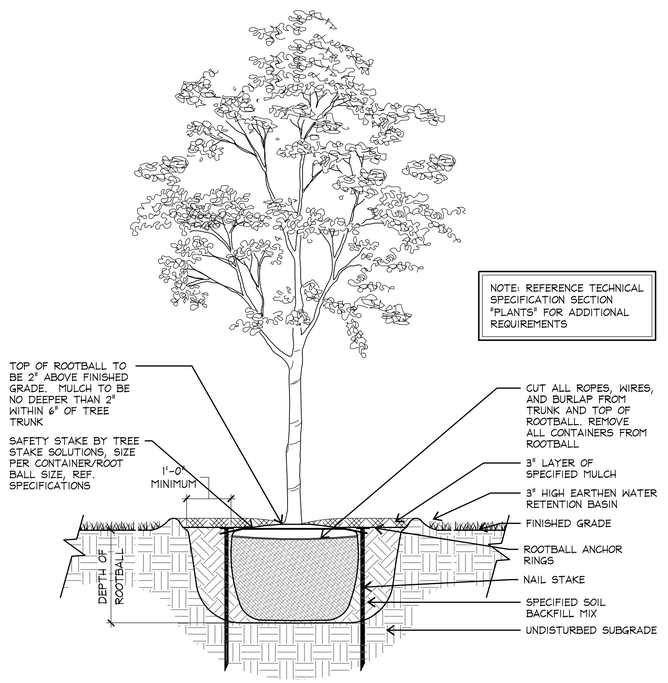
3 CURVED BED LAYOUT

PLAN — NOT TO SCALE



2 SHRUB BED PLANTING

SECTIONS — NOT TO SCALE



1 TREE PLANTING - STANDARD TRUNK

SECTION — NOT TO SCALE

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sheet
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PLANT LIST

SHADE TREES

QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
5		BO	BUR OAK	*QUERCUS MACROCARPA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
19		JV	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	----	----
25		PC	CHINESE PISTACHE	*PISTACHIA CHINENSIS*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
16		QM	CHINQUAPIN OAK	*QUERCUS MUEHLENBERGII*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
59		QV	LIVE OAK	*QUERCUS VIRGINIANA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
21		TD	BALD CYPRESS	*TAXODIUM DISTICHUM*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
42		UC	CEDAR ELM	*ULMUS CRASSIFOLIA*	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
6		UP	LACEBARK ELM	*ULMUS PARVIFOLIA*	NONE	None

SHRUBS, ORNAMENTAL GRASSES, AND VINES

QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
		MSA	ADAGIO MISCANTHUS	*MISCANTHUS SINENSIS 'ADAGIO'*	3 GAL @36" OC	None

PERENNIALS, GROUNDCOVERS, AND ANNUALS

QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
25		LNG	NEW GOLD LANTANA	*LANTANA X 'NEW GOLD'*	1 GAL. 18" O.C.	DENSE. UNIFORM.
40		SG	LIPSTICK AUTUMN SAGE	*SALVIA GREGGII 'LIPSTICK'*	3 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

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sheet
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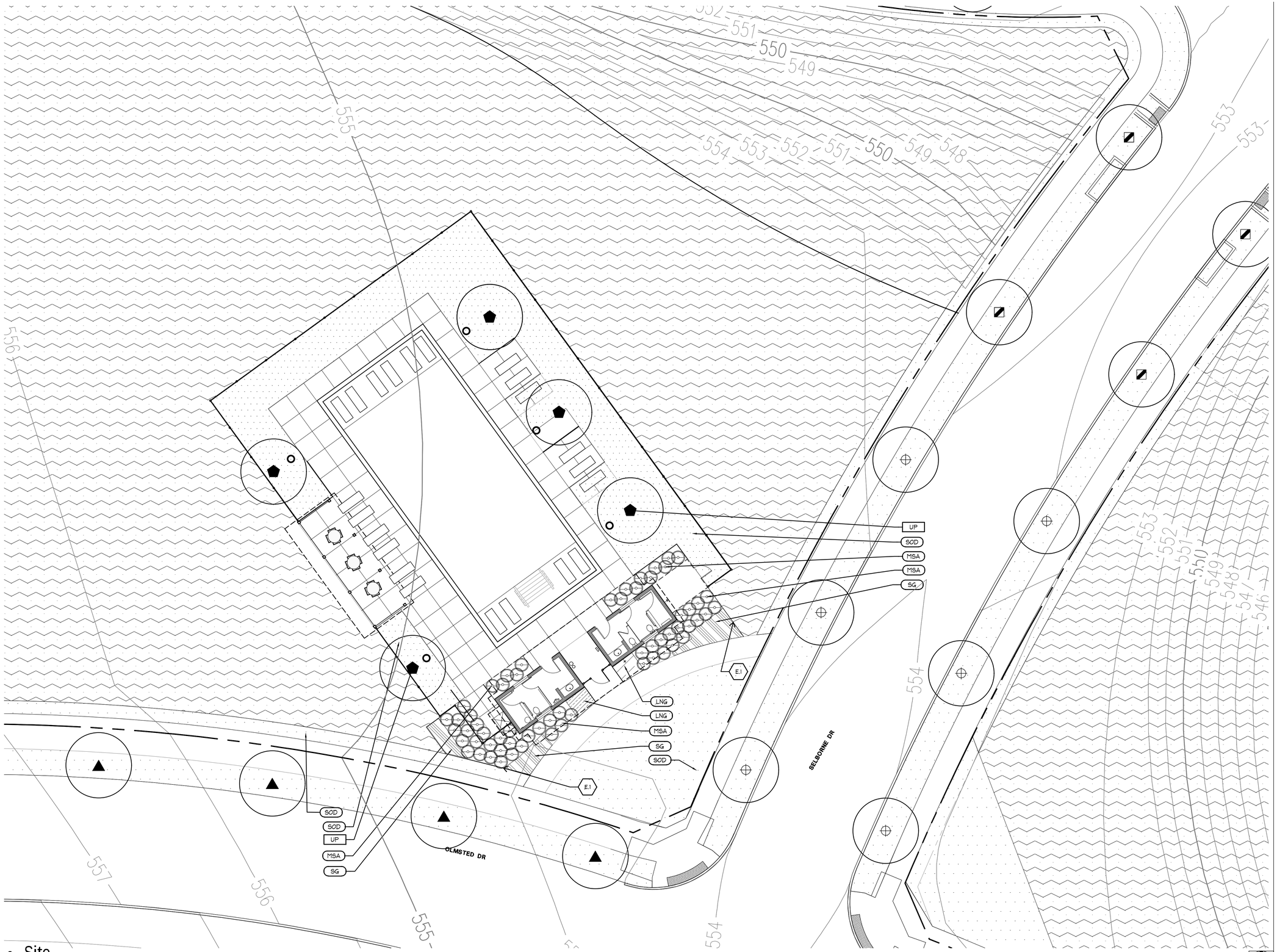

1 Site
Plan

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

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planting plan

sheet
LP 3.01

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PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	SP2021-030	CASE MANAGER:	Andrew Reyna
PROJECT NAME:	Site Plan for Multi-Tenant Warehouse/Distribution Center	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1818, 1824, & 1860 AIRPORT RD, ROCKWALL, TX 75087	CASE MANAGER EMAIL:	areyna@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	10/20/2021	Approved w/ Comments

10/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for 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.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

M.3 For reference, include the case number (SP2021-030) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, treescape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

M.6 Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist for all plans.

I.7 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, all comments must be addressed prior to an approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.8 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.9 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards

and commissions (§01.02, Art. 11, UDC):

1) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
2) Off-street loading docks must be screened from all public streets, any residential zoning district or residentially used property, and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and shall be provided by using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards. Provide screening along east property line. (§01.05, Art. 05, UDC)
3) Based on the building footprint, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exception(s) and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (§05.01.C.1, Art. 05, UDC)
4) Indicate and label the widths of all sidewalks existing and proposed for the site along Airport Road. (§03.04.B, Art. 11, UDC)
5) Indicate the street centerline for all existing and proposed streets. Provide width of street ROW (§03.04.B, Art. 11, UDC)
6) Verify the parking count on the site plan with the parking table for total number of spaces. Identify office space and calculate at 1 space per 250 SF (§05.01, Art. 06, UDC)
7) Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. 06, Loading Requirements) (§06.04, Art. 06, UDC)
8) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate on plans where these units are located and provide detail for screening of units. (§01.05.C, Art. 05, UDC)
9) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. Dash-in RTU's on building elevations. (§01.05.C, Art. 05, UDC)
10) Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. Provide detail. (§01.05.B, Art. 05, UDC)

M.10 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) All shrubs required to be a minimum of 5 gallons (verify size of Lindheimer's Muhly). (§05.03.B.1, Art. 08, UDC)
2) A minimum 20 foot landscape buffer is required on east side of the property adjacent to residentially used property (i.e. agricultural zoned property). Will require approval of the Planning and Zoning Commission for three-tier screening with a wrought iron fence or you may use a six foot masonry wall (§05.02.B, Art. 08, UDC)
3) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass prior to the issuance of a Certificate of Occupancy (CO) -- hydro mulch/seed shall be prohibited in these areas. (§05.03.G, Art. 08, UDC)
4) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree and one (1) Accent Tree per 1500 SF of detention area. (§05.03.E, Art. 08, UDC)
5) The developer shall establish grass and maintain the seeded area, including watering, 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)
6) Correct plans to include screening details where applicable for truck dock, outside storage areas, and residential adjacency (i.e. agriculturally zoned properties). [(§01.05(A)&(E), Art. 05, & Residential Adjacency Standards (§01.06, Art. 05, UDC)]
7) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. Add a note to plans meeting these requirements. (§05.03.E, Art. 08, UDC)
8) Identify visibility triangles on all lots for all driveway intersections and public streets. (§01.08. Art. 05, UDC)

M.11 Treescape Plan.
1) Please provide Treescape Plan

M.12 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) Lighting levels not to exceed 0.2 FC at the property line. Please verify readings along the south property line that exceed this level. Correct Plan. (§03.03.C Art. 07, UDC)

M.13 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

The following are located within the General Industrial District standards of Subsection 05.01, of Article 05, of the Unified Development Code (UDC):

1) Requires an exception to the horizontal and vertical articulation standards as listed below.
2) A minimum of 20% stone is required on building facades.
3) Projecting elements and parapets walls are to be finished on the interior using the same materials as the exterior façade (i.e. no exposed TPO).
4) RTU's are to be screened from adjacent properties and rights-of-way. Dash-in RTU's on building elevations. Additionally, loading dock areas appear to have lower level parapet walls than the rest of the building. Please increase the height of the parapet wall.
5) An exception is required to allow for tilt-up wall construction.

Based on the building elevation submittal, staff has identified the following that require approval of exceptions to the Unified Development Code (UDC) for development within the LI District:

1) Stone. The proposed building does not meet the stone requirement established by the UDC and requires approval of an exception the use of form-liner. (§05.01.A.1.a.1, Art. 05, UDC)
2) Tilt-Up Wall Construction. The proposed building does not meet the masonry standards established by the UDC and requires approval of an exception for the use of tilt-up wall construction. (§05.01.A.1.a.2, Art. 05, UDC)
3) Roof Design Standards. The proposed building does not meet the roof design standards by not finishing the interior side of the projecting elements and parapet walls with the same materials as the exterior as established by the UDC and requires approval of an exception for the use of exposed TPO. (§05.01.A.2, Art. 05, UDC)
4) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. (§05.01.C.1, Art. 05, 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 (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for all of the associated exceptions and variances, and the compensatory measures justifying the exceptions being requested for consideration.

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on November 2, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning & Zoning Meeting.

I.16 The Architectural Review Board (ARB) meeting will be held on October 26, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.17 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on October 26, 2021.
2) Architectural Review Board (ARB) meeting will be held on October 26, 2021.

3) Planning & Zoning regular meeting will be held on November 9, 2021.
4) Architectural Review Board (ARB) meeting will be held on November 9, 2021

I.18 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Steel edging must be 6" taller than mulch (Detail C).
M - Need additional water line easement to make sure water line is centered in 20' easement.
M - No Grate Inlets allowed.
M - 100' Min Driveway separation required.
M - Full Panel Concrete Replacement for utility connections.
M - Label the driveway spacing (edge to edge).

The following items are informational for the engineering review phase.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.

Drainage Items:
- Detention is required.
- Detention outfall must be at sheet flow conditions when storm water crosses the property line. Will need approval from the railroad to concentrate flow into their property.
- No walls allowed in detention easement
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No grate drains allowed

Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- 5' wide sidewalk along Airport Rd., 2' inside the ROW, along all frontage.
- Any street paving that is removed for tie-ins will require full panel concrete replacement.

Water and Wastewater Items:
- Show proposed utility lines (Water, Sewer, etc.)
- Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be centered in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Water line is on the North side of the street. full panel concrete replacement is required.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: +Addressing Assignments are+:
BLDG 1 - 1824 AIRPORT RD, ROCKWALL, TX 75087
BLDG 2 - 1818 AIRPORT RD, ROCKWALL, TX 75087
BLDG 3 - 1860 AIRPORT RD, ROCKWALL, TX 75087

*Suite numbers will come at later permitting date when demising walls are placed. Use a 1XX scheme (110-120.. etc.) 200's and up are for multi-story buildings. Please see the following for more: http://www.rockwall.com/pz/GIS/AddressingStandards.pdf

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	10/19/2021	Approved w/ Comments

10/19/2021: There are several suggestions to help reduce the potential for criminal activity at the site. I would be more than willing to speak with the developer(s) and review the site plans and provide CPTED suggestions.

EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: Landscape approved

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."

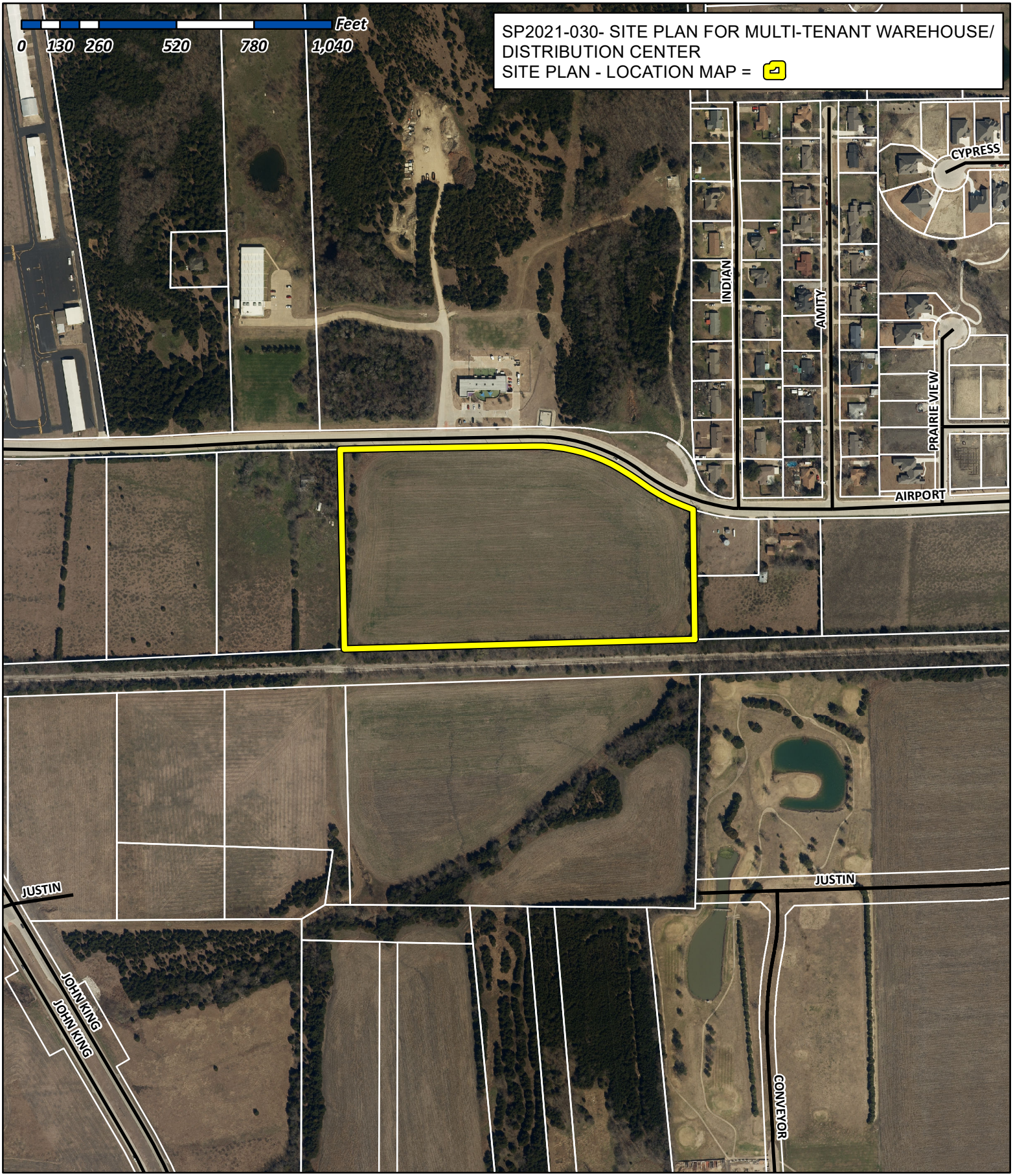
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* OCTOBER, 20 21

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.

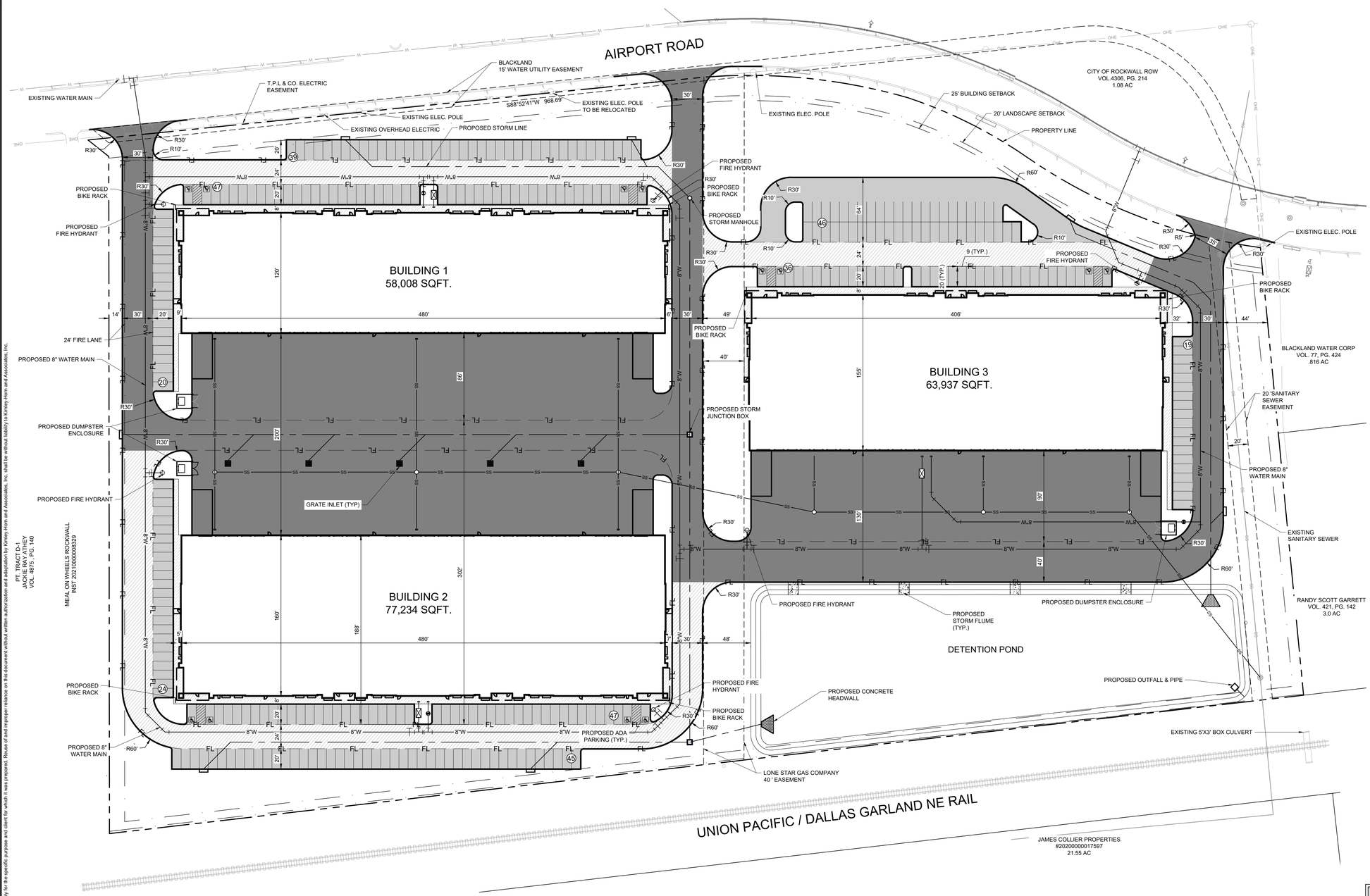
As compensatory measures, the Owner agrees to:

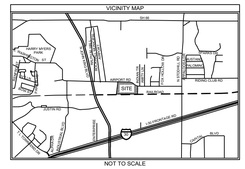
- Increase the new tree canopies by 5% beyond the minimum requirement.
- Provide a bicycle rack at each building.
- Provide sunscreens above the windows.
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals.

We appreciate your consideration of this matter.

Sincerely,

Robert Pross
President





GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	FL FL
SETBACKS	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
PROPOSED STORM LINE	
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING OVERHEAD ELECTRIC LINE	OHE

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	39'
PROPOSED TOTAL BUILDING AREA	199,179 SF
TOTAL LAND AREA	780,595 SF/17.9 AC
BUILDING COVERAGE	26%
IMPERVIOUS COVER	65%
PROPOSED AUTO PARKING	323
REQUIRED AUTO PARKING	200
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
(58,008 + 77,234 + 63,937) / 1,000 = **200 PARKING SPACES**

OWNER

ROBERT B. BALDWIN III
4500 CHRISTOPHER DRIVE
AUSTIN, TEXAS 78746
512-751-4500
RBBALDWIN3@ME.COM

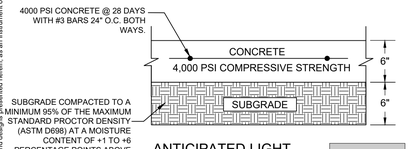
DEVELOPER

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.



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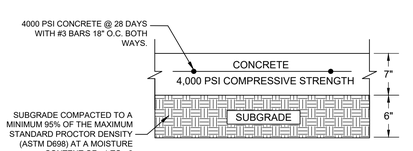
N.T.S.



ANTICIPATED MEDIUM DUTY PAVEMENT
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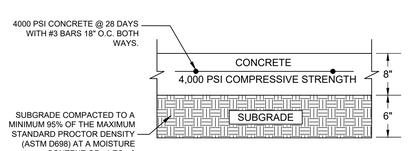

ANTICIPATED HEAVY DUTY PAVEMENT
N.T.S.

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

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer PATRICK J. HOGAN
P.E. No. 133868 Date OCT 2021

GROSS ACREAGE 17.92 AC			
DATE	10/11/2021		
SCALE	AS SHOWN		
DESIGNED BY		...	
DRAWN BY		ZRH	
CHECKED BY		PJH	

INTREPID - ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

SITE PLAN

SP

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.

IMAGES
XREFS
FONT STYLES
PLOT SCALE
PLOT DATE
DWG NAME
DRAWING LAYER
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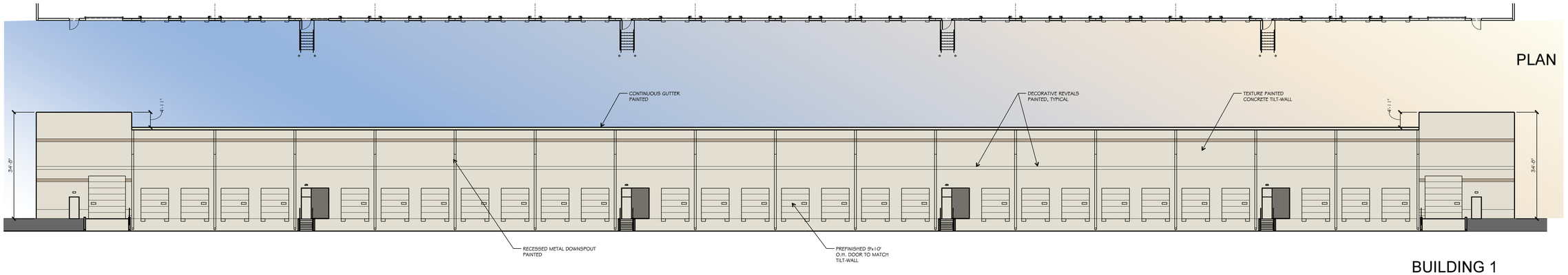
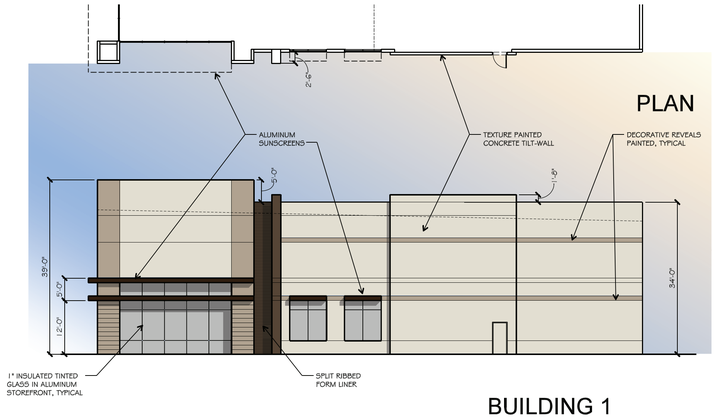


MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %

4 BUILDING 1 SOUTH ELEVATION

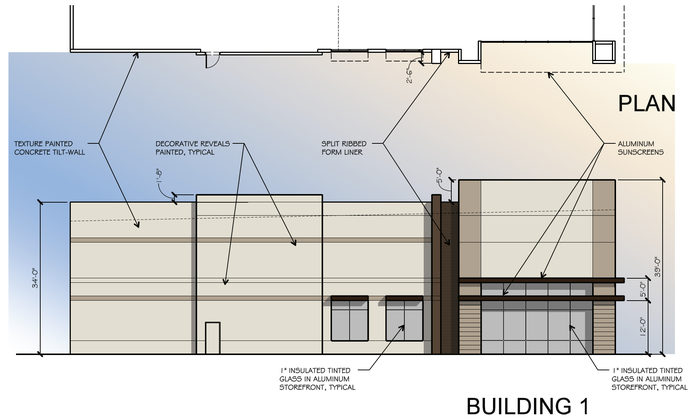
SCALE: 1/16"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %

3 BUILDING 1 WEST ELEVATION

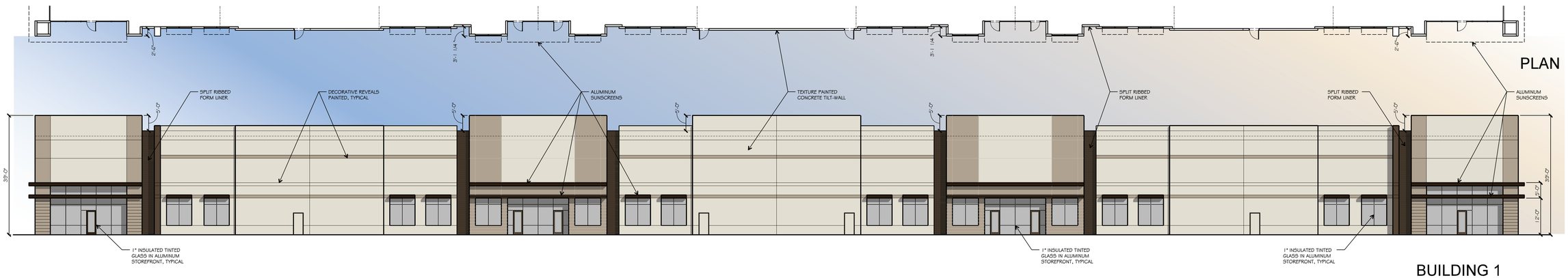
SCALE: 1/16"=1'-0"



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"

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drawn:
checked ROBERT PROSS
date 10/15/2021

INTREPID EQUITY INVESTMENTS

10/15/2021

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/239-1400

INTREPID ROCKWALL

ROCKWALL, TEXAS

job no 2145
sheet A3.0

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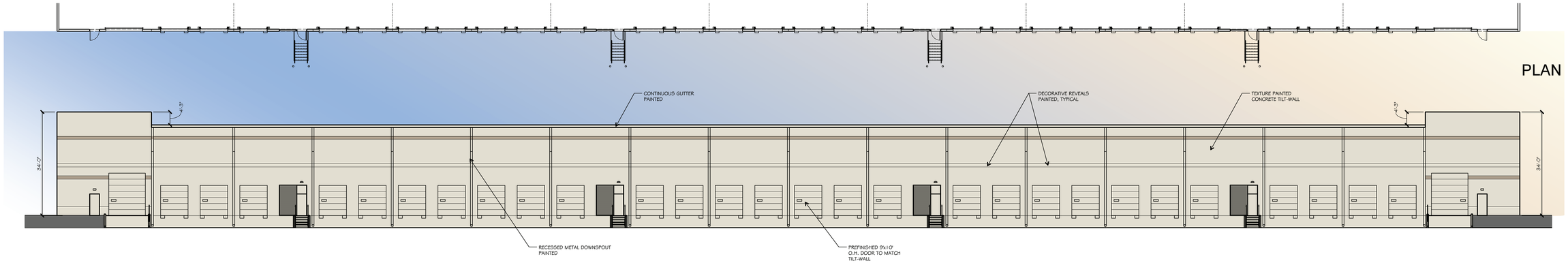
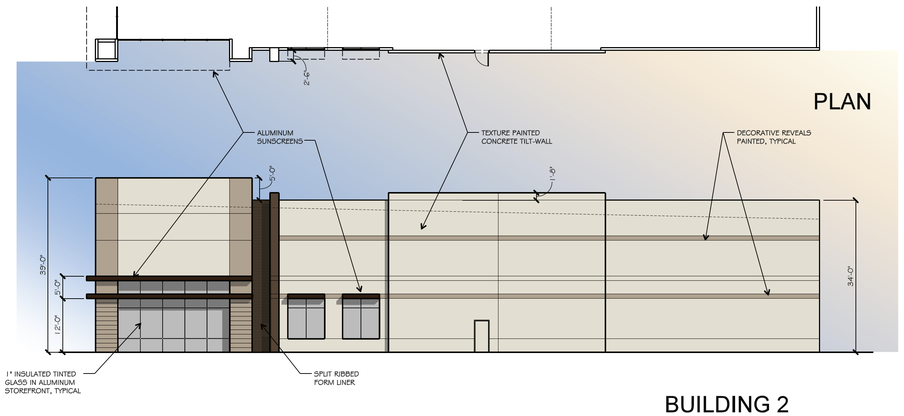


MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %

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
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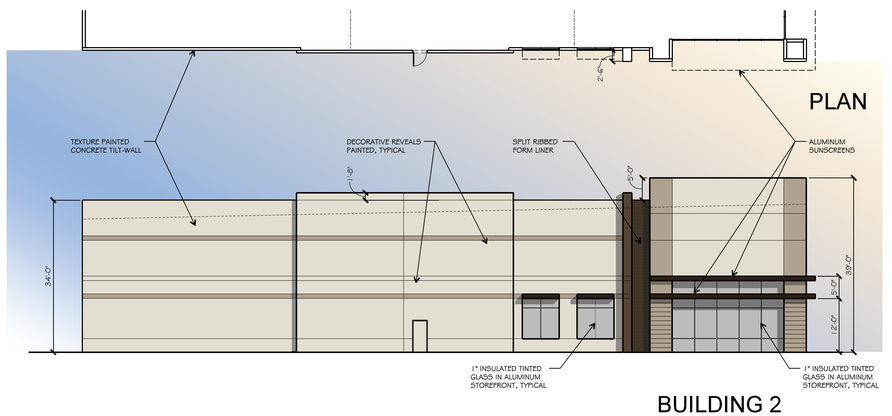

MATERIALS %	
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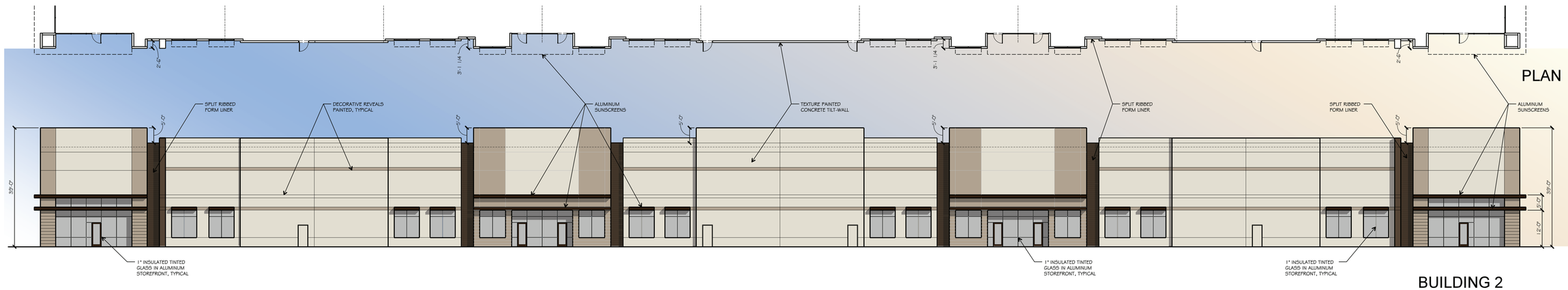
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %

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"

drawn:
checked ROBERT PROSS
date 10/15/2021

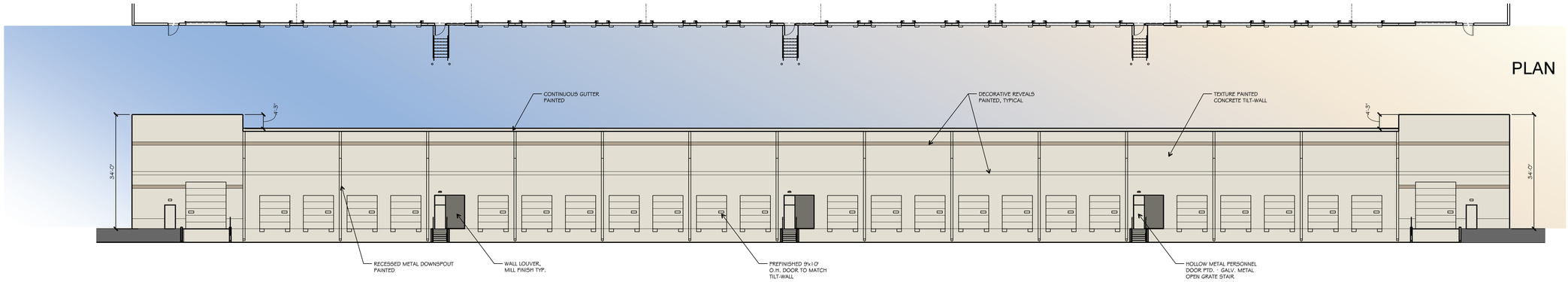
INTREPID EQUITY INVESTMENTS

REGISTERED ARCHITECT ROBERT PROSS 10/15/2021

pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230 972/759-1400

INTREPID ROCKWALL
ROCKWALL, TEXAS

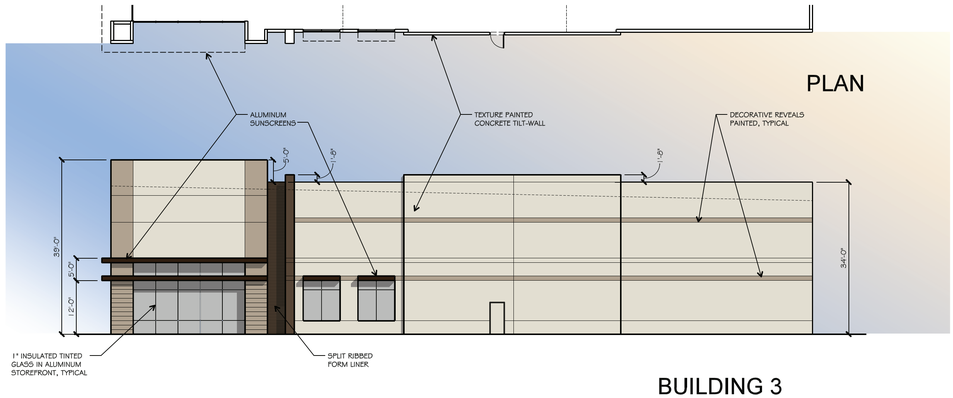
job no 2145
sheet A3.1



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	78.24 %
% DOORS	21.76 %

4 BUILDING 3 SOUTH ELEVATION

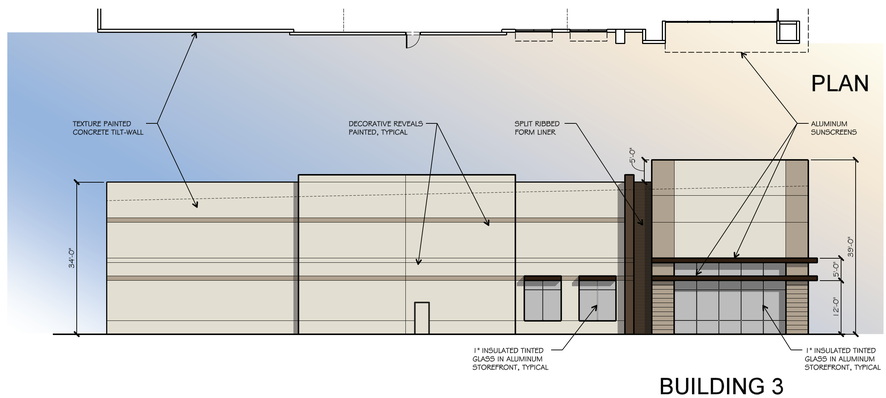
SCALE: 1/16"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %

3 BUILDING 3 WEST ELEVATION

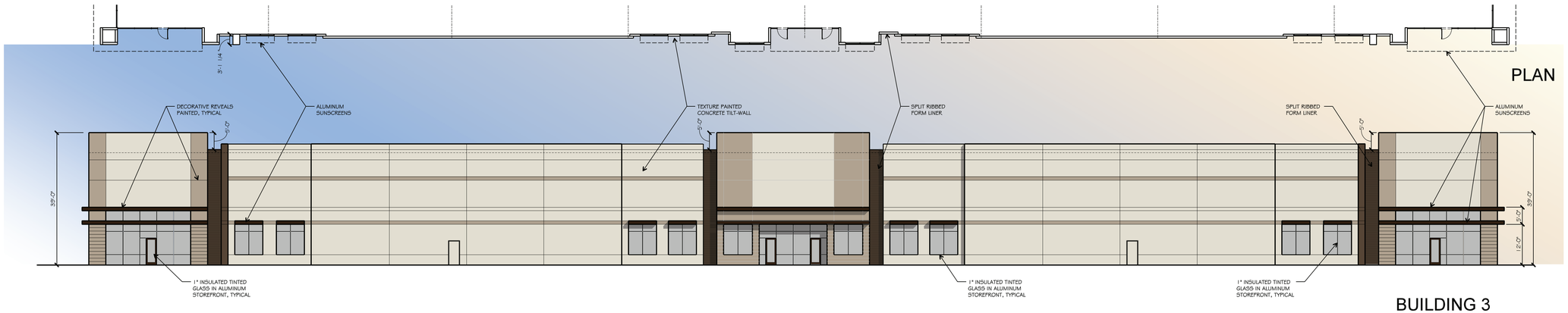
SCALE: 1/16"=1'-0"



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"

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drawn:
checked ROBERT PROSS
date 10/15/2021

INTREPID EQUITY INVESTMENTS

10/15/2021

pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230 972/759-1400

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

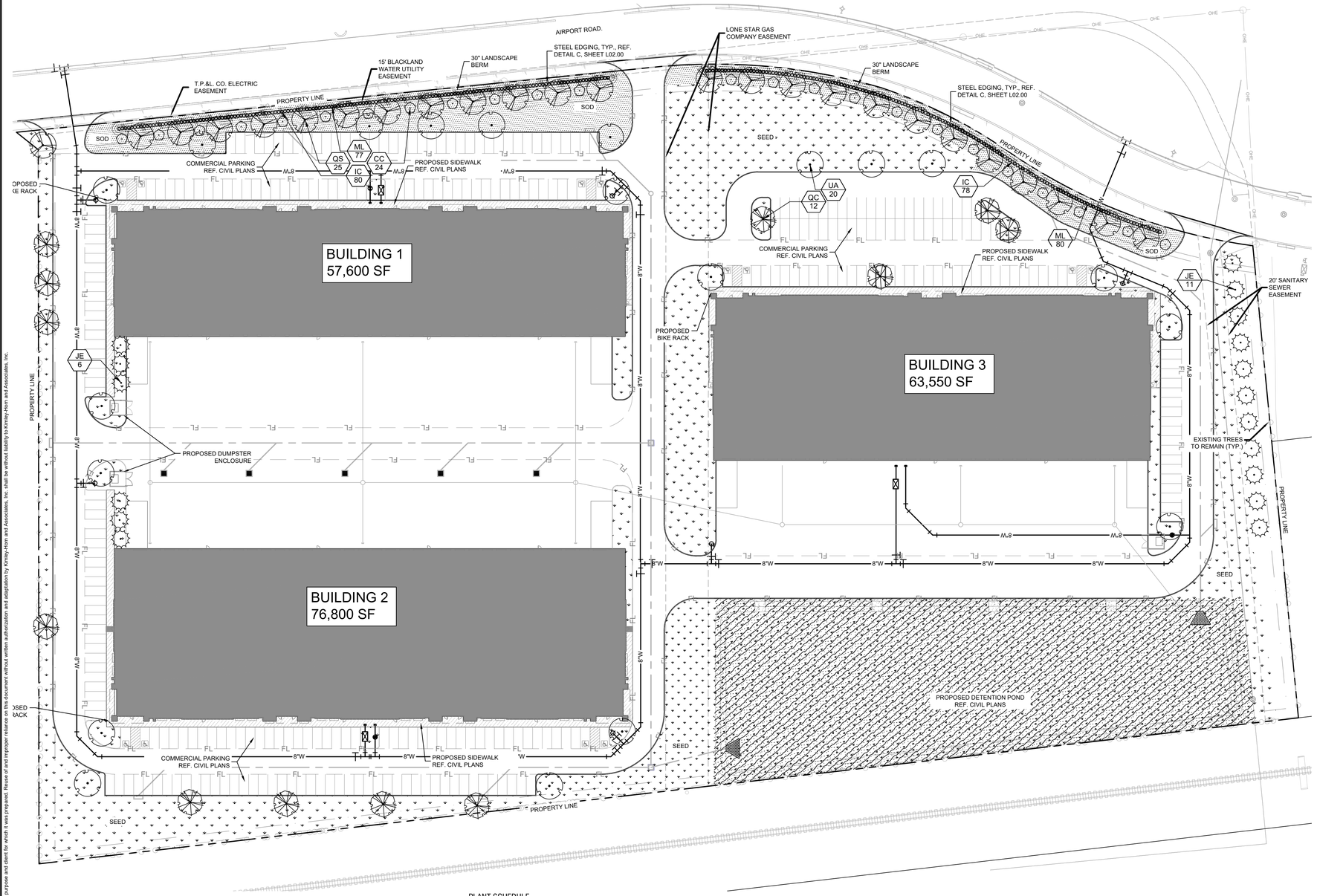
REGISTERED ARCHITECT ROBERT PROSS STATE OF TEXAS
10/15/2021

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972/788-1400

INTREPID ROCKWALL

ROCKWALL, TEXAS

job no
2145
sheet
A3.3



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

City of Rockwall Landscape Requirements		
TOTAL SITE AREA: 780,595 SF (17.92 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 per 750 SF and 1 accent tree per 1,500 sf.	N/A	N/A
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 CENTRAL LEADER, FULL AND MATCHING
	QC	12	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	17	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	25	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	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**
	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.	24" H X 24" W	36" OC	FULL AND MATCHING
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**	**SPACING**	**REMARKS**
	SEED	96,143 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	29,170 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	72,712 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

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.

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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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 10/15/2021

GROSS ACREAGE	17.92 AC
DATE	10/15/2021
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

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.

IMAGES
XREFS
PLOTTED BY
PLOT DATE
DWG PATH
DWG NAME
xBndy - xExisting _ xBldr - Landscape - xSite - xHatch - xLandscape - xFG - xEAVR - xSewr - xStrm - xWatr
MIKULIK, BLAINE M 10/15/2021 11:51 AM
I:\KIMLEY-HORN.COM\T...\SHEETS\L_CIVIL06459480 - INTREPID ROCKWALL\4_DESIGN\LANDPLAN SHEETS\LANDSCAPE
L_CIVIL06459480 - INTREPID ROCKWALL - LOT 4.DWG

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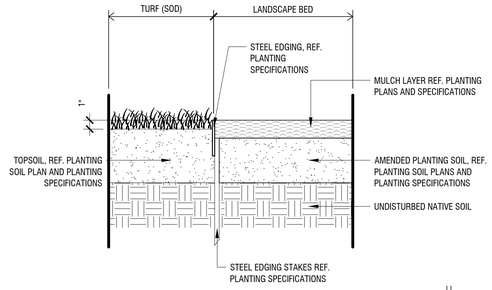
ISSUED
XREFS
PLOT STAMPED BY
LAST SAVED BY
DWG NAME
DWG PATH
PLOT SCALE
PLOT DATE/TIME
xfdb - Landscape - (16777162 decomposed granite - Shrub Planting Details - Steel edge @ landscape - Tree Planting Details - Steel edge @ Rock Cobble - (64)6070001Fencing
MKRUSK, BLAINE
10/15/2021 11:52 AM
I:\KMLEY-HORN.COM\TX_DAL\10\064894800 - INTREPID ROCKWALL\4_DESIGN\LA\XPLAN SHEETS\LANDSCAPE
1:1
Tuesday, October 19, 2021 10:52:42

PLANTING NOTES:

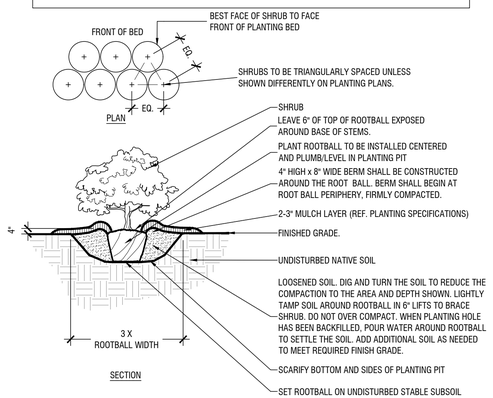
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH 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.



STEEL EDGING (AT TURF & LANDSCAPE BED) C

Scale: 1 1/2" = 1'-0"

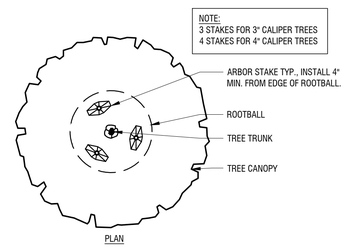
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING B

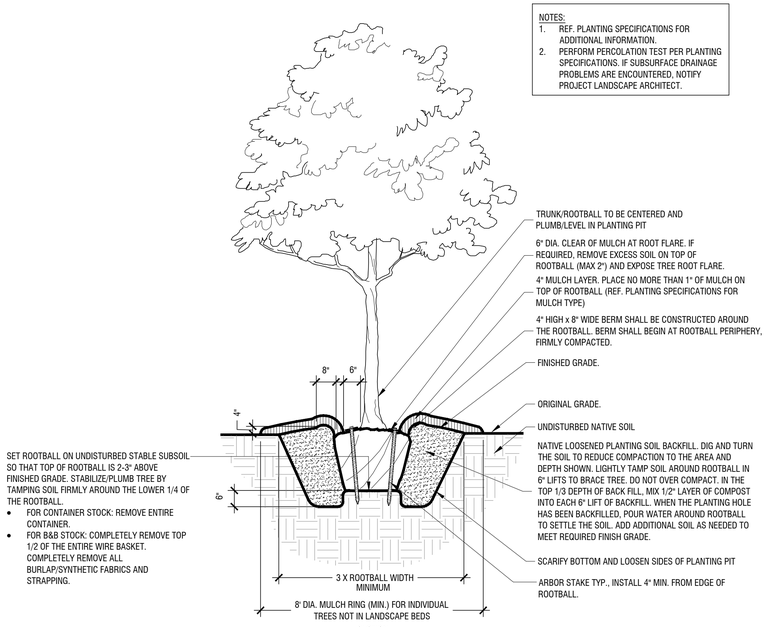
Scale: NTS

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.



TYPICAL TREE PLANTING A

Scale: NTS

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No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 10/15/2021

GROSS ACREAGE 17.92 AC	SCALE AS SHOWN	DESIGNED BY AJS	DRAWN BY AJS	CHECKED BY BDM
DATE: 10/15/2021				

INTREPID - ROCKWALL

ROCKWALL, TEXAS
ROCKWALL COUNTY

LOT DESCRIPTION:
TRACT 4

LANDSCAPE DETAILS

L02.00

PLEASE NOTE: MODEL NUMBERS BELOW ARE FOR CALCS PURPOSES ONLY - DO NOT USE - PLEASE SEE PROVIDE SPREADSHEET WITH DETAILED MODEL NUMBERS

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
	17	SW	Single	0.900	LEDEPK250W40K-T4	250.019	4250.323	35250
	8	SW1	Single	0.900	LEDEPK250W40K-T3	253	2024	34033
	3	SW2	Single	0.900	LEDEPK100W40K-T3	100.13	300.39	13500

Calculation Summary

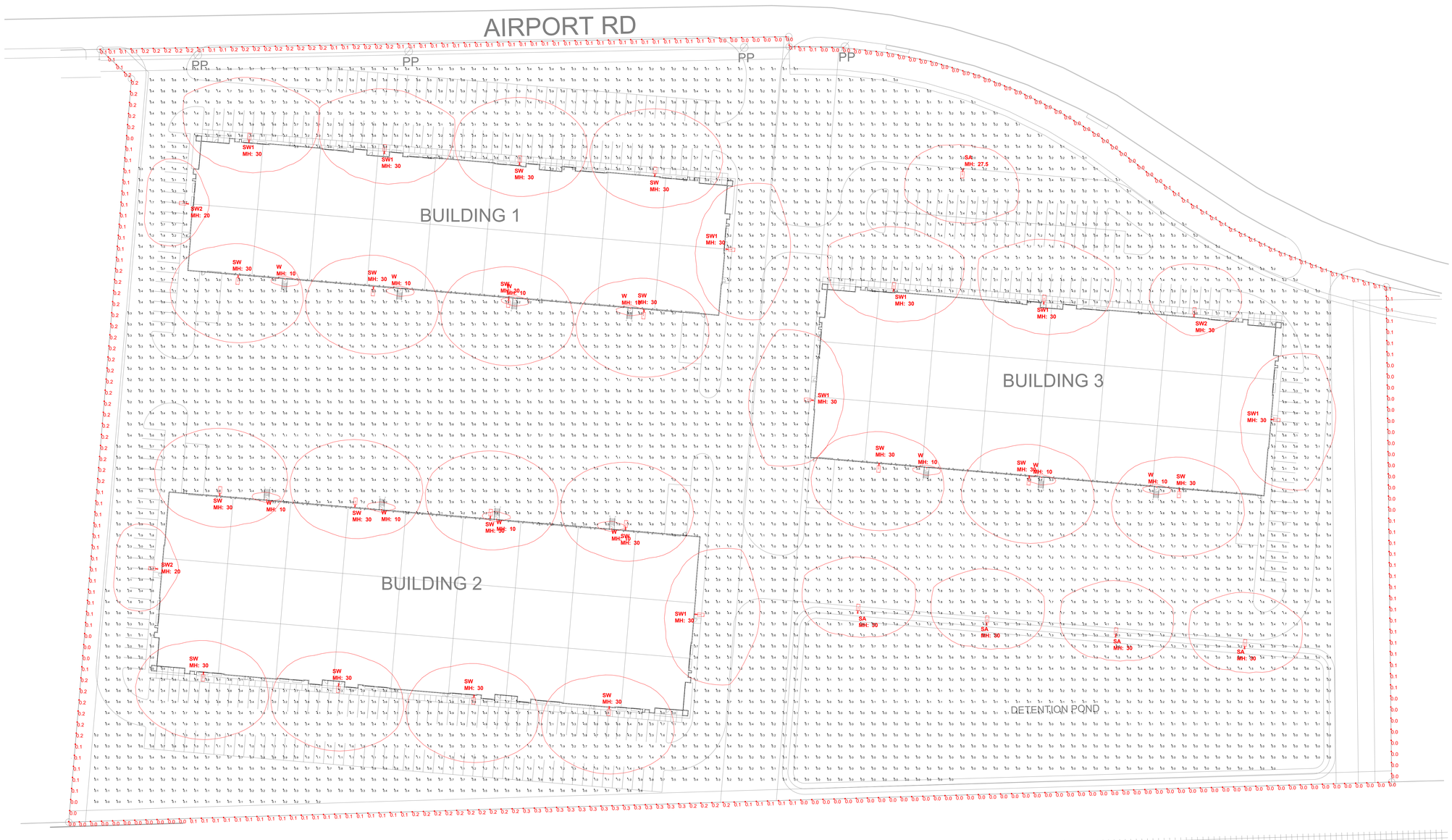
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Cal Ht
PROPERTY LINE	Illuminance	Fc	0.09	0.3	0.0	N.A.	N.A.	10	N.A.	N.A.
SITE CAL PTS	Illuminance	Fc	1.54	9.2	0.0	N.A.	N.A.	10	10	0

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.



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

NORTH

TEXAS LIGHTING SOLUTIONS

TEXAS LIGHTING SOLUTIONS
831 WEST EULESS BLVD, SUITE 105
EULESS, TEXAS 76040
TEL: 817-267-9300
TLS CONSULTANT: JOSEPH JEFFERY
CLIENT: PROSS DESIGN GROUP

NO.	REVISION	DATE

SCALE: 1" = 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.