

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 25, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) 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 May 11, 2021 Planning and Zoning Commission meeting.

(2) P2021-022 (ANGELICA GAMEZ)

Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a Final Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM549, and take any action necessary.

(3) P2021-023 (DAVID GONZALES)

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins on behalf of Rockwall Rental Properties, LP for the approval of a Replat for Lot 12 & 13, Block 1, Alliance Addition, Phase 2 being a 4.992-acre tract of land identified as Lots 8, 9, 10, & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, located at the southeast corner of Horizon Road [FM-3097] and Andrews Drive, and take any action necessary.

(4) P2021-024 (HENRY LEE)

Consider a request by Scott H. Johnson for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.24-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street, and take any action necessary.

(5) P2021-025 (HENRY LEE)

Consider a request by Austin McDaniel of Landev Engineers on behalf of Josh Kirby for the approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097], and take any action necessary.

(6) P2021-027 (DAVID GONZALES)

Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

(7) P2021-028 (HENRY LEE)

Consider a request by Akhil D. Vats for the approval of a Replat for Lot 9, Block A, Ellis Centre, Phase Two Addition being a 0.70-acre parcel of land identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

(8) P2021-029 (HENRY LEE)

Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.

(IV) ACTION ITEMS

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

(9) MIS2021-006 (HENRY LEE)

Discuss and consider a request by James Best for the approval of a Special Exception to the standards for residential fences to allow a previously constructed masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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 June 15, 2021.

(10) Z2021-014 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(11) Z2021-015 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary.

(12) Z2021-016 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Mike Mishler of Mishler Builders, Inc. on behalf of John Curanovic for the approval of a Specific Use Permit (SUP) allowing a detached garage that does not conform to the maximum square footage requirements on a 1.948-acre parcel of land identified as Lot 23 of the Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 361 Willowcrest, and take any action necessary.

(13) Z2021-017 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) 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.

(14) Z2021-018 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

(15) Z2021-019 (RYAN MILLER)

Hold a public hearing to discuss and consider the annual update to the OURHometown Vision 2040 Comprehensive Plan (i.e. 2019 & 2020 Comprehensive Plan Update), and take any action necessary.

(16) P2021-026 (DAVID GONZALES)

Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 39 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 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.

(17) SP2021-014 (HENRY LEE)

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Chuck Vickers of T&C Main Street Holdings, LLC for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street, and take any action necessary.

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

- P2021-019: Final Plat for Phase 2 of the Gideon Grove Subdivision (APPROVED)
- P2021-020: Preliminary Plat for Lots 1-6, Block A, Fit Sport Life Addition (APPROVED)
- Z2021-008: SUP for Residential Infill at 550 E. Quail Run Road (APPROVED; 1st READING)
- Z2021-009: SUP for Residential Infill at 704 Parks Avenue (APPROVED; 1st READING)
- Z2021-010: SUP for an Accessory Building at 1748 Lake Breeze Drive (DENIED)
- Z2021-011: SUP for an Accessory Building at 804 S. Alamo Road (APPROVED; 1st READING)
- Z2021-013: Text Amendment to Article 05, *District Development Standards*, of the UDC (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 May 21, 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
MAY 11, 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 6:03 PM. Commissioners present were Derek Deckard, Sedric Thomas, John Womble, and Vice-Chairman Jerry Welch. Absent from the meeting was Commissioner Mark Moeller, and Jean Conway. 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. APPOINTMENTS

1. Appointment with Adam Buczek of the Skorburg Co. to consider a request to submit a new zoning application for a zoning change in accordance with Section 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.

Adam Buczek
8214 Westchester Drive, Suite 900
Dallas, TX 75225

Mr. Buczek came forward and provided a brief summary and PowerPoint presentation in regards to the request.

Chairman Chodun asked if anyone had any questions.

Commissioner Womble asked if the dog park was something that could be incorporated at a later time.

Commissioner Deckard made a motion to approve the request to resubmit the application. Commissioner Womble seconded the motion.

Vice-Chairman Welch asked if there was a definition of "substantial" anywhere.

The motion passed by a vote of 4-1 with Chairman Chodun dissenting and with Commissioners Conway and Moeller absent.

III. OPEN FORUM

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Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forward and asked if there was a way to shorten the time of the request or if the applicant had to go thru the entire process. This is in regards to the previous appointment item.

David Shoen
3006 San Marcos Drive
Rockwall, TX 75032

Mr. Shoen came forward and expressed his concerns to the previous Appointment item. His main concern being overcrowding in schools and potential traffic.

Richard Henson
2424 S FM 549
Rockwall, X 75087

Mr. Henson came forward and expressed his opposition to the previous Appointment item.

Chairman Chodun asked if anyone else wished to speak; there being no one else coming forward, Chairman Chodun closed the open forum.

IV. CONSENT AGENDA

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

2. Approval of Minutes for the April 27, 2021 Planning and Zoning Commission meetings.
3. **SP2021-010 (DAVID GONZALES)**
Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.
4. **SP2021-013 (HENRY LEE)**
Discuss and consider a request by Chris Maynor of Z Constructors Nationwide, LLC on behalf of Ted Hoisington of the Rockwall Rotary Foundation for the approval of an Amended Site Plan for an existing building on a 0.69-acre parcel of land identified as lot with in the Roca Villa Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 408 S. Goliad Street, and take any action necessary.
5. **P2021-019 (DAVID GONZALES)**
Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of John Arnold of Gideon Grove Addition, LTD for the approval of a Final Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.
6. **P2021-020 (DAVID GONZALES)**
Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Preliminary Plat for Lots 1-6, Block A, Fit Sport Life Addition being a 55.784-acre tract of land identified as a portion of Tract 22 and all of Tracts 22-2 & 24 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Deckard seconded the motion which passed by a vote of 5-0.

V. PUBLIC HEARING ITEMS

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

7. **Z2021-008 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision, an Accessory Building, and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home, accessory building, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to his request. The applicant is requesting the approval of a Specific Use Permit (SUP) for a residential infill adjacent to an established subdivision. They are also including an accessory building that exceeds the maximum allowable size as well as a guest quarters and secondary living unit that exceeds 30% of the primary structure square footage. There is also a requested waiver to the setback of a proposed detached garage. This is considered a residential infill due to the Caruth Lakes Subdivision being in existence for at least ten (10) years, has more than five (5) lots, and is more than 90% developed. The accessory building that exceeds the maximum size is a proposed cabana that is 619 square-feet and exceeds the maximum requirement by 475 square-feet. The guest quarters requires an SUP due to it being 30% greater than the primary structure. In this case, 30% of the primary structure will be 1,500 square-feet and the proposed quarters is 3,150 square feet. Lastly, the proposed detached garage is requesting a waiver for the setback because it is currently placed to be flush with the front façade. On April 26, 2021, staff mailed out 22 notices to property owners within 500-feet of the subject property and also notified the Quail Run Valley and Caruth Lakes Homeowners Associations (HOAs) which were the only HOAs within 1500-feet of the subject property. Mr. Lee advised the Commission that approval of this request is a discretionary decision for the Planning and Zoning Commission and City Council.

Chairman Chodun asked the applicant to come forward.

Mike Worster

550 E. Quail Run
Rockwall, TX 75087

Lance Tyler
1501 The Rock
Rockwall, TX 75087

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

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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 item Z2021-008. Commissioner Deckard seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will be brought before the City Council on May 17, 2021.

8. **Z2021-009 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Michael Morgan on behalf of the owner Gary Scott Barron 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 0.16-acre parcel of land identified as Lot 9, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Parks Avenue, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. This is being considered for a residential infill case because the subject property is located within the 4-E Subdivision which has been in existence since 1913, has more than 5 lots, and is considered to be more than 90% developed. The applicant is requesting to construct a 4,004 square-foot single-family home which has comparable architecture to the surrounding homes. The structure meets all of the density and dimensional requirements within the Unified Development Code (UDC) for Single-Family 7 (SF-7) District. On April 26, 2021, Staff mailed out 114 notices to property owners and occupants within 500-feet of the subject property. The Caruth Lakes HOA was also notified as it is within 1,500 feet from the subject property as well. Mr. Lee advised the Commission that approval of this request was a discretionary decision for the Planning and Zoning Commission and City Council.

Chairman Chodun asked the applicant to come forward.

Michael Morgan
14 Castro Court
Heath, TX 75032

Mr. Morgan came forward and provided additional details in regards to his request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to do so 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 Z2021-009. Commissioner Womble seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will be brought before the City Council on May 17, 2021.

9. **Z2021-010 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 20-34 and allowing an accessory building that does not conform to S-231 [Ordinance No. 20-34] on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. He also went on to make a correction on a statement that was made in regards to the height of the structure during the work session meeting on April 27, 2021. However, the structure is still not in compliance with the current SUP ordinance. In July 2020, the applicant applied for a SUP for beginning constructing of an accessory building without a permit. In September 2020, the City Council approved the SUP which allowed for the construction of a single-story accessory building as shown. The maximum height would be 15-feet and overall size of 360 square-feet. In addition, the applicant agreed to remove an existing accessory building on the property and agreed to provide a letter from a structure engineer regarding the structural integrity of the retaining wall and slab. The engineer would then determine whether or not that would support the accessory building that the applicant was constructing at that time. The letter was provided and the decision was made that it was capable of carrying the load that was going to be added to the property. Staff would like to note that the applicant did remove the other accessory building on the property as was required. The applicant had applied for the permits for a fence, a retaining wall, for the construction of the slab as well but had begun construction of these items prior to receiving the permits. After the SUP was approved, the applicant was issued a building permit in October 2020, which indicated the setbacks and separation from other structures, the maximum height, and the size of the building. The permit also stated that the building was to be built per the approved plans from the Planning & Zoning Commission and City Council.

The Building Inspections (BI) Department went out to inspect and noted that the accessory had not been built according to the plans that were approved. Specifically, what was noted by the BI Department was that the applicant had added a second floor. It increased the size of the structure by 240 square feet, had increased the height, and had changed the elevations from what was approved. Also, what was noted was that another accessory building had been constructed on the property without a permit. Based on those findings, the Inspector issued a stop-work order and requested that Mr. Klecha visit with the Planning Department. The other accessory structure that was constructed has been removed so the only remaining one is the one currently under construction. This is a request to amend the current SUP to allow for the construction of the existing facility. This would be a 2-story structure that totals 560 square-feet with the first floor being 330 square feet and the second floor being 240 square-feet. Staff would like to explain that the Planning and Zoning Commission has three options: approve the request, deny the request which would make the applicant meet the requirements of the current ordinance, and lastly, to deny the request and direct Staff to begin revocation of the existing SUP ordinance which would require the applicant to remove the entire structure. Regardless of what decision is made, the applicant will have to modify the building to be in compliance and corrected. Staff mailed out 96 notices to property owners and occupants within 500-feet of the subject property and to any HOAs within 1,500-feet of the subject property. The applicant will be required to face the existing smooth face concrete retaining wall in rock or stone to match what is out there right now. Mr. Gonzales advised that the applicant and Staff were present and available for questions.

Chairman Chodun asked the applicant to come forward.

Mark Klecha
1748 Lake Breeze Drive
Rockwall, TX 75087

Mr. Klecha came forward and provided additional details in regards to the request. He added that he was not aware of the rules and procedures following the construction and did not know what questions to ask. He explained that the reason he building was built like it is because the new drawings didn't match with the approved SUP. Mr. Klecha read emails exchanged between himself and Staff but noted that he never attached the new updated drawings. The updated drawings were sent to the Engineer but not to the City Staff which is why he thought he was cleared to change the elevations of the building.

Mr. Miller wanted to clarify that staff did not receive the correct drawings. They did provide the ordinance at the time of the approval letter which had the approved drawings. Also, with the building permit, the approved one comes with a set of plans that were approved and given to the applicant as well. The reason the second story is an issue is due to the wall dividing it where there's a clear delineation of space. There's lighting and electrical on the second floor and appears to be subdivided in a manner to indicate there's a second story. It then makes it not seem like a typical attic area and could be easily converted into a habitable space.

Commissioner Deckard asked if the second floor was indicated for storage then why is there a wall, a wall plug and lighting installed. He also asked how much of the fence connection to the roof and wall had been completed in the past couple of weeks.

Commissioner Thomas added he wished the applicant would have gotten more guidance in regards to the project.

Commissioner Deckard added that he wished he would've utilized the City Staff and resources. He asked the applicant if he had contacted the City at any point in time for guidance.

Chairman Chodun added that it created a difficult precedent to be set by the Commission going forward.

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

Kyoko Boone
1756 Lake Breeze Drive
Rockwall, TX 75087

Mrs. Boone came forward and expressed her being in favor of the request.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and had questions about how the slope is measured on the property.

Chairman Chodun asked if anyone else wished to speak to do so 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.

After some discussion, Commissioner Thomas made a motion to deny the amendment to the SUP and asked for the conformance to the SUP that was approved last year. Commissioner Womble seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will be brought before the City Council on May 17, 2021.

10. Z2021-011 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. On March 10, 2021, the applicant was sent a notice for a code violation for the construction of a greenhouse without a building permit. Based on this notice, the applicant contacted the Building Inspections department to seek the necessary permits for this greenhouse. However, since this structure exceeds the maximum permissible size, the property owner was told that she would have to obtain an SUP. The applicant then submitted an application and photos to permit a 288 square-foot greenhouse that was constructed without a building permit. The application indicated that the structure was 10-feet in height and rested on a gravel foundation. In this case, the applicant's request conforms to the setback and height requirements for accessory buildings. On April 26, 2021, staff sent out 88 notices to property owners and occupants within 500-feet of the subject property. Staff also notified all HOAs within 1,500-feet of the subject property. Mr. Lee advised the Commission that approval of this request was a discretionary decision for the Planning and Zoning Commission and City Council.

Chairman Chodun asked the applicant to come forward.

Kristy Bryant
710 S. Alamo
Rockwall, TX 75087

Mrs. Bryant came forward and provided additional details in regards to the request. She stated that she would like to keep the gravel foundation for drainage purposes.

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

Sharon French
806 S. Alamo
Rockwall, TX 75087

Mrs. French came forward and presented additional photos from different views of the subject property. She also expressed her opposition to the request due to various concerns.

Commissioner Womble asked if the concern was visibility or drainage.

Vice-Chairman Welch asked if there would be more flooding issues with concrete instead of gravel.

Chairman Chodun asked if anyone else wished to speak to do so 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.

Planner Henry Lee did want to clarify that the garage is attached and is not a detached structure.

Mrs. Bryant came forward and responded to the statements made.

Vice-Chairman Welch made a motion to approve item Z2021-011 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 4-1 with Commissioner Womble dissenting.

Chairman Chodun advised that the item will be brought before the City Council on May 17, 2021.

11. **Z2021-012 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Ahmad Maktabi on behalf of Gerald Houser of Lynstar, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store in a Light Industrial (LI) District on a 1.243-acre parcel of land identified as Lot 3, Block 1, Highway 276 Self Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2740 SH-276, and take any action necessary.

Planning and Zoning Manager David Gonzales advised that the property owner has requested to withdraw the case. Rezoning a property does require consent of the owner and, in this case, he is relinquishing his consent.

Commissioner Thomas made a motion to approve the request to withdraw item Z2021-012. Commissioner Deckard seconded the motion which passed by a vote of 5-0.

12. **Z2021-013 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Subsection 06.15, Lake Ray Hubbard Takeline Overlay (TL OV) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of clarifying the requirements for temporary structures on leased property within the takeline area.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. Staff is making a slight clarification for temporary structures in the Takeline area.

Commissioner Deckard made a motion to approve item Z2021-013. Commissioner Womble seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that the item will be brought before the City Council on May 17, 2021.

VI. ACTION ITEMS

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

13. **SP2021-012 (HENRY LEE)**

Discuss and consider a request by Mike Prince of Truman Heights, LLC for the approval of a Site Plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. On September 10, 2019, the Planning and Zoning Commission approved a site plan for the subject property to construct a 4,950 square-foot office building and convert the existing 2,366 single-family home into an office building. Associated with this site plan was a variance for horizontal articulation but this request failed to get a super majority vote. The applicant then appealed the variance denial to City Council where the City Council denied the appeal. After this denial, the applicant proceeded with converting the existing single-family home into an office building but abandoned the request to add a new 4,950 square-foot office building. The applicant is returning today with an amended site plan to propose changes to the elevations, landscape plan, and photometric plan but keep the previously approved site plan the same. There are three variances associated with the applicant's request: for horizontal articulation, vertical articulation, and roof pitch. The compensatory measures to offset the variances are additional landscaping, 100% masonry on the east elevation, brick wainscot around the building, and a canopy feature over the primary entrance of the proposed building. Staff should note that these compensatory measures coupled with the offset and building elevations is a different request than the original request that was denied in 2019. This request is a discretionary decision for the Planning and Zoning Commissioner and does require a super majority vote. In the event that this is denied, the applicant may appeal Planning and Zoning's decision to City Council. On April 27, 2021, the Architectural Review Board (ARB) reviewed the elevations and approved them.

Chairman Chodun asked the applicant to come forward.

Mike Prince
2221 Country Brook Lane
Prosper, TX 75078

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

Commissioner Deckard made a motion to approve item SP2021-013 Commissioner Thomas seconded the motion which passed by a vote of 5-0.

VII. DISCUSSION ITEMS

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

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

- P2021-017: Replat for Lot 25, Block A, Presbyterian Hospital of Rockwall Addition [APPROVED]
- P2021-018: Final Plat for Lots 1-3, Block A, DDF9 Addition [APPROVED]

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

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:44 PM.

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 MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: May 25, 2021
APPLICANT: Gary Neller and Helen Comeau Neller
CASE NUMBER: P2021-022.; *Final Plat for Lots 1 & 2, Block A, Neller Addition*

SUMMARY

Consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeau Neller for the approval of a Final Plat for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM549, and take any action necessary.

PLAT INFORMATION

- ☒ The applicants are requesting approval of a Final Plat for an 11.368-acre parcel of land (*i.e. Lot 7, Block A, Lofland Lake Estates Addition*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Neller Addition*). The site is located directly east of the intersection of S. FM 549 and Willow Ridge Circle, and is zoned Single Family Estate 4.0 (SFE-4.0) District.
- ☒ On October 17, 1994, the City Council approved the Lofland Lake Estates Subdivision that established the subject property as Lot 7, Block 1, Lofland Lake Estates Addition. The subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. The subject property was rezoned from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on June 3, 2002 by *Ordinance No. 02-28 [Case No. PZ2001-103-01]*. On March 15, 2021, the City Council approved a preliminary plat [*i.e. Case No. P2021-005*] for Lots 1 & 2, Block A, Neller Addition.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for *Lots 1 & 2, Block A, Neller Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board during the preliminary plat process.

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

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-022
PROJECT NAME: Lots 1&2, Block A, Neller Addition
SITE ADDRESS/LOCATIONS: 2380 S FM 549, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	05/20/2021	Approved w/ Comments

05/20/2021: P2021-022: Final Plat for Lots 1 & 2, Block A, Neller Addition

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

- I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Neller Addition being a replat of 11.368-acres or 2 lots situated in Abner Johnston Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 S. FM 549.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
- M.3 For reference, include the case number (P2021-022) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- I.5 Please note that no building or development can occur in the floodplain without a City approved flood study.
- M.6 The required front yard setback in a SFE-4.0 District is 50-feet. Please remove the 100' BL and the 20' BL and add the 50' BL.
- M.7 Please add corner clips to existing driveway.
- M.8 Please remove Topographical Contours from Final Plat.
- I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 25, 2021.
- 1.10 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.
- 1.11 The projected City Council Meeting date for this case will be June 7, 2021.
- 1.12 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	05/20/2021	Needs Review

05/20/2021: Add note 7 to page one of the plat.

7) No improvements or structures allowed in the floodplain or drainage easement without a City approved flood study.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Gamez	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: 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.

P2021-022

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 2380 South Farm to market 549

SUBDIVISION Leftland Lake Estates

LOT

7

BLOCK

1

GENERAL LOCATION across from Willow Ridge Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFE-4

CURRENT USE Residential

PROPOSED ZONING SFE-4

PROPOSED USE Residential

ACREAGE 11.368

LOTS [CURRENT]

1 Lot

LOTS [PROPOSED]

2 Lots

- ☐ **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 Gary/Helen Comeau Neller

☒ APPLICANT CBG Surveying Texas, LLC

CONTACT PERSON Helen Comeau Neller

CONTACT PERSON Bryan Connally

ADDRESS 148 Harvest Hill Drive
Rockwall, Texas 75032

ADDRESS 12025 Shiloh Road

CITY, STATE & ZIP

Dallas, TX. 75228

PHONE 972-772-9911

PHONE 214-349-9485

E-MAIL helencomeau@me.com

E-MAIL bryanc@cbgtxllc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Helen & Gary Neller [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 \$ 1144 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF MAY, 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 MAY, 2021

OWNER'S SIGNATURE

Helen & Gary Neller

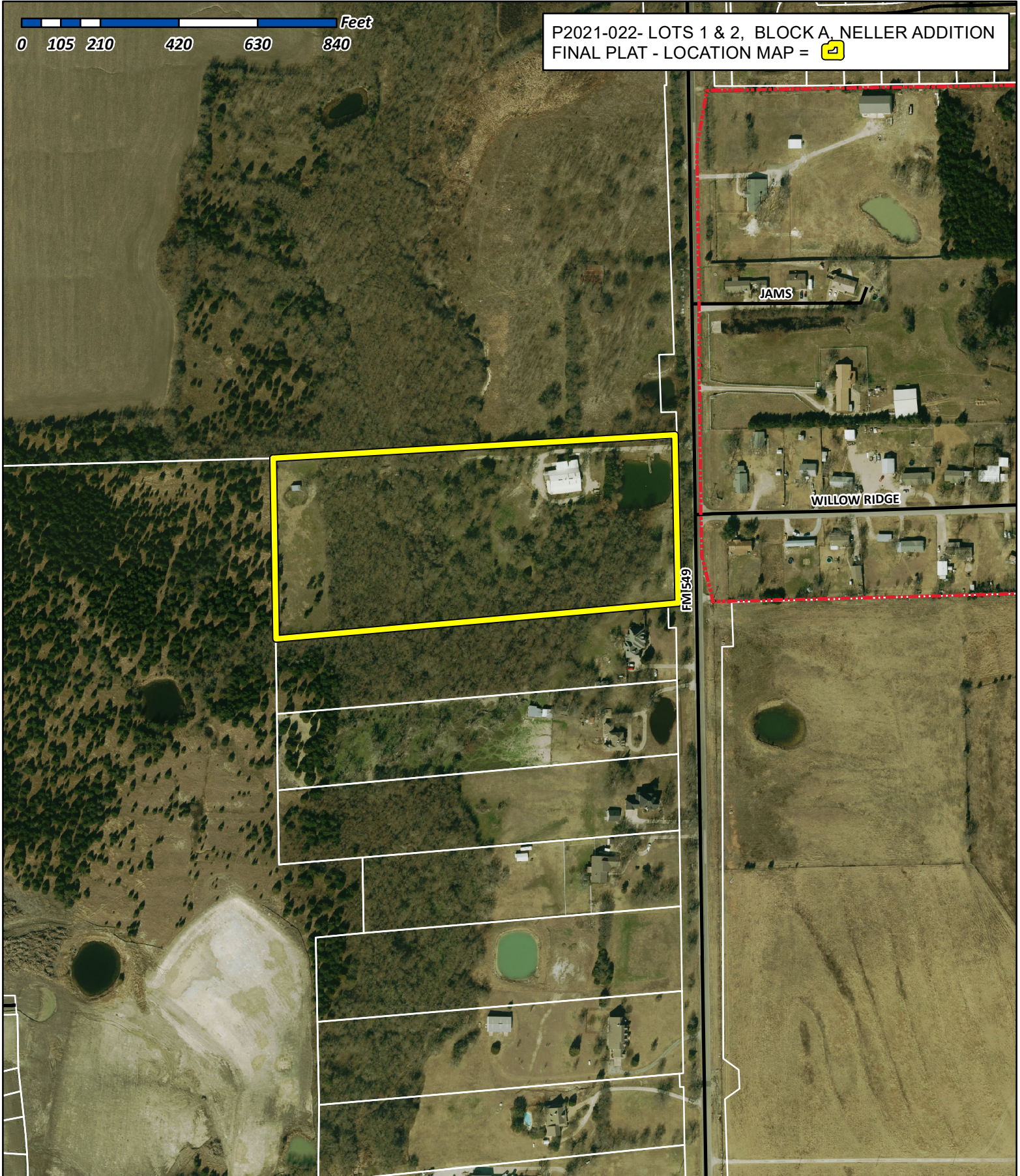
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Erika Minjarez



0 105 210 420 630 840 Feet

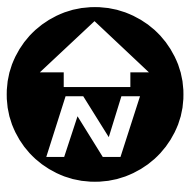
P2021-022- LOTS 1 & 2, BLOCK A, NELLER ADDITION
FINAL PLAT - LOCATION MAP = 

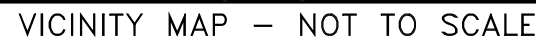


City of Rockwall

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.





1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

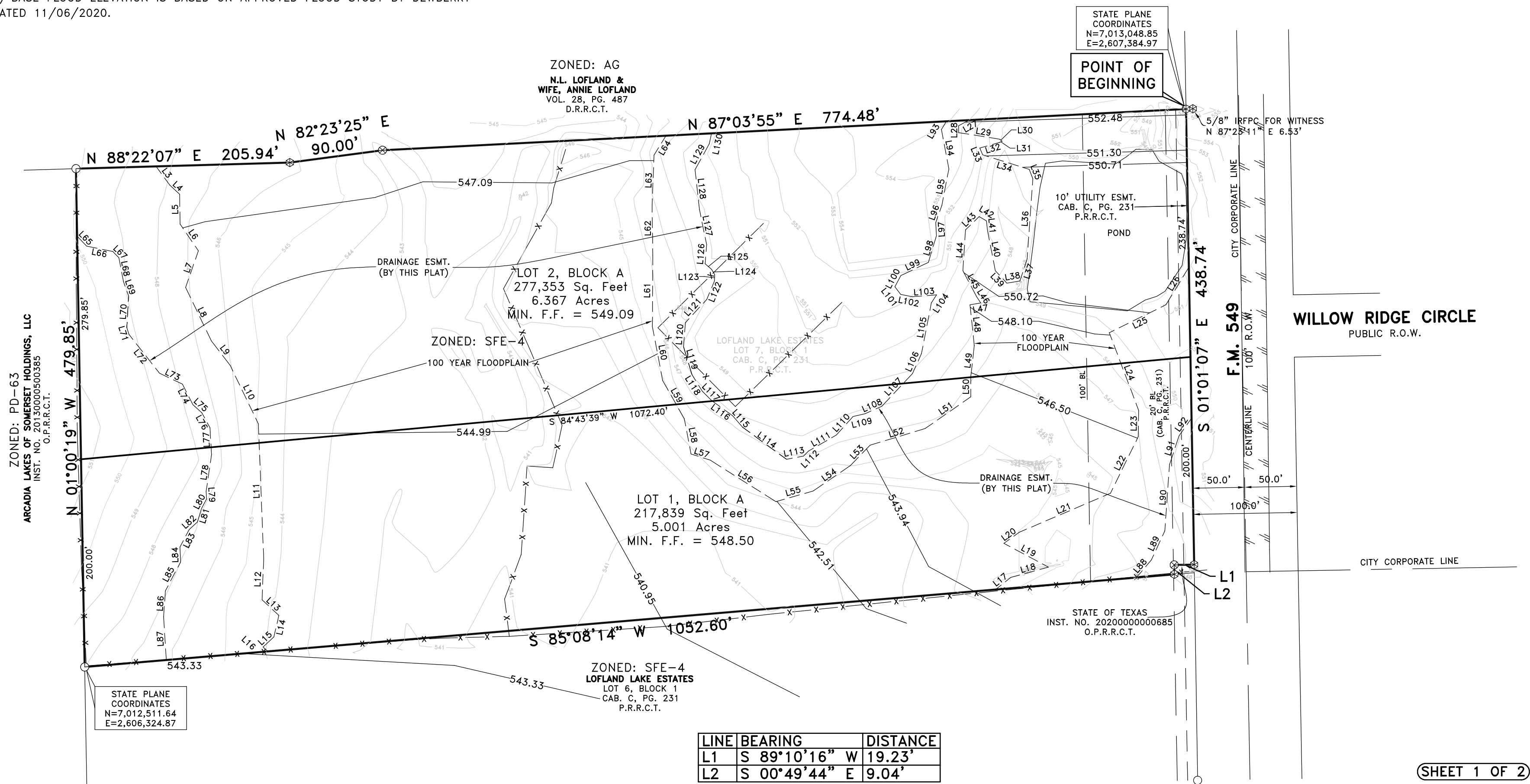
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.

5/8" IRF = 5/8 INCH IRON ROD FOUND
5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG
SURVEYING"

CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
R.O.W.	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS

DRAINAGE ESMT.		
LINE	BEARING	DISTANCE
L65	S 43°57'58" E	13.15'
L66	S 78°09'18" E	25.64'
L67	S 45°00'00" E	8.46'
L68	N 10°43'51" E	23.11'
L69	S 19°29'52" E	15.19'
L70	S 03°24'39" W	30.15'
L71	S 17°16'18" E	7.06'
L72	S 38°13'06" E	47.51'
L73	S 64°30'39" E	24.44'
L74	S 27°04'17" E	22.26'
L75	S 47°42'43" E	11.60'
L76	S 28°11'12" E	16.35'
L77	S 05°12'52" E	25.95'
L78	S 08°20'41" W	30.74'
L79	S 03°16'28" E	7.43'
L80	S 27°54'17" W	10.28'
L81	S 17°12'42" W	13.71'
L82	S 47°39'42" W	10.55'
L83	S 27°34'14" W	19.18'
L84	S 02°19'45" E	14.44'
L85	S 27°56'45" W	31.35'
L86	S 03°51'34" W	24.94'
L87	S 03°33'49" E	41.81'
L88	N 40°17'32" E	22.11'
L89	N 24°51'07" E	30.86'
L90	N 04°02'59" E	64.12'
L91	N 18°26'44" E	29.17'
L92	N 35°01'47" E	29.17'
L93	S 95°53'30" E	30.70'
L94	N 10°32'16" E	28.74'
L95	S 10°55'27" W	35.76'
L96	S 19°39'05" W	17.52'
L97	S 03°08'11" E	12.68'
L98	S 16°45'21" W	26.84'
L99	S 64°34'57" W	29.29'
L100	S 27°58'35" W	12.31'
L101	S 37°42'35" E	9.22'
L102	S 78°01'58" E	11.26'
L103	N 85°24'22" E	23.60'
L104	S 33°08'59" W	9.33'
L105	S 10°58'23" W	49.59'
L106	S 24°02'50" W	21.21'
L107	S 43°14'35" W	13.69'
L108	S 65°10'35" W	47.07'
L109	S 45°53'20" W	16.66'
L110	S 42°04'35" W	24.10'
L111	S 60°02'04" W	30.77'
L112	S 45°22'51" W	6.93'
L113	S 79°06'35" W	16.66'
L114	N 53°46'12" W	52.24'
L115	N 41°14'59" W	14.82'
L116	N 54°15'13" W	24.64'
L117	N 44°53'39" W	12.93'
L118	S 32°03'39" W	18.79'
L119	S 16°45'21" W	28.21'
L120	N 04°35'38" E	23.25'
L121	N 42°38'10" E	30.43'
L122	N 22°24'30" E	18.95'
L123	N 03°14'11" E	6.35'
L124	N 12°02'00" E	5.88'
L125	N 49°15'13" E	16.61'
L126	N 04°35'38" E	18.51'
L127	N 11°35'21" W	34.58'
L128	N 06°16'37" W	38.61'
L129	N 28°54'09" E	28.50'
L130	N 12°06'28" E	10.21'



(SHEET 1 OF 2)

FINAL PLAT
LOTS 1 AND 2, BLOCK A, NELLER ADDITION
 495,192 SQ.FT. / 11.368 ACRES
 2 LOTS
 SITUATED IN ABNER JOHNSTON SURVEY, ABSTRACT NO. 123
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: GARY K. NELLER & HELEN COMEAU NELLER
148 HARVEST HILL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. P2021-005

OWNER’S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Gary K. Neller and Helen Comeau Neller, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 20200000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1 and 2, BLOCK A, NELLER ADDITION, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 1 and 2, BLOCK A, NELLER ADDITION, have been notified and signed this plat.

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

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

By: _____
Gary K. Neller, Owner

By: _____
Helen Comeau Neller, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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_____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the_____ day of _____, _____.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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

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 _____, _____.

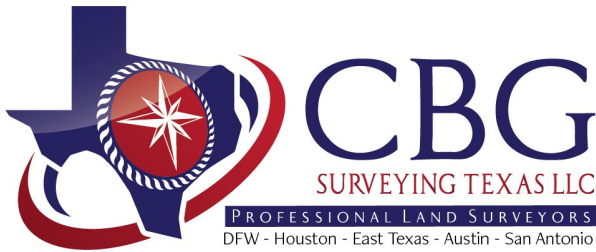
Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

FINAL PLAT
LOTS 1 AND 2, BLOCK A, NELLER ADDITION
495,192 SQ.FT. / 11.368 ACRES
2 LOTS
SITUATED IN ABNER JOHNSTON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

OWNER: GARY K. NELLER & HELEN COMEAU NELLER
148 HARVEST HILL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 972-772-9911

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. P2021-005



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: May 25, 2021

APPLICANT: Cameron Slown, PE; *Teague, Nall & Perkins*

CASE NUMBER: P2021-023; *Replat for Lot 12 & 13, Block 1, Alliance Addition, Phase 2*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall & Perkins on behalf of Rockwall Rental Properties, LP for the approval of a Replat for Lot 12 & 13, Block 1, Alliance Addition, Phase 2 being a 4.992-acre tract of land identified as Lots 8, 9, 10, & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, located at the southeast corner of Horizon Road [FM-3097] and Andrews Drive, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting to replat a 4.992-acre tract of land (*i.e. Lots 8, 9, 10, & 11, Block 1, Alliance Addition, Phase 2*) for the purpose of combining four (4) lots into two (2) lots (*i.e. Lots 12 & 13, Block 1, Alliance Addition*) to facilitate future development of the subject property. The replat will also establish the necessary easements (*i.e. firelane, public access, utility, and sidewalk easements*) for Lot 12, Block 1, Alliance Addition, Phase 2 to facilitate the construction of a 21,200 SF multi-tenant, retail building on the subject property [*i.e. Case No. SP2020-027*].
- ☒ The subject property was annexed into the City of Rockwall on March 17, 2004, by *Ordinance No. 04-34*. At the time of annexation, it was zoned Agricultural (AG) District. On August 16, 2004, the City Council approved *Ordinance No. 04-48* [Case No. Z2004-024], which rezoned the subject property -- *which at this time was a portion of a larger 18.99-acre tract of land* -- from an Agricultural (AG) District to Planned Development District 57 (PD-57) for Commercial (C) District land uses. On November 19, 2007, the City Council approved a final plat [Case No. P2007-032] for the Alliance Addition, Phase 2, which platted the subject property as Lot 11, Block 1, Alliance Addition, Phase 2. On January 10, 2017, the Planning and Zoning Commission approved a site plan [Case No. SP2016-036] for a 21,200 SF multi-tenant, retail building on the subject property. This site plan expired on January 10, 2019 due to inactivity in accordance with Subsection 03.05(A) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). In response to this expiration, the applicant resubmitted the site plan on October 16, 2020. On November 10, 2020, the Planning and Zoning Commission approved the site plan [Case No. SP2020-027] for a 21,200 SF multi-tenant, retail building on the subject property.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 12 & 13, Block 1, Alliance Addition, Phase 2, staff would propose the following conditions of approval:

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

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-023
PROJECT NAME: Lots 12 & 13, Block A, Alliance Addition Phase II
SITE ADDRESS/LOCATIONS: 6601 HORIZON RD, ROCKWALL, 75032

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Consider a request by Cameron Slown, PE of Teague, Nall & Perkins on behalf of Rockwall Rental Properties, LP for the approval of a Replat for Lot 12 & 13, Block 1, Alliance Addition, Phase 2 being a 4.992-acre tract of land identified as Lots 8, 9, 10, & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, located at the southeast corner of Horizon Road [FM-3097] and Andrews Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	05/20/2021	Approved w/ Comments

05/20/2021: P2021-023; Replat for Lots 12 & 13, Block A, Alliance Addition

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

I.1 This is a request for the approval of a Replat for Lot 12 & 13, Block 1, Alliance Addition, Phase 2 being a 4.992-acre tract of land identified as Lots 8, 9, 10, & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, located at the southeast corner of Horizon Road [FM-3097] and Andrews Drive.

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

M.3 For reference, include the case number (P2021-023) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 57 (PD-57), the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Label the right-of-way width and street centerline for FM-3097. [Subsection 04.01, of Article 11, UDC]

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.

M.7 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on May 25, 2021.

(2) City Council regular meeting will be held on June 7, 2021.

I.9 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City Council Chambers.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: 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. P2021-023

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 (300 + 4.992*20) = \$399.84
- ☐ 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	6601 HORIZON ROAD				
SUBDIVISION	ALLIANCE ADDITION PHASE 2		LOT	12&13	BLOCK 1
GENERAL LOCATION	NORTHWEST CORNER OF HORIZON AND FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	NONE		
PROPOSED ZONING	PD	PROPOSED USE	COMMERCIAL		
ACREAGE	4.992	LOTS [CURRENT]	4	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	ROCKWALL RENTAL PROPERTIES, LP.	☒ APPLICANT	TEAGUE, NALL & PERKINS
CONTACT PERSON		CONTACT PERSON	CAMERON SLOWN
ADDRESS	P.O. BOX 818	ADDRESS	825 WATTERS CREEK, SUITE M300
CITY, STATE & ZIP	TERRELL, TEXAS 75060	CITY, STATE & ZIP	ALLEN, TX 75013
PHONE		PHONE	817-889-5050
E-MAIL		E-MAIL	CSLOWN@TNPINC.COM

NOTARY VERIFICATION [REQUIRED]

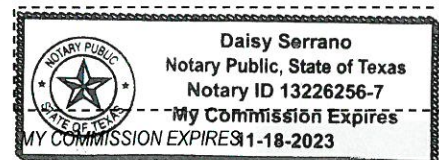
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ronald H. Wae [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 399.84 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF May, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





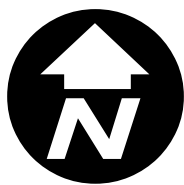
P2021-023- LOTS 12 & 13, BLOCK A,
ALLIANCE ADDITION, PHASE II
FINAL PLAT - LOCATION MAP = 



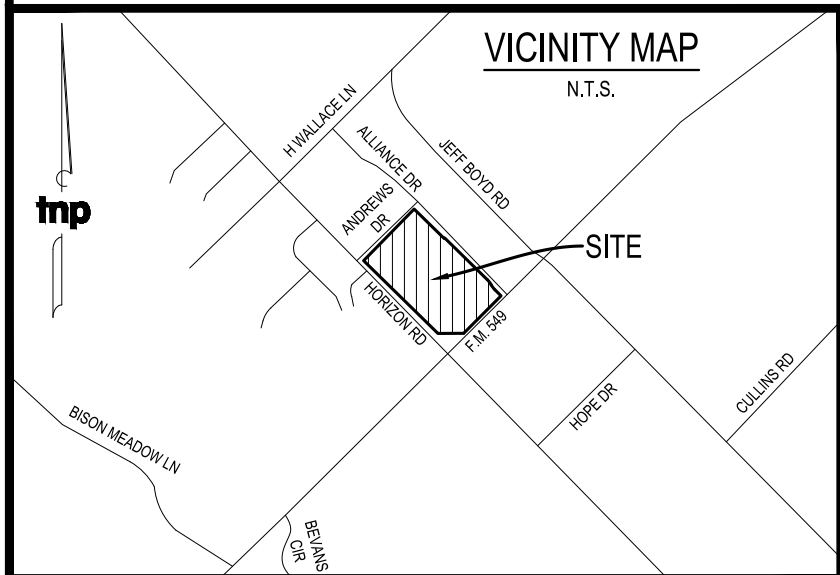
City of Rockwall

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.



Drawing: C:\Users\jmadrox\AppData\Local\Temp\AcPublish_155562021_04_07 RNP 20520 Final Plat.dwg at Apr 15, 2021 12:45pm by jmadrox



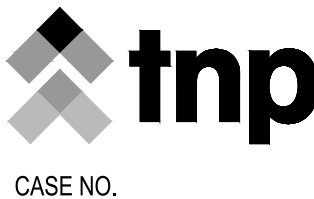
LINE	BEARING	DISTANCE
L1	S 45°36'20" E	207.47'
L2	S 44°23'28" W	206.83'
L3	N 45°36'28" W	162.01'
L4	N 45°36'28" W	173.46'
L5	N 44°23'28" E	216.84'
L6	N 45°36'20" W	163.47'
L7	N 44°23'28" E	206.83'
L8	S 45°36'20" E	15.00'
L9	S 44°23'40" W	10.00'
L10	S 45°36'20" E	5.00'
L11	S 00°36'32" E	14.14'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00'	89°59'48"	69.11'	N 00°36'26" W	62.22'
C2	44.00'	90°00'04"	69.12'	N 89°23'30" E	62.23'
C3	20.00'	111°10'33"	38.81'	S 76°02'12" W	33.00'
C4	10.00'	89°59'55"	15.71'	S 00°36'30" E	14.14'
C5	20.00'	90°00'12"	31.42'	S 89°23'34" W	28.29'
C6	20.00'	89°59'48"	31.41'	N 00°36'26" W	28.28'
C7	20.00'	90°00'04"	31.42'	N 89°23'30" E	28.28'

OWNER LOT 10
N & H LEGACY PARTNERS, LLC
P.O. BOX 818
Terrell, Texas 75160

OWNER LOT 8, 9, & 11
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

PROJECT INFORMATION
Project No.: RNP 20523
Date: April 07, 2021
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 2

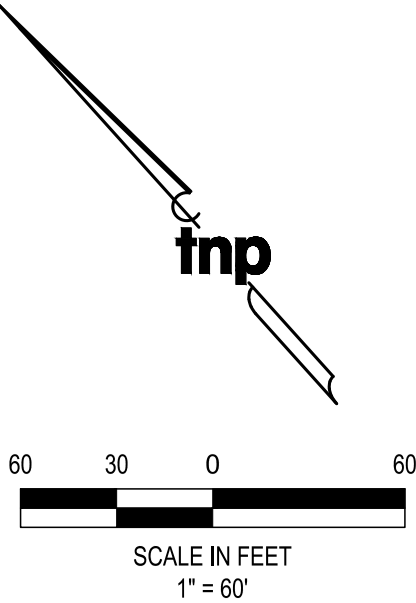
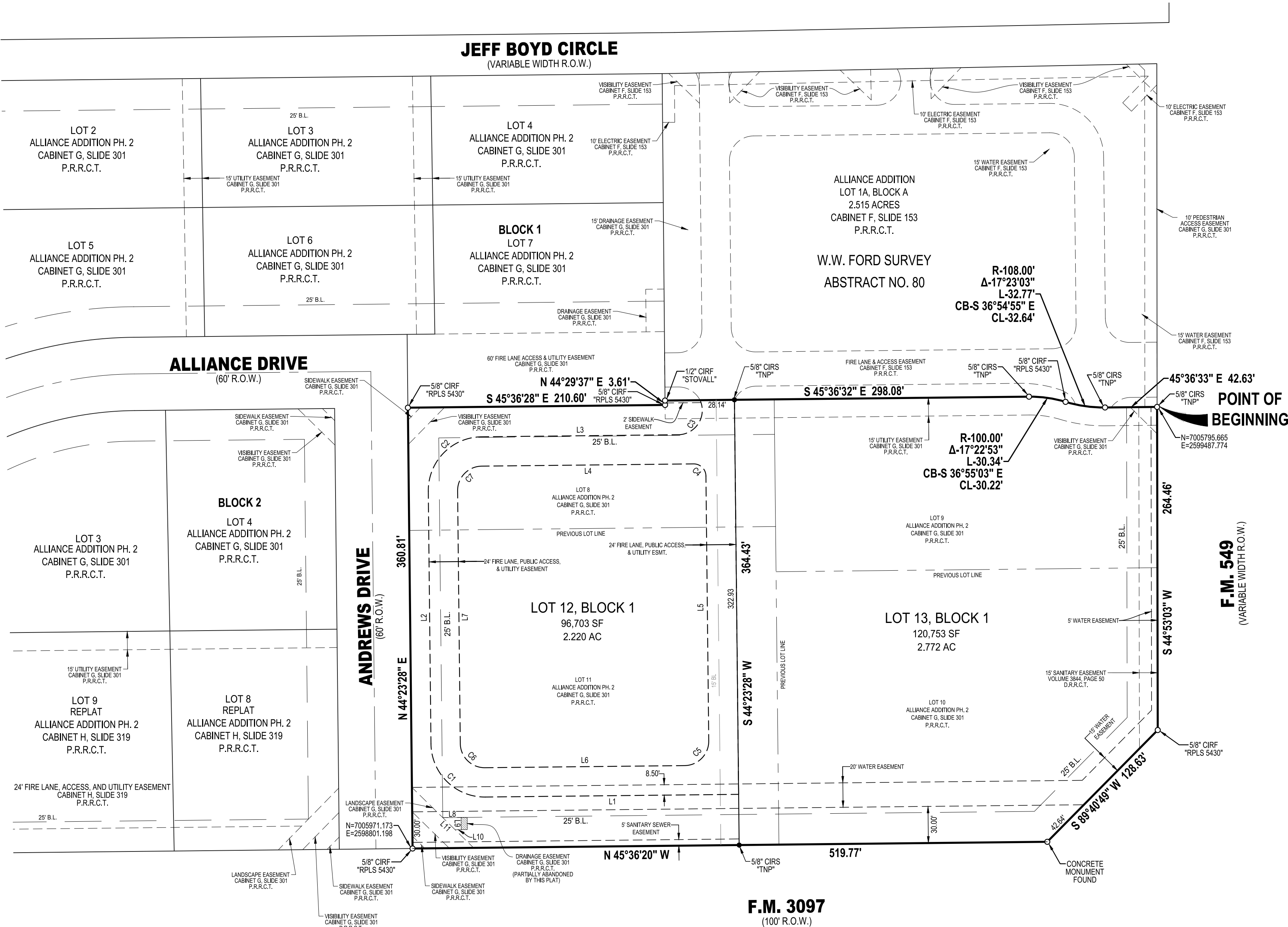


CASE NO. _____

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

FINAL PLAT
LOT 12 & 13, BLOCK 1
ALLIANCE ADDITION PHASE 2
BEING A REPLAT OF LOTS 8, 9, 10, & 11, BLOCK A, ALLIANCE ADDITION PHASE 2
CONTAINING A TOTAL OF 4.992 ACRES

AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND
CIRF - CAPPED IRON ROD FOUND
CIRF - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

- NOTES:
- 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 ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
 - 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. 48397C0105L DATED SEPTEMBER 28, 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.
 - 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.
 - 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.

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 LOT 12 & 13, BLOCK 1, ALLIANCE ADDITION PHASE 2 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.

N & H LEGACY PARTNERS, 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:

ROCKWALL RENTAL PROPERTIES, L.P.

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:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, N & H Legacy Partners, LLC and Rockwall Rental Properties, L.P., being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 8, 9, 10, and 11, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the northwest line of F.M. 549, a variable width right-of-way, for the east corner of said Lot 9;

THENCE South 44 degrees 53 minutes 03 seconds West along the northwest line of said F.M. 549, same being the southeast line of said Alliance Addition Phase 2, a distance of 264.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found at the east end of a corner clip for the southeast corner of said Lot 10;

THENCE South 89 degrees 40 minutes 49 seconds West along said corner clip continuing along the northwest line of said F.M. 549, a distance of 128.63 feet to a concrete monument found on the northeast line of F.M. 3097, a called 100 foot right-of-way, for the southwest corner of said Lot 10;

THENCE North 45 degrees 36 minutes 20 seconds West along the northeast line of said F.M. 3097, same being the southwest line of said Alliance Addition Phase 2, a distance of 519.77 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast line of Andrews Drive, a called 60 foot right-of-way, for the west corner of said Lot 11;

THENCE North 44 degrees 23 minutes 28 seconds East along the southeast line of said Andrews Drive, same being the northwest line of said Lot 11 and Lot 8, a distance of 360.81 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for the north corner of said Lot 8, same being the west corner of Lot 7, Block 1 of said Alliance Addition Phase 2;

THENCE South 45 degrees 36 minutes 28 seconds East departing the southeast line of said Andrews Drive and along the common line of said Lot 7 and Lot 8, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for the south corner of said Lot 7;

THENCE North 44 degrees 29 minutes 37 seconds East continuing along the common line of said Lot 7 and Lot 8, a distance of 3.61 feet to a 1/2 inch iron rod with cap stamped "STOVALL" found for west corner of Lot 1A, Block A, Alliance Addition, an addition to the City of Rockwall, Texas as recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 36 minutes 32 seconds East continuing along the southwest line of said Lot 1A, Block A, a distance of 298.08 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right continuing along the southwest line of said Lot 1A, Block A, having a radius of 100.00 feet, a central angle of 17 degrees 22 minutes 53 seconds, an arc length of 30.34 feet, a chord bearing of South 36 degrees 55 minutes 03 seconds East, a distance of 30.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having continuing along the southwest line of said Lot 1A, Block A, having a radius of 108.00 feet, a central angle of 17 degrees 23 minutes 03 seconds, an arc length of 32.77 feet, a chord bearing of South 36 degrees 54 minutes 55 seconds East, a distance of 32.64 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 45 degrees 36 minutes 33 seconds East continuing along the southwest line of said Lot 1A, Block A, a distance of 42.63 feet to the POINT OF BEGINNING containing 217,456 square feet, or 4.992 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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of LOT 12 & 13, BLOCK 1, ALLIANCE ADDITION PHASE 2, 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

OWNER LOT 10
N & H LEGACY PARTNERS, LLC
P.O. BOX 818
Terrell, Texas 75160

OWNER LOT 8, 9, & 11
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

PROJECT INFORMATION

Project No.: RNP 20523
Date: April 07, 2021
Drawn By: WS
Scale: 1"=60'
SHEET 2 of 2



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



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: May 25, 2021
APPLICANT: Scott H. Johnson
CASE NUMBER: P2021-024; *Replat for Lot 1, Block A, Johnson Addition*

SUMMARY

Consider a request by Scott H. Johnson for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.24-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street, and take any action necessary.

PLAT INFORMATION

- ☒ The purpose of the applicant's request is to Replat a 0.24-acre tract of land (*i.e. Lot E, Block 122, B. F. Boydston Addition*) into one (1) lot (*i.e. Lot 1, Block A, Johnson Addition*) for the purpose of delineating the floodplain on the subject property. The subject property is located at 505 E. Bourne Street, and is zoned Single Family 7 (SF-7) District.
- ☒ The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. At some point after August 25, 1934, the subject property was platted as Lot E, Block 112, B. F. Boydston Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. Since the time of annexation, the property has remained vacant.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 1, Block A, Johnson Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-024
PROJECT NAME: Lot 1, Block A, Johnson Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Scott H. Johnson for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.24-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.024-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street.

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

M.3 For reference, include the case number (P2021-024) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please correct the title block as follows:

Final Plat
Lot 1, Block A, Johnson Addition
0.24 acres/ 10,454 square feet
1 Lot
Being a Replat of
Lot E, Block 112, B. F. Boydston Addition
City of Rockwall, Rockwall County, Texas

M.6 The location of the development is required to be tied to state plane coordinates at two (2) corners.

M.7 Indicate the setback adjacent to Bourn Street, which is 20ft.

M.8 Provide a 10ft utility easement along Bourn Street. If you have questions on this contact our Engineering Department.

M.9 Please show all of Bourn Street along with the centerline.

M.10 Show the 100-yr and 50-yr flood boundary, if applicable.

M.11 Move #7 in the Owner's Dedication to the general notes.

M.12 The surveyor does not need to be notarized. Please remove the provided notary for the surveyor.

M.13 Please move the Planning and Zoning Chairman Signature to be included with the other City Signatures.

M.14 Please remove the signature block that only has the City Engineer Signature (located under the vicinity map). The City Engineer Signature is already included in the other City

Signature block.

I.15 No building or development may occur within the floodplain.

I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval.

I.17 The proposed Preliminary Plat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Must include the floodplain cross section and elevation data.

M - Include Minimum Finish Floor Elevation of 545.33

M - Northing and Easting Coordinates at two points on Boundary.

M - 10-ft Utility Easement on Bourn Street Frontage.

M - Add note: No improvements or structures allowed in drainage easements or flood plain without a flood study approved by the City

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

05/18/2021: NOTE:GIS 100 YR FLOODPLAIN IS MUCH LARGER AREA THAN IS NOTED ON SURVEY.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved w/ Comments

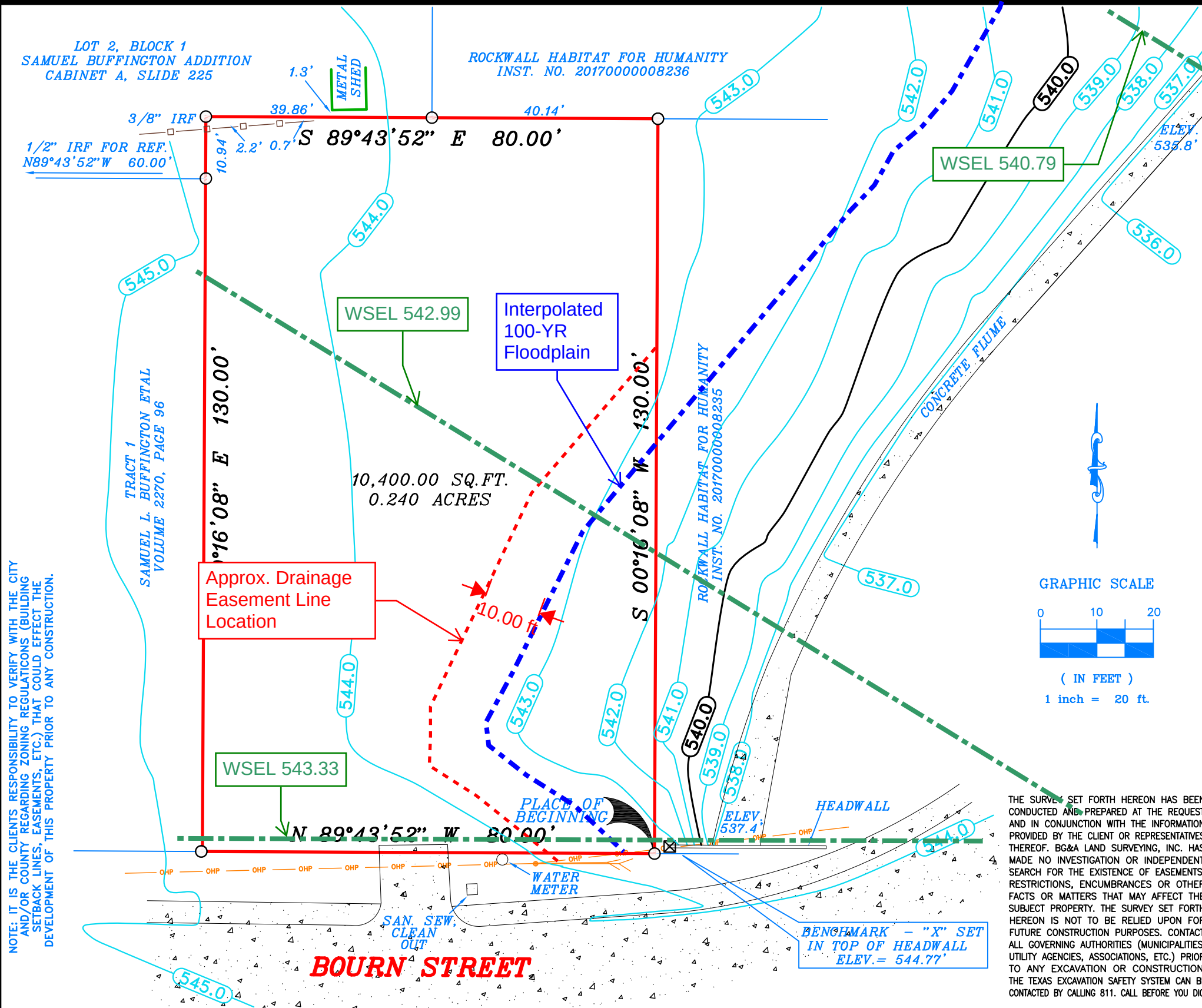
05/17/2021: Please add State Plane Coordinates (grid) to two corners.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved

05/17/2021: No comments



STATE OF TEXAS:
COUNTY OF ROCKWALL:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 20180000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 20170000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 20170000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 20170000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 20170000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (SCOTT JOHNSON), IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 1/30/20 THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY; SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 6TH DAY OF FEBRUARY, 2020

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J, THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, EXCEPT AS SHOWN. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

BRICK	IRF/IRS-IRON ROD FOUND/SET	LEGEND	D&UE- DRAINAGE & UTILITY EASEMENT
COVERED AREA	NAIL FOUND/SET	BL- BUILDING LINE/SET BACK LINE	BL- BUILDING LINE/SET BACK LINE
CONCRETE	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	CHAIN LINK FENCE	●-POWER POLE
WOOD DECK	1/2" IRON ROD SET	WOOD FENCE	PFC-POINT FOR CORNER
STONE	1" IRON PIPE FOUND	BARBED/WIRE	ROW- RIGHT-OF-WAY
	MONUMENT FOUND	METAL FENCE	EASM-T- EASEMENT
	"X" FOUND/SET	PIPE FENCE	AC- AIR CONDITIONING
	GRAVEL/ROCK ROAD OR DRIVE	W- WATER LINE	PE- POOL EQUIPMENT
	ASPHALT PAVING	G- GAS LINE	UGT-UNDERGROUND TELEPHONE
		ELECTRIC METER	CATV-UNDERGROUND CABLE TV
		LP- LIGHT POLE	TRANS-ELECTRIC TRANSFORMER
		GUY WIRE	OHP- OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

JOB NO. 1801517-3 CAD. TECH. BG

TOPOGRAPHIC SURVEY

BOURN STREET

B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14

ROCKWALL COUNTY, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-024

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 T30 EAST BOVEN ST

SUBDIVISION BF BOYOSTON

LOT E BLOCK 112

GENERAL LOCATION EAST BOVEN, EAST OF LAMAR^{6E} 3140.0112.000E.00.0R
code

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF3

CURRENT USE SF3

PROPOSED ZONING SF3

PROPOSED USE SF3

ACREAGE 0.240

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER SCOTT H. JOHNSON

☐ APPLICANT

CONTACT PERSON SCOTT H. JOHNSON

CONTACT PERSON

ADDRESS 709 STILLWATER DR.

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214.448.7212

PHONE

E-MAIL ZIP75087@GMAIL.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

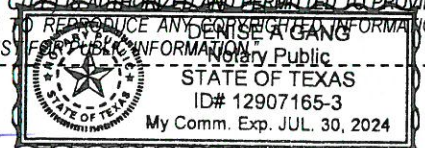
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 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 May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



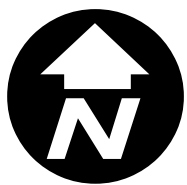
MY COMMISSION EXPIRES July 30, 2024

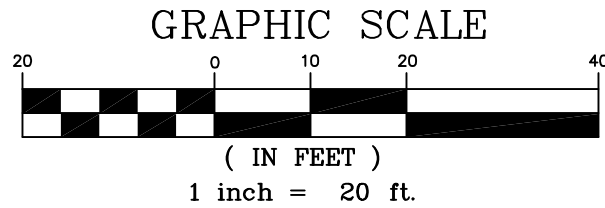
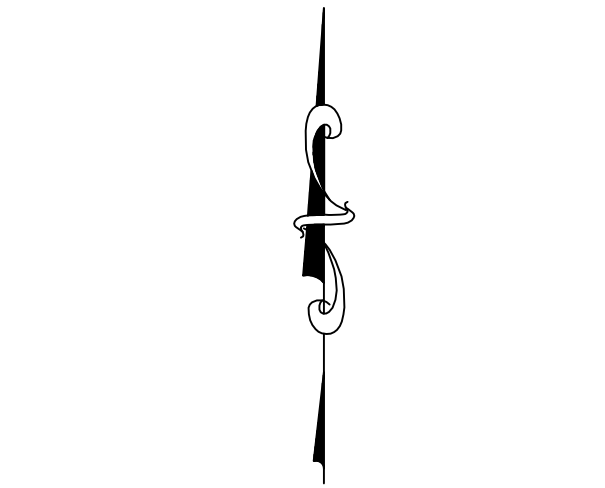


City of Rockwall

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.





VICINITY MAP



NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat of 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

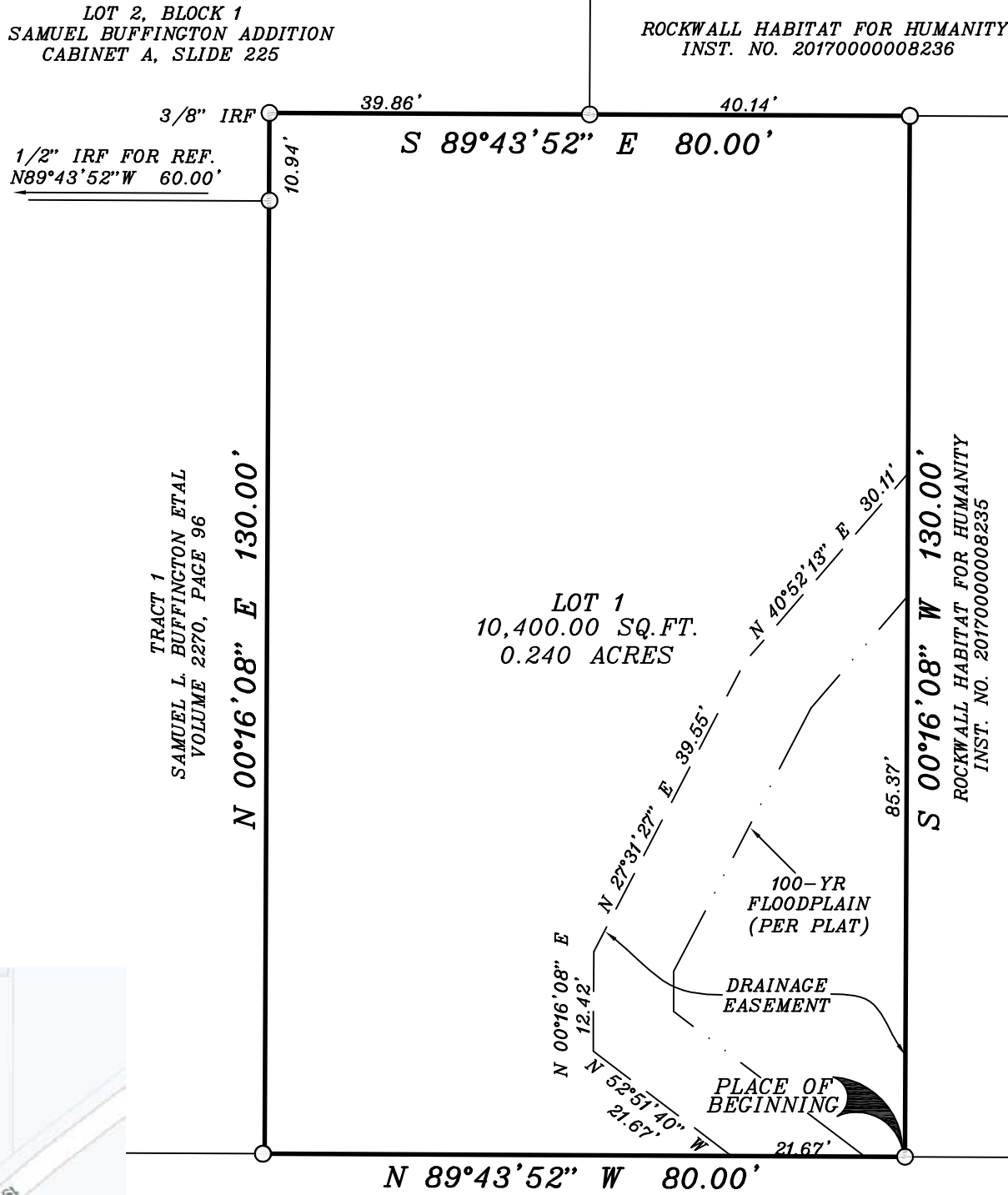
NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J, THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



LEGEND

R.O.W.-RIGHT-OF-WAY	EASM'T-EASEMENT
PFC-POINT FOR CORNER	○ 1" IRON PIPE FOUND
⊗ 1/2" IRON ROD SET	○ 1/2" IRON ROD FOUND
IRF/IRS- IRON ROD FOUND/SET	(UNLESS OTHERWISE NOTED)
---	EASEMENT LINE
---	FLOODPLAIN LINE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, 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 the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS _____ 8TH _____ DAY OF _____ APRIL _____, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HUNT

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 _____, _____.

Notary Public in and for the State of Texas:

My Commission Expires:

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 _____, 20____.

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 _____, _____

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 20180000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 2017000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 2017000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I Scott Johnson the undersigned owner(s) of the land shown on this plat, and designated herein as Johnson Addition, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Scott Johnson further certify that all other parties who have a mortgage or lien interest in the Johnson Addition, subdivision have been notified and signed this plat. I Scott Johnson 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 Scott Johnson also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.

7. Property owner shall be responsible for all maintenance, repair, and reconstruction of drainage and detention systems.

I Scott Johnson 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 Scott Johnson, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Scott Johnson may have as a result of the dedication of exactions made herein.

Owner: Scott Johnson

By: Scott Johnson

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

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 _____, _____.

Notary Public in and for the State of Texas:

My Commission Expires:

OWNER
SCOTT JOHNSON
709 STILLWATER DRIVE
ROCKWALL, TEXAS, 75087
PHONE: (214) 448-7212
CAD. TECH. MM JOB NO. 1801517-4

PRELIMINARY PLAT
JOHNSON ADDITION
BEING A 0.024 ACRE TRACT OF LAND
ROCKWALL, ROCKWALL COUNTY, TEXAS



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: May 25, 2021
APPLICANT: Austin McDaniel; *Landev Engineers*
CASE NUMBER: P2021-025; *Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition*

SUMMARY

Consider a request by Austin McDaniel of Landev Engineers on behalf of Josh Kirby for the approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [*FM-3097*], and take any action necessary.

PLAT INFORMATION

- ☒ The purpose of the applicant's request is to Replat a 4.0152-acre parcel of land (*i.e. Lot 1, Block 1, Our Savior Lutheran Church Addition*) into one (1) lot (*i.e. Lot 2, Block 1, Our Savior Lutheran Church Addition*) for the purpose of establishing a detention easement necessary for the expansion of the existing *House of Worship (i.e. Our Savior Lutheran Church)*. The subject property is located at 3003 Horizon Road, and is zoned Planned Development District 13 (PD-13).
- ☒ On August 2, 1976, the subject property was annexed into the City of Rockwall by *Ordinance No. 76-11*. According to the Rockwall County Appraisal District (RCAD), the 15,125 SF house of worship was constructed in 1980, with a 9,015 SF addition constructed in 2013. On February 2, 1981, the City Council approved to zone the subject property Planned Development District 13 (PD-13) by *Ordinance No. 81-05*. On September 10, 1984, the City Council approved an amendment to Planned Development District 13 (PD-13) -- *through Ordinance No. 84-43* -- to allow the subject property to have an educational building. On May 15, 2001 the subject property was platted as Lot 1, Block 1, Our Savior Lutheran Church Addition [*Case No. PZ2001-030*]. On July 31, 2012 the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2012-008*] to remove a feature tree.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-025
PROJECT NAME: Lot 2, Block A, Our Savior Lutheran Church Addition
SITE ADDRESS/LOCATIONS: 3003 HORIZON RD, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Austin McDaniel of Landev Engineers on behalf of Josh Kirby for the approval of a Replat for Lot 2, Block 1, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: 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 Lot 2, Block A, Our Savior Lutheran Church Addition being a 4.0152-acre parcel of land identified as Lot 1, Block 1, Our Savior Lutheran Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13), addressed as 3003 Horizon Road [FM-3097].

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 (P2021-025) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please correct the title block as follows:

Final Plat
Lot 2, Block 1, Our Savior Lutheran Church Addition
4.1351 acres/ 180,125 square feet
1 Lot
Being a replat of
Lot 1, Block 1, Our Savior Lutheran Church Addition
City of Rockwall, Rockwall County, Texas

M.6 The location of the development is required to be tied to state plane coordinates at two (2) corners.

M.7 Verify the acreage and subsequent square footage.

M.8 Please indicate all centerlines for the adjacent right-of-ways.

M.9 Please indicate any corner clips present on the subject property.

M.10 Correct the existing and proposed Lot and Block on both sheets of the plat. The existing Lot and Block is Lot 1, Block 1. The proposed Lot and Block is Lot 2, Block 1.

M.11 Move #7 in the Owner's Certificate to the general notes.

M.12 Please remove the red text within the Surveyor's Certificate.

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.

I.14 The proposed Final Plat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review
05/20/2021: Must tie two points to Rockwall GPS: N: E:			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Needs Review
05/17/2021: Show all fire lanes in easement as indicated on the 2010 parking lot expansion project.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved w/ Comments
05/17/2021: Please add State Plane Coordinates (grid) to two corners.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			

740,007 LIMITED PARTNERSHIP
(REMANDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

POINT OF BEGINNING

RALPH HALL PARKWAY

N 44°55'44" E - 325.04'

24' WIDE FIRELANE
CAB. E, SL. 23

10'X10' WATER LINE EASEMENT
CAB. E, SL. 23

10' UTILITY EASEMENT
CAB. E, SL. 23

30' BUILDING LINE
CAB. E, SL. 23

LOT 1R1, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
4.0152 AC.

REM. LOT 1R
BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
CAB. E, SL. 23
O.P.R.R.C.T.

OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH OF ROCKWALL
DOC NO 19769-413
O.P.R.R.C.T.

JAMES SMITH SURVEY, ABSTRACT A-200

10' WATER LINE EASEMENT
CAB. E, SL. 23

24' WIDE FIRELANE
CAB. E, SL. 23

8' SANITARY SEWER EASEMENT
VOL. 230, PG. 331

30' BUILDING LINE
CAB. E, SL. 23

N 45°00'30" W - 448.20'

5,237 S.F. (0.1202 AC.)
THE STATE OF TEXAS
TxDOT PARCEL NO. 8
INST.#2013000499503
O.P.R.R.C.T.

HORIZON ROAD - F.M. HIGHWAY 3097
(VARIABLE WIDTH RIGHT-OF-WAY)



BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

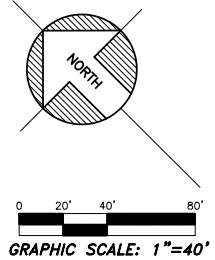
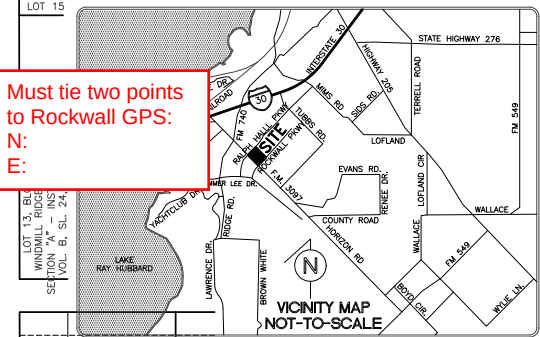
OWNER:
OUR SAVIOR EVANGELICAL LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

LEGEND
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS IRON ROD SET
IRF IRON ROD FOUND

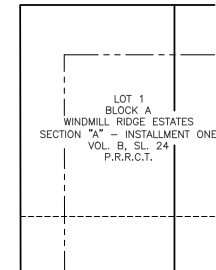
ROCKWALL PARKWAY

S 44°54'06" W - 341.46'

Must tie two points
to Rockwall GPS:
N:
E:



WINDMILL RIDGE DRIVE



~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	S 89°56'15" W	20.52'
L2	N 00°01'42" W	43.24'

NOTE:
THE PURPOSE OF THIS PLAT IS TO
RE-DEDICATE A LOT AND ONE NEW
EASEMENT.

FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION

AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200
BEING A REPLAT OF
REMANINDER OF LOT 1R, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____

MAY 4, 2021

PAGE 1 OF 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-025

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 3003 Harrison Road

SUBDIVISION Our Savior Lutheran Church

LOT 1A BLOCK 1

GENERAL LOCATION 4.015 - Acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-13

CURRENT USE Church

PROPOSED ZONING N/A

PROPOSED USE Church (same)

ACREAGE 4.015 - Acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Josh Kirby

☒ APPLICANT Landev Engineers

CONTACT PERSON Church Representative

CONTACT PERSON Austin McDowell

ADDRESS 3003 Harrison Rd.

ADDRESS 1801 Gateway Blvd Suite 101

CITY, STATE & ZIP Rockwall, Texas 75082

CITY, STATE & ZIP Richardson, Texas, 75080

PHONE 469-585-8634

PHONE 972-672-4262

E-MAIL JKirby@magnumhome.com

E-MAIL amcdowell@landevengneers.com

NOTARY VERIFICATION [REQUIRED]

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

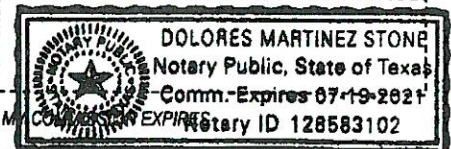
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 2021. BY SIGNING THIS APPLICATION, 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."

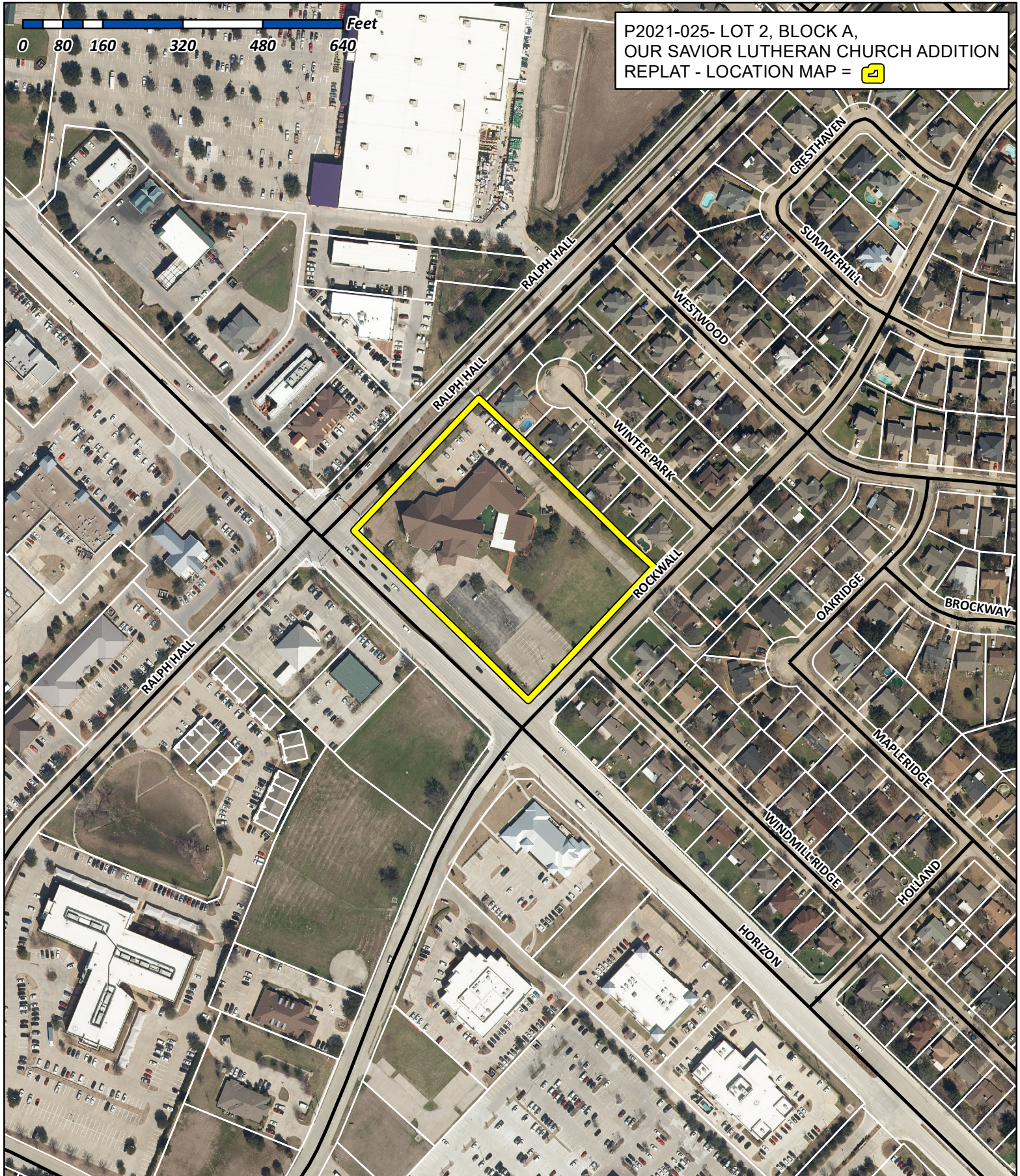
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dolores Martinez Stone

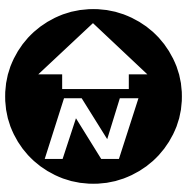




City of Rockwall

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.



740/3097 LIMITED PARTNERSHIP
(REMANINDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

25' BUILDING SETBACK

POINT OF BEGINNING

RALPH HALL PARKWAY

N 44°55'44" E - 325.04'

5,237 S.F. (0.1202 AC.)
THE STATE OF TEXAS
TXDOT PARCEL NO. 8
INST.#20130000499503
O.P.R.R.C.T.

HORIZON ROAD - F.M. HIGHWAY 3097

(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1R1, BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
4.0152 AC.

REM. LOT 1R
BLOCK 1
OUR SAVIOR LUTHERAN CHURCH ADDITION
CAB. E, SL. 23
O.P.R.R.C.T.

OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH OF ROCKWALL
DOC NO 19769-413
O.P.R.R.C.T.

JAMES SMITH SURVEY, ABSTRACT A-200

S 44°54'06" W - 341.46'

ROCKWALL PARKWAY

(60' RIGHT-OF-WAY)
CAB. B, SL. 26 P.R.R.C.T.

WINDMILL RIDGE DRIVE

FINAL PLAT
OF
LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION

AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200

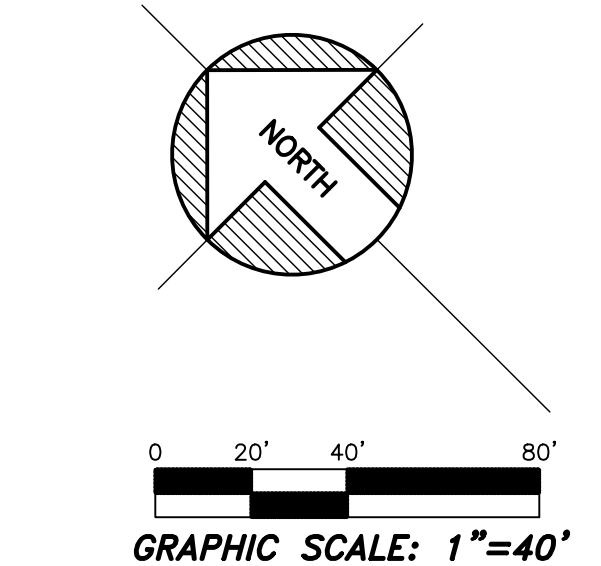
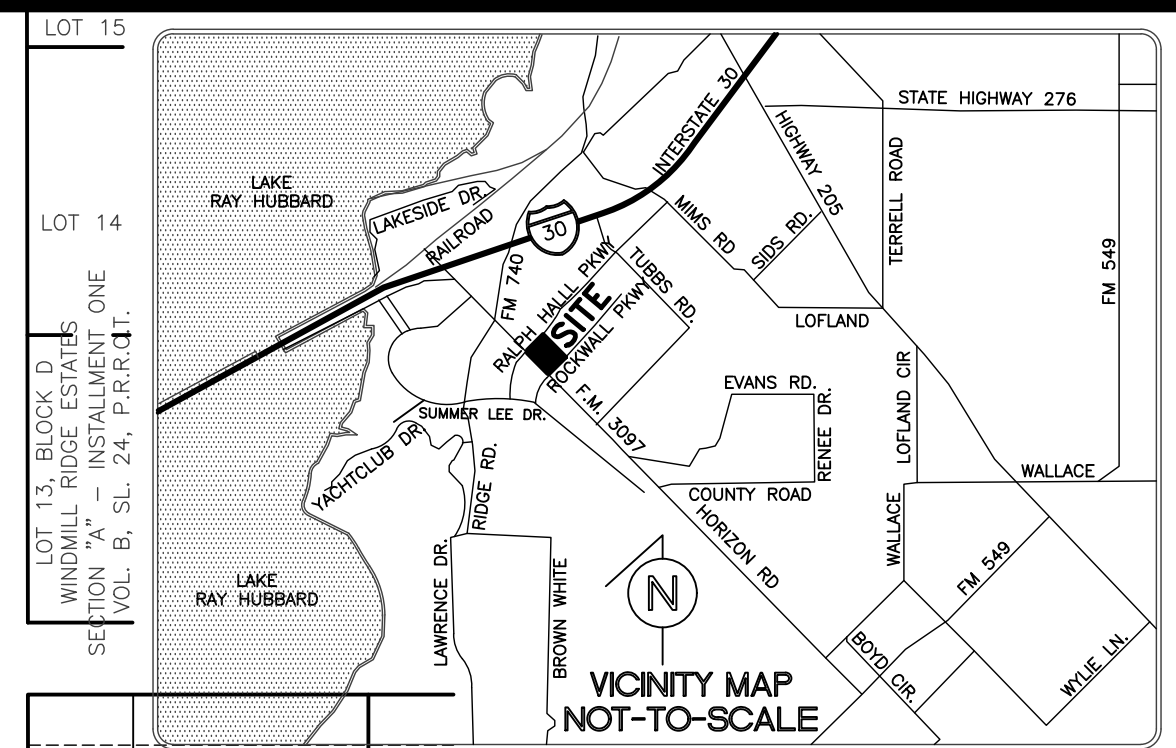
BEING A REPLAT OF
REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELIC LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634

LEGEND
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS IRON ROD SET
IRF IRON ROD FOUND



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°56'15" W	20.52'
L2	N 00°01'42" W	43.24'

NOTE:
THE PURPOSE OF THIS PLAT IS TO
RE-DEDICATE A LOT AND ONE NEW
EASEMENT.

CASE NO. _____

MAY 4, 2021

PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL, ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING PART OF **LOT 1R IN BLOCK 1 OF OUR SAVIOR LUTHERAN CHURCH ADDITION**, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. E, SL. 23 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY (110 FOOT R.O.W.), SAID POINT BEING THE NORTHERN-MOST CORNER OF SAID LOT 1R, AND ALSO BEING THE WESTERN-MOST POINT OF LOT 6 OF WINDMILL RIDGE ESTATES NO. 38 SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 224, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;;

THENCE SOUTH 45° 03' 07" EAST AND DEPARTING SAID RALPH HALL PARKWAY, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID WINDMILL RIDGE ESTATES FOR A DISTANCE OF 493.10 FEET TO A POINT FOR THE EASTERN-MOST CORNER OF SAID LOT 1R, AND BEING THE SOUTHERN-MOST CORNER OF LOT 1 OF SAID WINDMILL RIDGE ESTATES; SAID POINT ALSO BEING ON THE NORTHWEST RIGH-OF-WAY LINE OF ROCKWALL PARKWAY (A 60 FOOT R.O.W.);

THENCE SOUTH 44° 54' 06" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID ROCKWALL PARKWAY FOR A DISTANCE OF 341.46 FEET TO A POINT FOR CORNER OF A 5,237 SQUARE FEET PARCEL OF LAND "PARCEL NO. 8" DEDICATED FOR ROAD WIDENING OF FARM TO MARKET ROAD 3097, TO THE STATE OF TEXAS UNDER INSTRUMENT NUMBER 20130000499503, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY;

THENCE SOUTH 89° 56' 15" WEST AND FOLLOWING ALONG THE LINE OF SAID PARCEL NO. 8 R.O.W. DEDICATION FOR A DISTANCE OF 20.52 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1R;

THENCE NORTH 45° 00' 30" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID WIDENING FOR F.M. 3097 AND SAID LOT 1R FOR A DISTANCE OF 448.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 00° 01' 42" WEST CONTINUING ALONG SAID WIDENING, AND ALONG THE CORNER CLIP THEREOF AT THE INTERSECTION OF SAID F.M. 3097 AND AFORESAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 43.24 FEET TO A POINT FOR CORNER ON THE SOUTHEAST R.O.W. LINE OF SAID RALPH LAUREN PARKWAY;

THENCE NORTH 44° 55' 44" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1R AND SAID RALPH LAUREN PARKWAY FOR A DISTANCE OF 325.04 FEET TO **THE POINT OF BEGINNING AND CONTAINING 4.0152 ACRES (174,900 SQUARE FEET) OF LAND, MORE OR LESS.**

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 **LOT 1R1, BLOCK 1, OUR SAVIOR LUTHERAN CHURCH ADDITION**, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, 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, 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) 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.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL

JOSH KIRBY - CHURCH DEVELOPMENT REPRESENTATIVE

STATE OF TEXAS
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSH KIRBY**, 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, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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

FINAL PLAT

OF

LOT 1R1, BLOCK A
OUR SAVIOR LUTHERAN CHURCH ADDITION

AN ADDITION TO
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
4.0152 ACRES OF LAND OUT OF
JAMES SMITH SURVEY, ABSTRACT A-200

BEING A REPLAT OF

REMAINDER OF LOT 1R, BLOCK 1
OUR SAVIOUR LUTHERAN CHURCH ADDITION
RECORDED IN CABINET "E", SLIDE 23
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____

MAY 4, 2021



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM

OWNER:
OUR SAVIOR EVANGELIC LUTHERAN
CHURCH OF ROCKWALL
3003 HORIZON RD
ROCKWALL, TX
CONTACT: JOSH KIRBY
EMAIL: JKIRBY@MAGNUMHOM.COM
TEL: 469-585-8634



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: May 25, 2021

APPLICANT: Keaton Mai; *Dimension Group*

CASE NUMBER: P2021-027; *Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

PLAT INFORMATION

- ☒ The purpose of the applicant's request is to preliminary plat a 34.484-acre tract of land (*i.e. Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80*) proposing (14) lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future commercial development of the subject property and to ensure that adequate public facilities (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) necessary to serve the development are provided. Additionally, the applicant will be dedicating a variable width TXDOT right-of-way that will bi-sect the subject property and provide a connection from the existing S. FM-549 to SH-205.
- ☒ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirement stipulated for a property that is situated within the SH-205 Overlay (SH-205 OV) District and the Commercial (C) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements of these documents.
- ☒ According to Section 38-8(f)(1), *Expiration of Plats*, of the Municipal Code of Ordinances, "(t)he applicant shall submit a final plat to the city for the entire area for which a preliminary plat has been approved, within one year of the date of approval or conditional approval of the preliminary plat. If the property owner fails to submit a final plat application within such period, the preliminary plat shall lapse, and all further proceedings concerning the subdivision shall terminate. The applicant shall be required to submit a new preliminary plat, as required by this chapter, subject to all zoning and subdivision standards then in effect."
- ☒ 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 *Lots 1-14, Block A, Creekside Commons 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.

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-027
PROJECT NAME: Preliminary Plat for Creekside Commons
SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Preliminary Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	05/20/2021	Approved w/ Comments

05/20/2021: P2021-027; Preliminary Plat for Lots 1-14, Block A, Creekside Commons Addition
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 Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549.

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

M.3 For reference, include the case number (P2021-027) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Lot 10 does not have frontage on a public road. You will need to reconfigure Lot 10 to have a minimum of 60-ft lot frontage. [Chapter 38, Municipal Code of Ordinances & Subsection 07.03, of Article 05, UDC]

M.6 According to the site design guidelines and standards of Subsection 06.02(D)(1), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the building setbacks along FM-549 -- that is to be constructed -- requires a minimum 25-ft building setback. Correct the preliminary plat. [Subsection 06.02(D), of Art. 05, UDC]

M.7 According to the landscape standards of Subsection 06.02(E), of Article 05, of the UDC, FM-549 is consider to be a primary roadway and the landscape buffers along FM-549 -- that is to be constructed -- requires a minimum 20-ft buffer. Correct the preliminary plat. [Subsection 06.02(E)(1), of Art. 05, UDC]

M.8 Indicate all proposed corner clips and any subsequent dedication on the preliminary plat. [Subsection 04.01, of Article 11, UDC]

M.9 Treescap Plan requires totals to be indicated on plans: Update plans to indicate a) number of trees being removed, b) total caliper inches removed, c) total caliper inches

requiring mitigation, and d) total mitigation proposed. [Article 09, Tree Preservation, 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:

(1) Planning & Zoning work session meeting will be held on May 25, 2021.

(2) City Council regular meeting will be held on June 7, 2021.

I.13 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City Council Chambers.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Lot 10 does not have the required street frontage.

M - Show and label erosion hazard setback

M - Show and label flood plain cross-sections with elevations

M - There will be visibility clips required for final plat

M - Add note to the plat that states that the property owner will be responsible to maintain, repair, and replace all drainage, storm, and detention systems in easements.

M - New Utility Crossing to be 90-degrees across TXDOT and steel encased. Proposed Bridge at this location will possibly need to realign to avoid bridge.

M - Extend culvert to end of curb returns, then place the headwall.

M - Extend the 12-inch Water Line to the property limits.

The following items are informational for the engineering review process.

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.

- No structures including signage allowed in easements or right-of-ways.

Drainage Items:

- Detention is required. Manning's C-value is by zoning. Unit Hydrograph Method and a Flood/Detention study required.

- Area under the fuel canopies and dumpsters must drain to an oil/water separator before connection to the storm system.

- No vertical walls are allowed in detention easements.

- No detention allowed in floodplain or erosion hazard setback

- No improvements inside Erosion Hazard Setback/ Drainage Easement.

- Flood Study to be preform for all encroachments into the floodplain. (Review fees apply)

Water and Wastewater Items:

- Must loop a min. of an 8" water line on site. Only one use allowed off a dead end line.

- 12-inch waterline required along Future FM 549 alignment and SH 205.
- Pro-rata for Long Branch Lift Station =\$545.38/acre
- Pro-rata for FM 3097 Lift Stations = \$432.74/acre
- Possible 3 lift station improvements needed
- If these lift stations are improved prior to development additional pro-rata fees will be due.
- Only one use off a deadend line (domestic, irrigation meter, fire hydrant, etc.

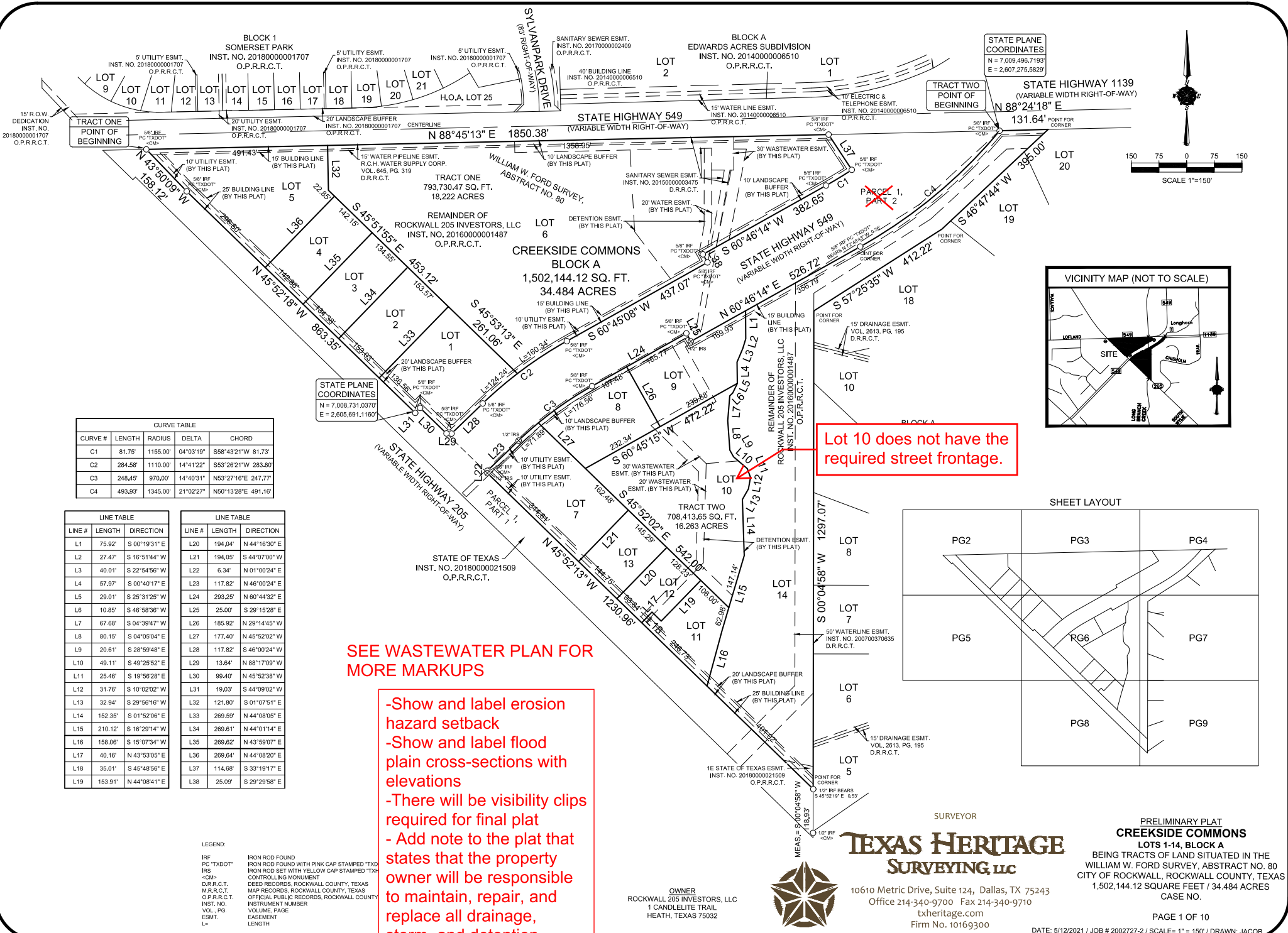
Roadway Paving Items:

- All driveways must be spaced 425' along SH 205 and 360' along FM 549.
- All parking must be 20'x9'
- All drive aisles must be a minimum of 24' wide
- All fire lanes must have a minimum radius of 20'
- Minimum easement width is 20'. No structures allowed in easements.
- TXDOT Permission required for access driveway along Future Alignment of FM 549. A traffic signal modifications will be required at the FM 549 and SH 205 Intersection.
- Permitting/Approval by TxDOT required.
- TXDOT TIA for driveway is required along with review fees at time of 1st review for TIA

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	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	05/20/2021	N/A
No Comments			



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	81.75'	1155.00'	55°43'21" W 81.73'
C2	284.58'	1110.00'	14°41'22" S53°26'21" W 283.80'
C3	248.45'	970.00'	14°40'31" N53°27'16" E 247.77'
C4	493.93'	1345.00'	21°02'27" N50°13'28" E 491.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
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L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" W
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
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L12	31.76'	S 10°02'02" W
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L34	269.61'	N 44°01'14" E
L35	269.62'	N 43°59'07" E
L36	269.64'	N 44°08'20" E
L37	114.68'	S 33°19'17" E
L38	25.09'	S 29°29'58" E

LEGEND:
IRF IRON ROD FOUND
PC "TXDOT" IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXDOT"
C&P CONTROLLING MONUMENT
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
ESMT. EASEMENT
L= LENGTH

SEE WASTEWATER PLAN FOR MORE MARKUPS

-Show and label erosion hazard setback
-Show and label flood plain cross-sections with elevations
-There will be visibility clips required for final plat
- Add note to the plat that states that the property owner will be responsible to maintain, repair, and replace all drainage, storm, and detention systems in easements.



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO.

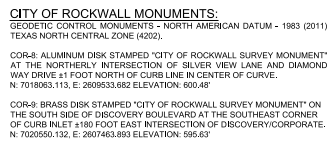
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°06'49" W	19.00'
L2	N 45°53'11" W	99.50'
L3	N 88°54'39" W	13.54'
L4	S 46°05'21" W	117.76'
L5	S 45°53'11" E	261.08'
L6	N 44°08'05" E	269.63'
L7	N 45°53'11" W	136.56'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'



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 TBD

SUBDIVISION ABS 0080, WW Ford Survey

LOT Tract 17-5 BLOCK TBD

GENERAL LOCATION NEC of HWY 205 and FM 549, Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C)

PROPOSED USE Mixed use

ACREAGE 34.484

LOTS [CURRENT] 1

LOTS [PROPOSED] 14

- ☐ **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 205 Investors LLC

☒ APPLICANT The Dimension Group

CONTACT PERSON Russell Phillips

CONTACT PERSON Keaton Mai

ADDRESS 1 Candlelite Trail

ADDRESS 10755 Sandhill Rd

CITY, STATE & ZIP Heath, TX 75032

CITY, STATE & ZIP Dallas, TX 75238

PHONE 469-446-7734

PHONE 214-600-1152

E-MAIL rphil404@aol.com

E-MAIL kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

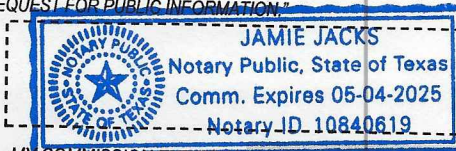
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Russell Phillips [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 717.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE May 14 DAY OF 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

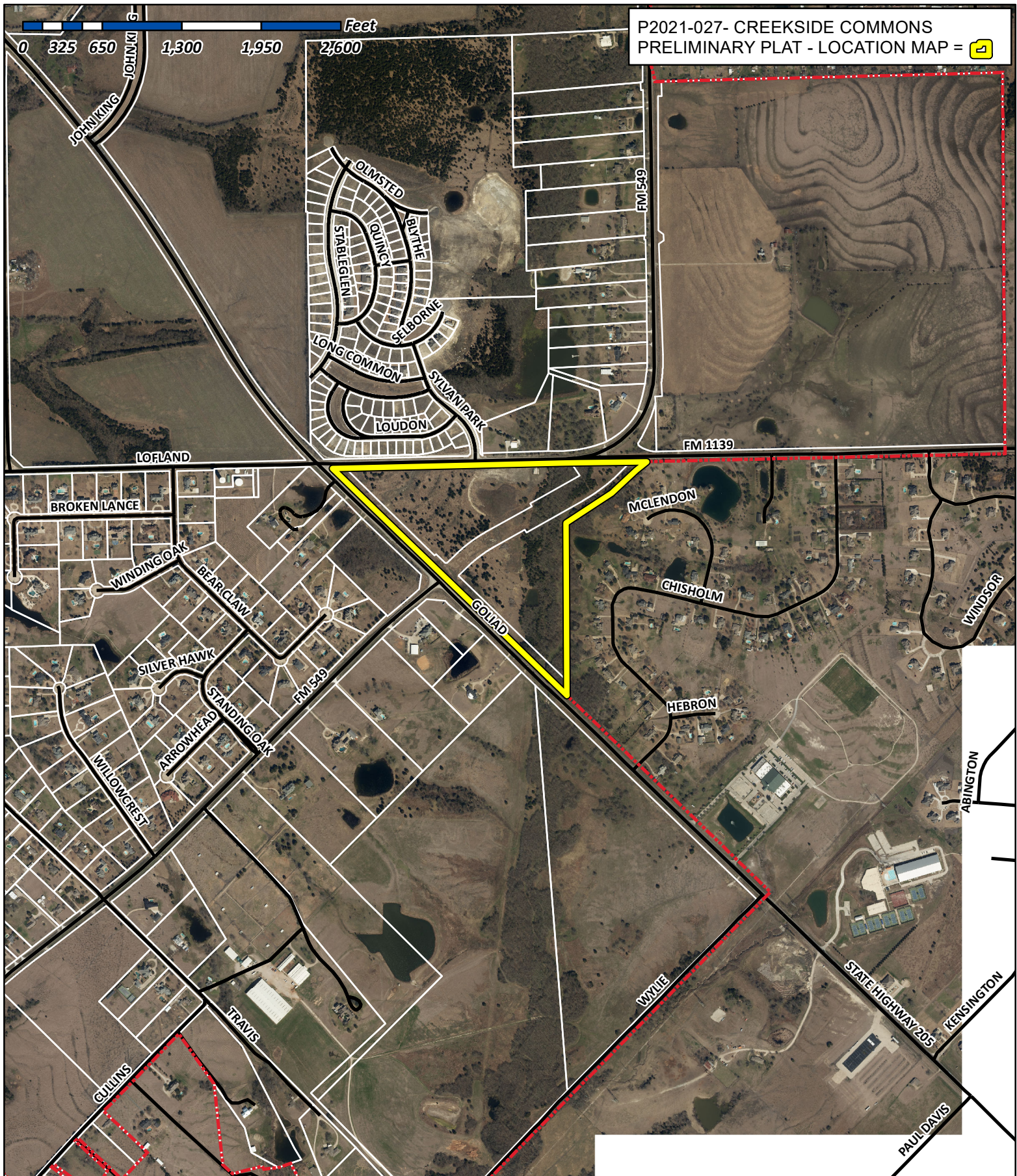
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

OWNER'S SIGNATURE Russell Phillips

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

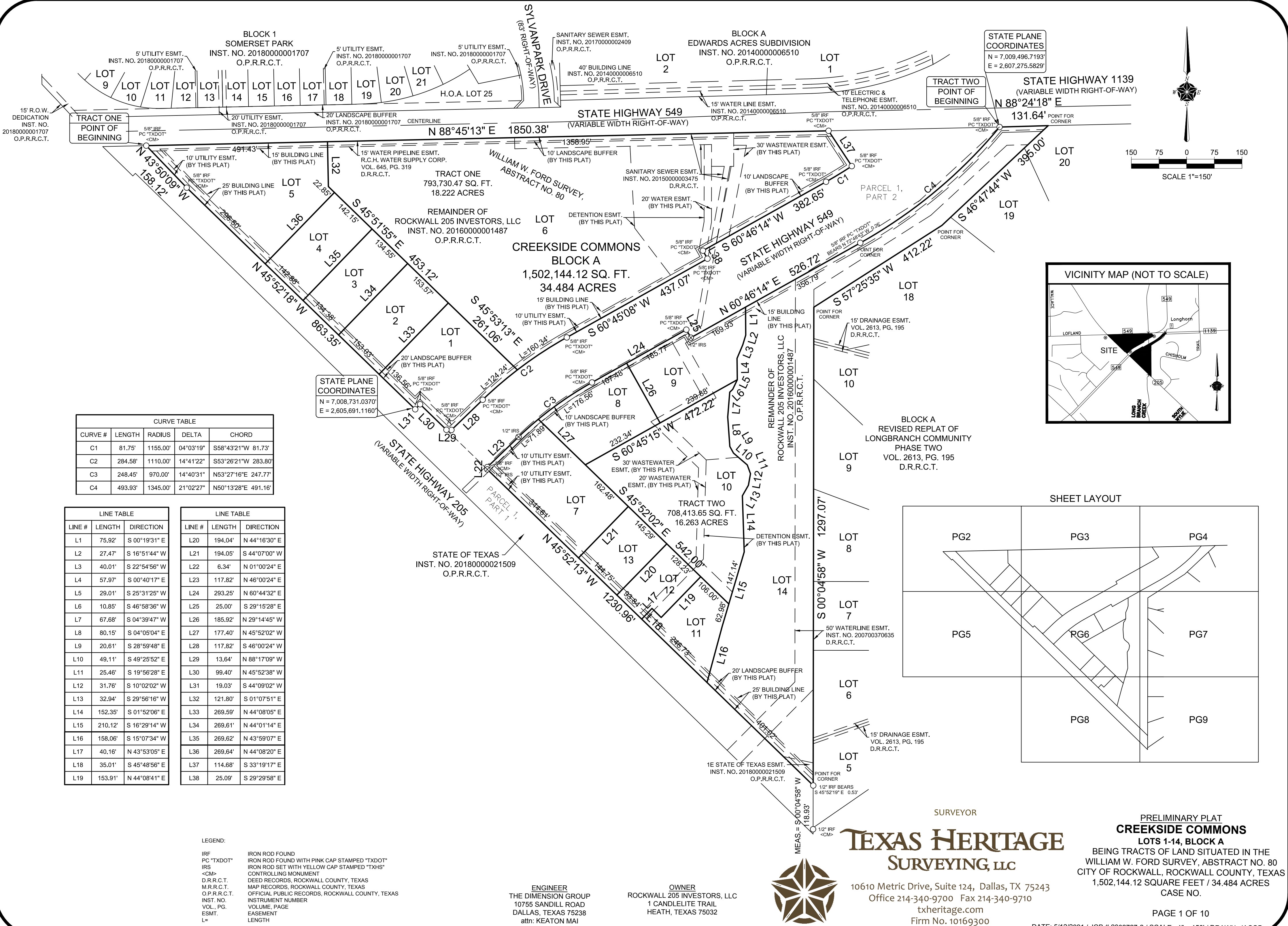


City of Rockwall

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.





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LEGEND:
IRF
PC "TXDOT"
IRS
<CM>
D.R.R.C.T.
M.P.R.C.T.
O.P.R.R.C.T.
INST. NO.
VOL., PG.
ESMT.
L=
IRON ROD FOUND
IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
CONTROLLING MONUMENT
DEED RECORDS, ROCKWALL COUNTY, TEXAS
MAP RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
EASEMENT
LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI
OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

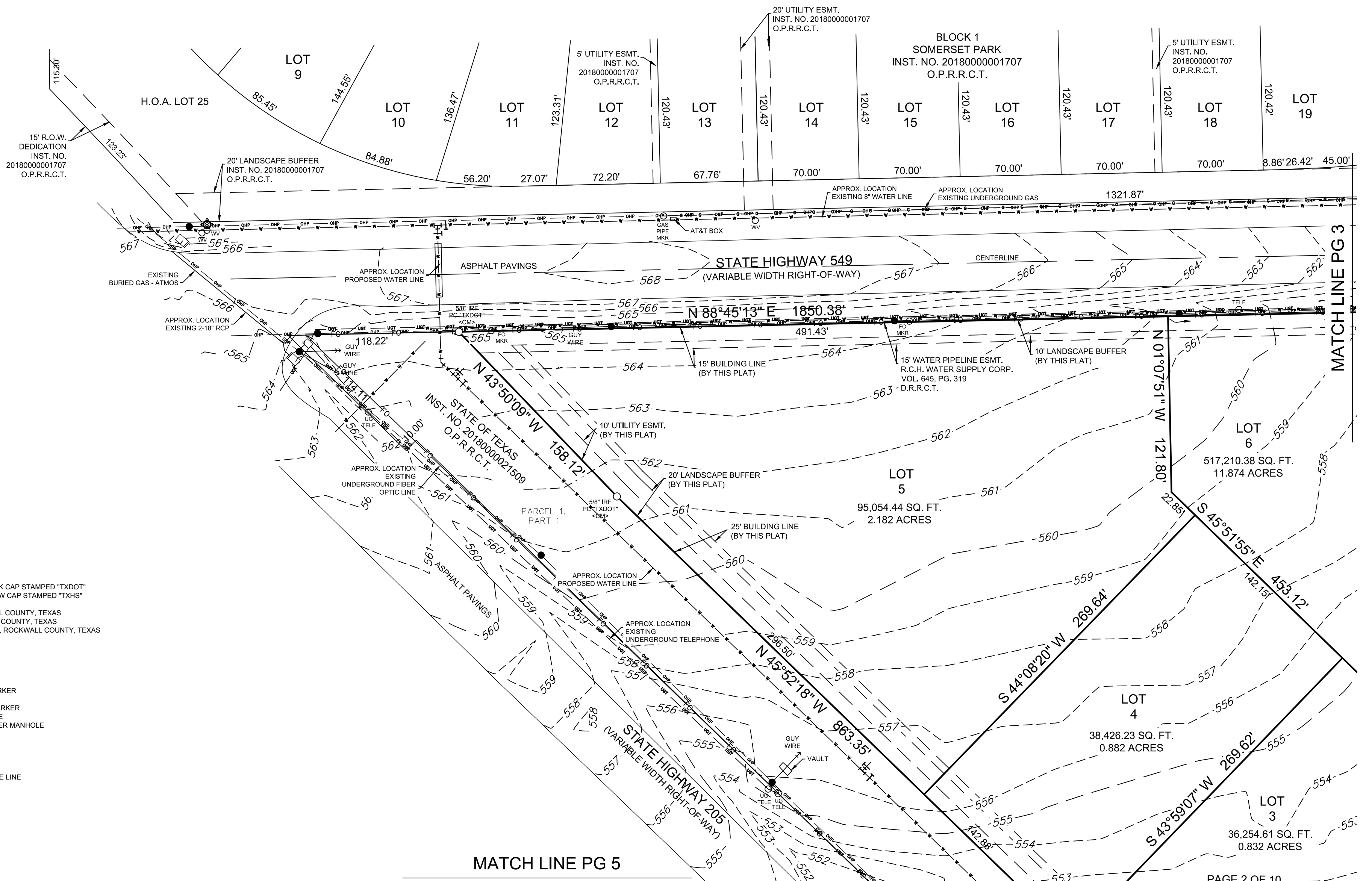
PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO.

PAGE 1 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 150' / DRAWN: JACOB



50 25 0 25 50
SCALE 1"=50'



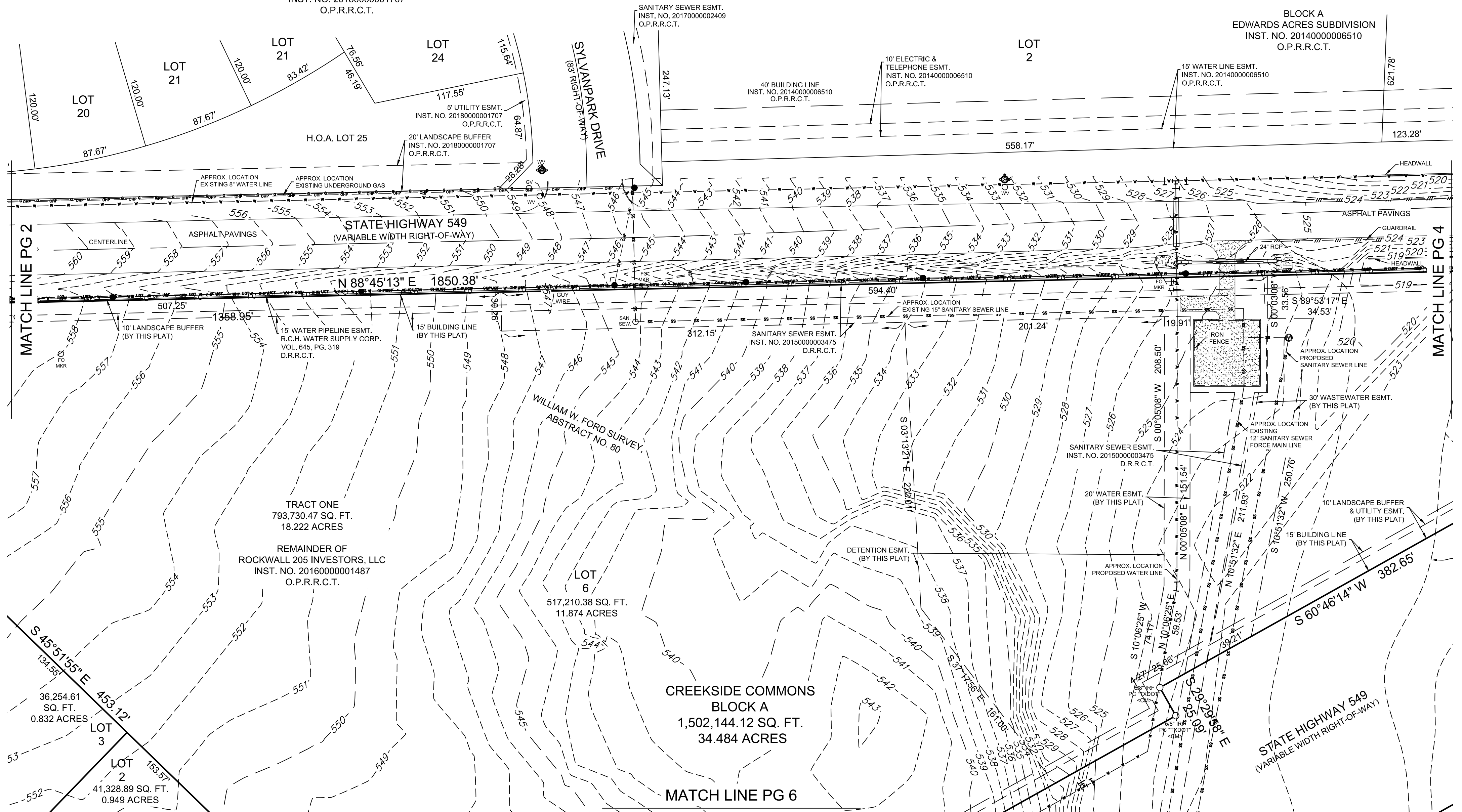
MATCH LINE PG 5

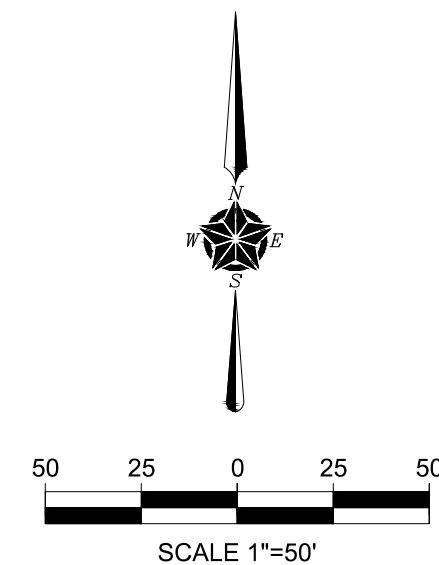
MATCH LINE PG 3



BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.





BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

LOT
1

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

N 88°24'18" E 131.64'

MATCH LINE PG 3

15' BUILDING LINE
(BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 645, PG. 319
D.R.R.C.T.

517,210.38 SQ. FT.
LOT
6
11.874 ACRES

10' LANDSCAPE BUFFER
& UTILITY ESMT.
(BY THIS PLAT)

15' BUILDING LINE
(BY THIS PLAT)

S 60°46'14" W
382.65'

L=81.75' R=1155.00'
Δ=4°03'19" W 81.73'
CH=S58°43'21" W 81.73'

PARCEL 1,
PART 2

CH=N50°13'28" E 491.16'
Δ=21°02'27" W 491.16'
L=493.93' R=1345.00'

LOT
14

326,865.77 SQ. FT.
LOT
19
7.504 ACRES

LOT
19

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

10' UTILITY ESMT.
(BY THIS PLAT)

5/8" IRF PC "TXDOT"
BEARS N 72°48'43" W 0.26'

10' LANDSCAPE BUFFER
(BY THIS PLAT)

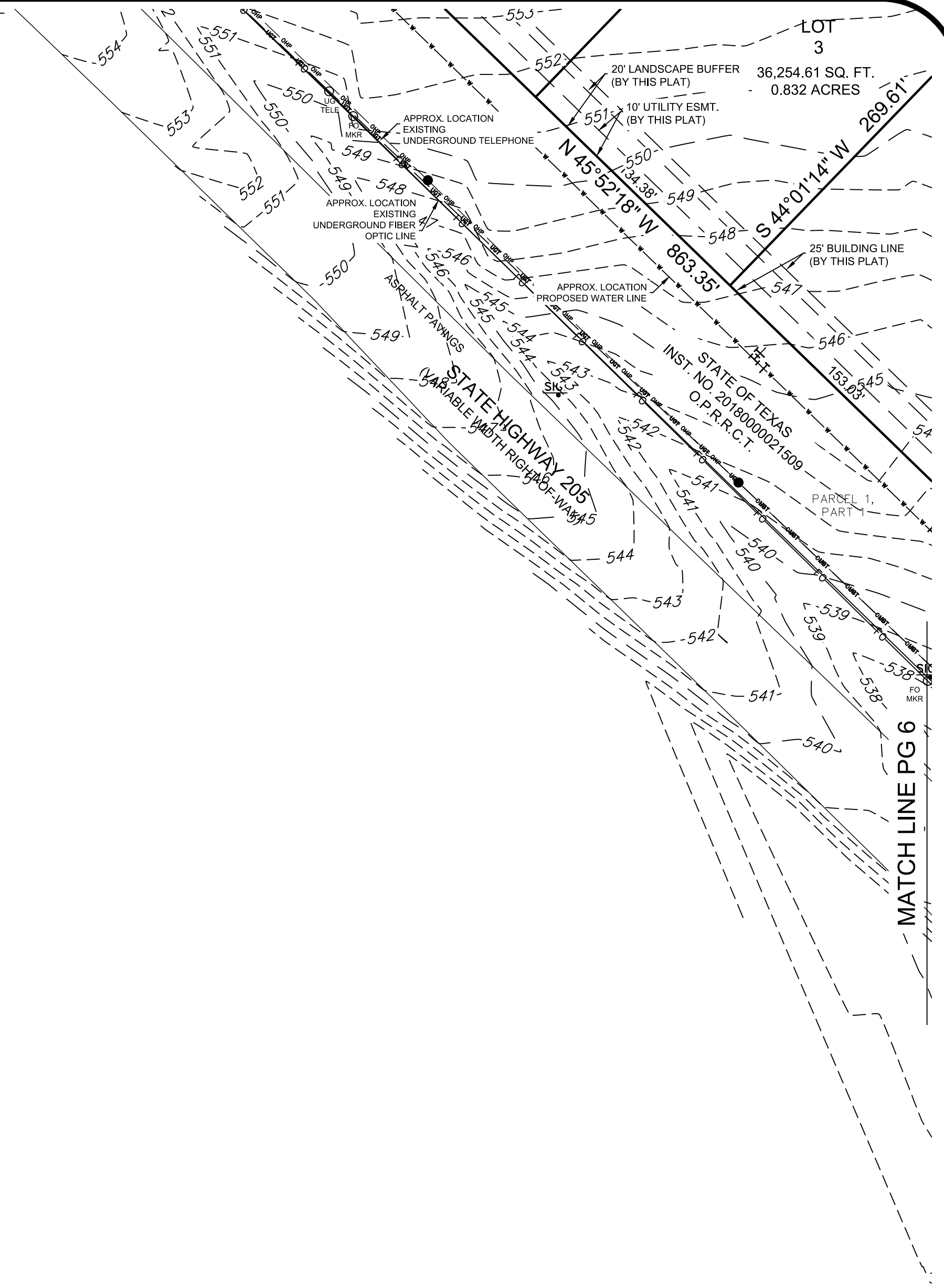
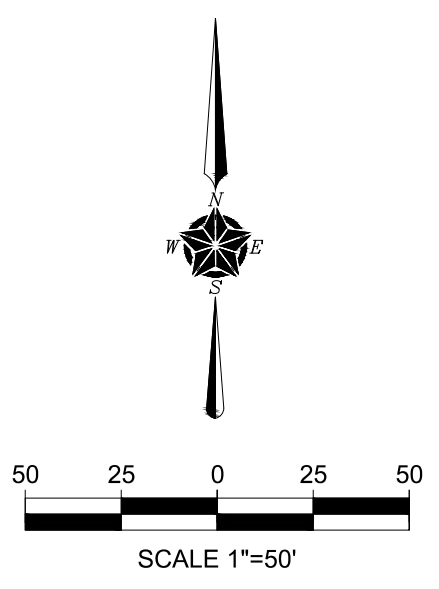
N 60°46'14" E 526.72'

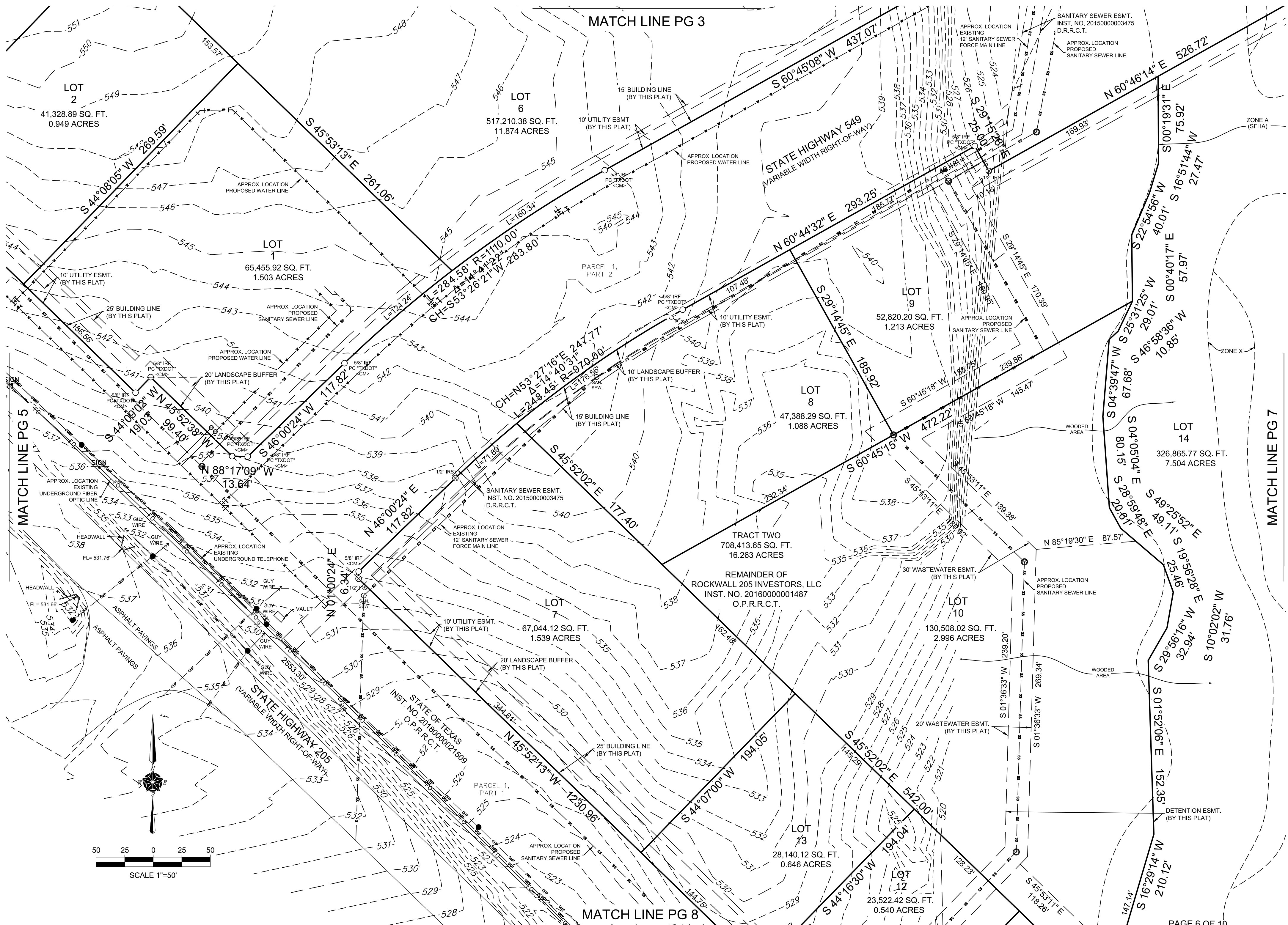
15' BUILDING LINE
(BY THIS PLAT)

S 57°25'35" W 412.22'

MATCH LINE PG 7

MATCH LINE PG 2





MATCH LINE PG 3

MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8

MATCH LINE PG 4

LOT
18

POINT FOR
CORNER

ZONE A
(SFHA)

534.15'
154.00'
15' DRAINAGE ESMT.
VOL. 2613, PG. 195
D.R.R.C.T.

LOT
10

545.12'

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

LOT
9

385.53'

LOT
8

350.00'

S 00°04'58" W 1297.07'

LOT
14
326,865.77 SQ. FT.
7.504 ACRES

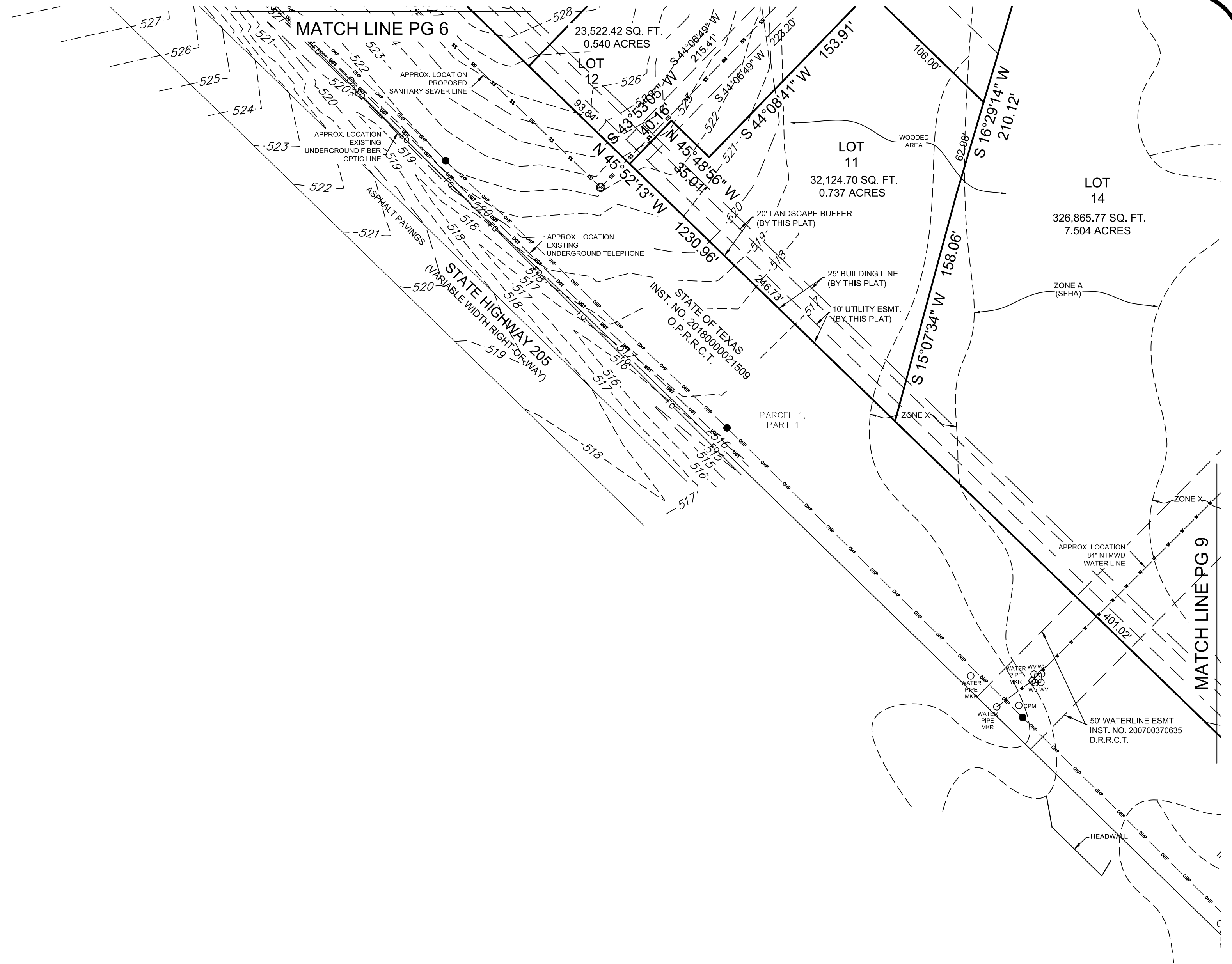
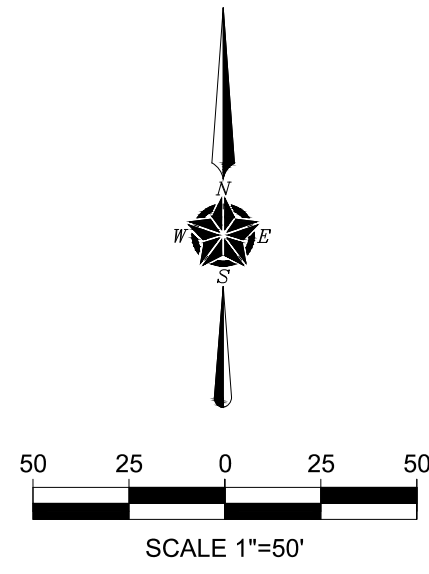
APPROX. LOCATION
EXISTING
84" ATMW
WATER LINE

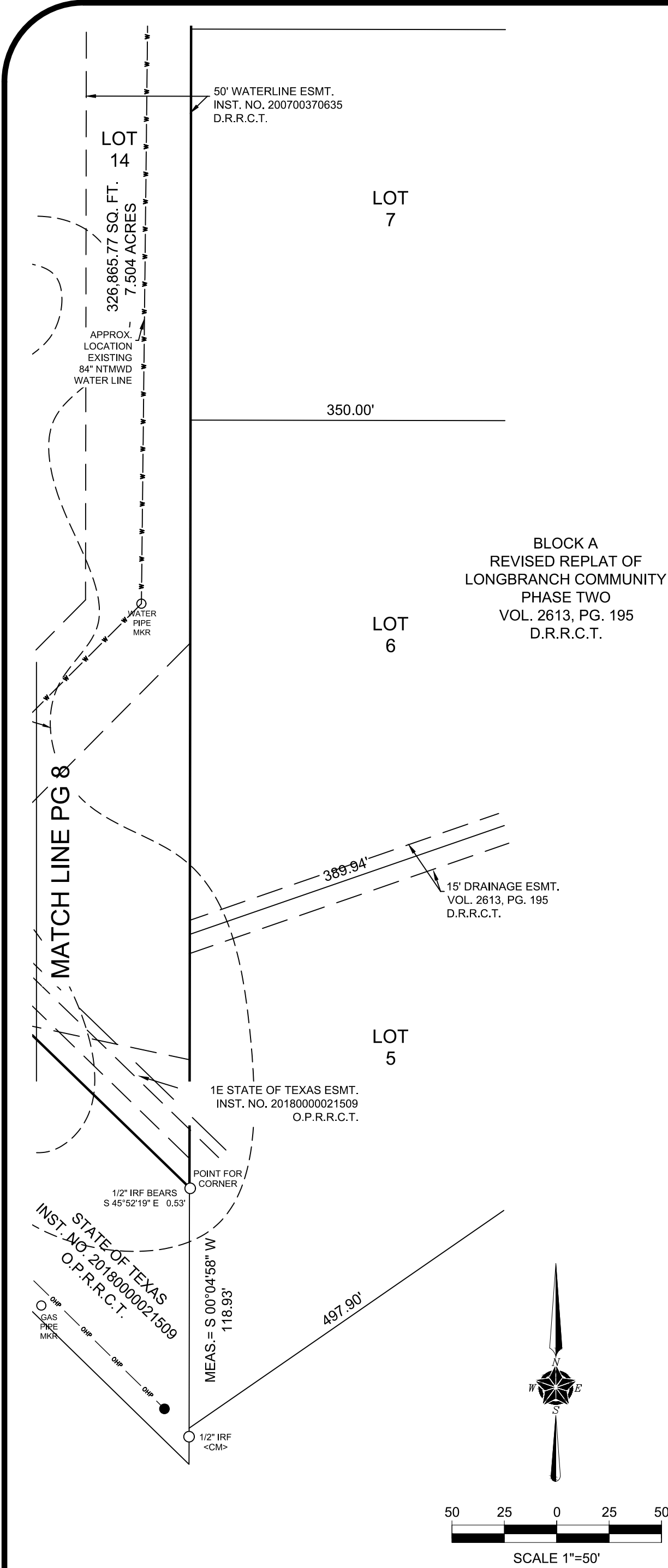
MATCH LINE PG 6



50 25 0 25 50
SCALE 1"=50'

MATCH LINE PG 9





OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

MATCH LINE PG 7

GENERAL NOTES:

1) 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.

2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).

3) The purpose of this plat is to create 14 lots.

4) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

5) Zoning: Commercial (C) District

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A

BEING A TRACT OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO.

PAGE 9 OF 10

DATE: 5/12/2021 / JOB # 2002727-2 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 20160000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a point for corner, said point being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a point for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a point for corner, said point being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a point for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a point for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 purposes and considerations therein stated.

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

Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/13/2021)

Gary E. Johnson, R.P.L.S. No. 5299

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.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR



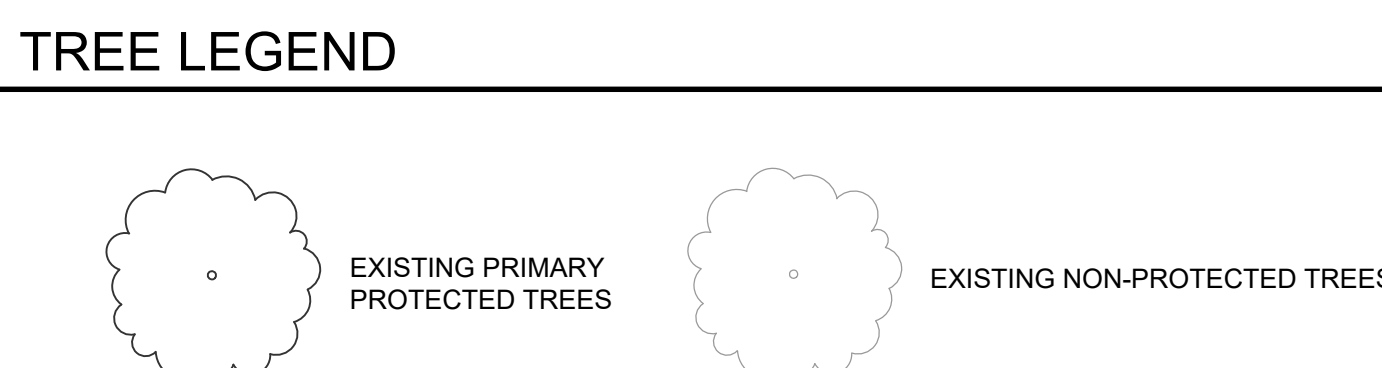
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO.

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032



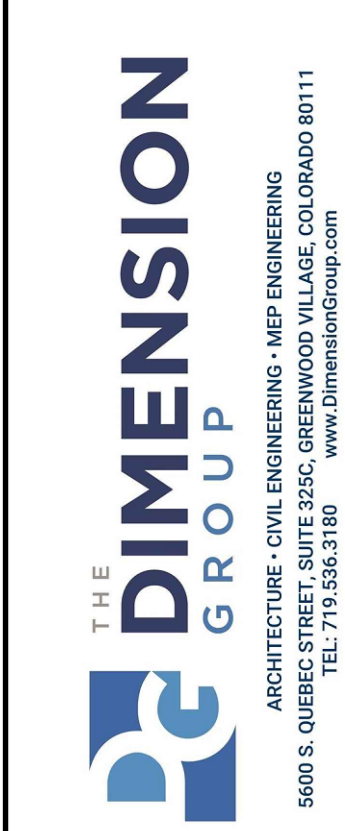
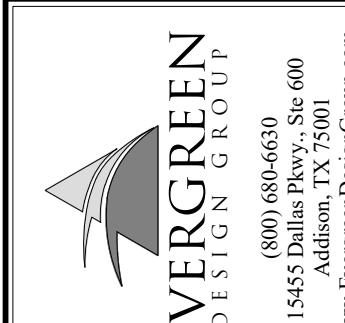
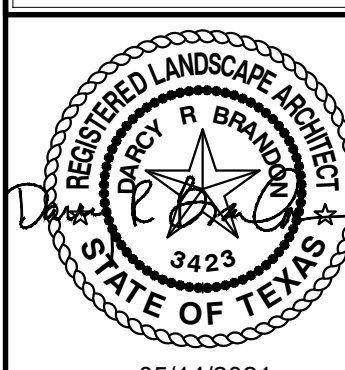
MATCH LINE - SEE SHEET TS-3

0' 20' 40'

Scale 1" = 40'

TREE SURVEY PLAN	CREEKSIDE COMMONS NWC STATE HIGHWAY 205 & FM ROCKWALL, TEXAS
SHEET	TS-1

#	DATE	REVISION DESCRIPTION	BY
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project no.	200-672		
date	5/14/2021 - 10:13 am		drawn by designed by



[CAD 2002727-2.dwg] [CAD 2002727-2-OUT-05-12-21.dwg] [24x36TIs-OUT-05-05-21.dwg]
Drawing name: C:\Users\garyc\Documents\DLBA\PROJECTS\2021\EDC\Rockwall Tree Survey\RECEIVED V-BASE-OUT20200513.dwg May 14, 2021 - 10:13am

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

[CAD 2002727-2.dwg] [CAD 2002727-2-OUT-05-12-21.dwg] [24x36TBs-OUT-05-05-21.dwg]



MATCH LINE - SEE SHEET TS-1

MATCH LINE - SEE SHEET TS-3

MATCH LINE - SEE ABOVE

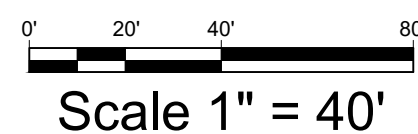
MATCH LINE - SEE BELOW



#	DATE	REVISION DESCRIPTION	BY
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project no.	200-672		drawn by
date	5/14/2021 - 10:12 am		designed by
dwg.	V-BASE-OUT20200613.dwg		approved by

TREE SURVEY PLAN
 CREEKSIDE COMMONS
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

TS-2



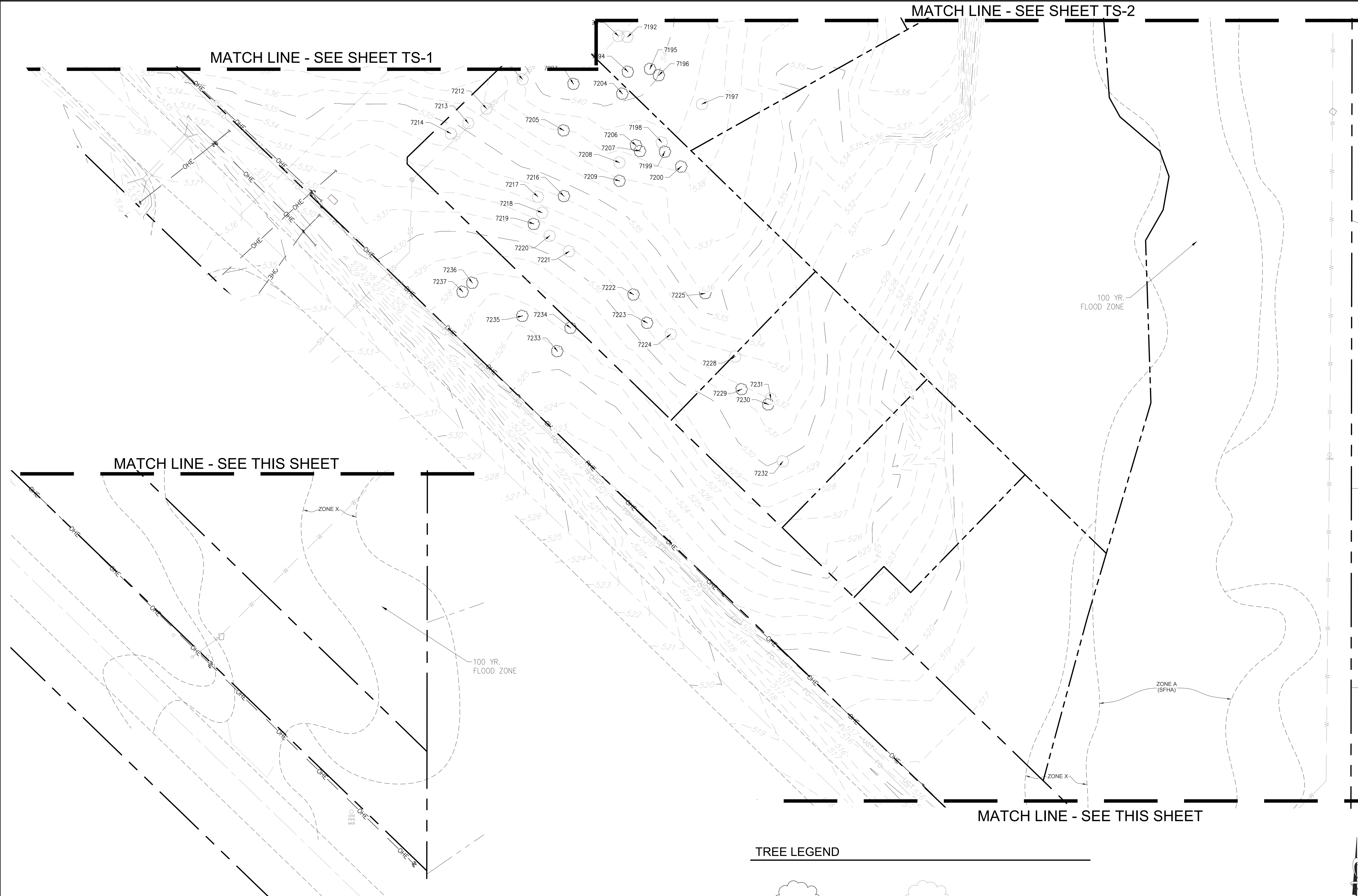
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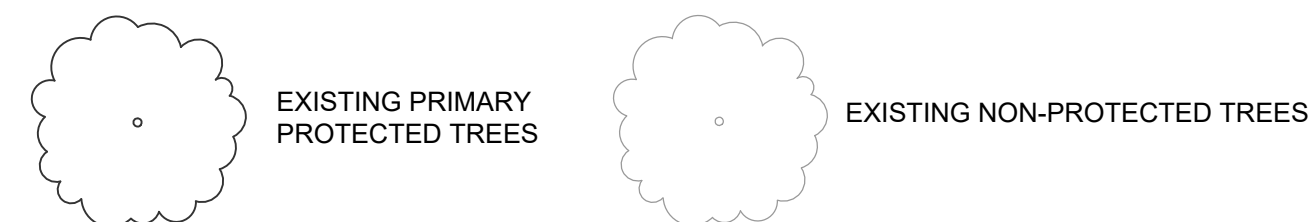
CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

CAUTION NOTICE TO CONTRACTORS

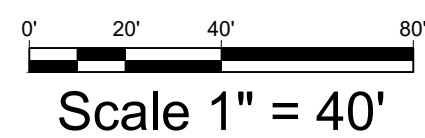
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



TREE LEGEND



SEE SHEET TS-4 FOR TREE SURVEY TABLE



THE DIMENSION GROUP

ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING

5600 S. GERRARD AVE., SUITE 200, DALLAS, TEXAS 75244

TEL: 714.568.1188 WWW.DIMENSIONGROUP.COM

EVERGREEN DESIGN GROUP

(800) 608-6630

15455 Dallas Pkwy., Ste. 600

Addicks, TX 75001

www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT

STATE OF TEXAS

3423

05/14/2021

SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE PROJECT DESIGNER.

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TREE SURVEY PLAN

CREEKSIDE COMMONS

NWC STATE HIGHWAY 205 & FM 549

ROCKWALL, TEXAS

SHEET

TS-3



CAUTION NOTICE TO CONTRACTORS

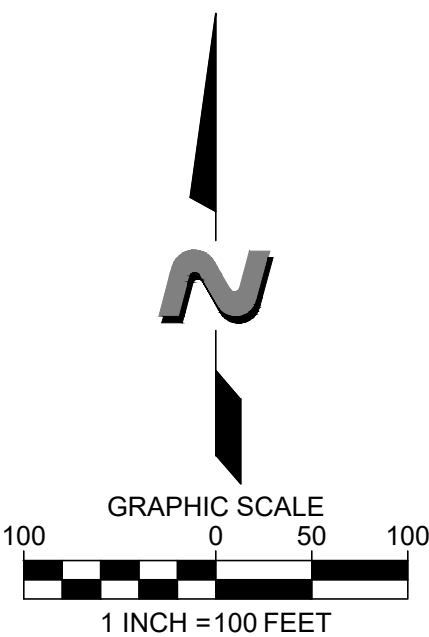
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITIES COMPANIES AND WHILE IT IS NOT POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ADJACENT UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

TREE INVENTORY

POINT NUMBER	SPECIES	DBH (IN.)	POINT NUMBER	SPECIES	DBH (IN.)	POINT NUMBER	SPECIES	DBH (IN.)
548	CEДАР	6	648	CEДАР	10	7189	CEДАР	10
549	CEДАР	6	649	BOIS D'ARC	6	7191	CEДАР	9
550	MISQUILUTE	6	650	BOIS D'ARC	6	7192	CEДАР	9
551	CEДАР	8	651	BOIS D'ARC	6	7193	CEДАР	10
552	CEДАР	8	652	BOIS D'ARC	6	7194	CEДАР	15
553	CEДАР	6	653	BOIS D'ARC	6	7195	CEДАР	12
554	CEДАР	6	654	BOIS D'ARC	6	7196	CEДАР	15
555	CEДАР	8	655	BOIS D'ARC	6	7197	CEДАР	8
556	CEДАР	8	656	BOIS D'ARC	6	7198	CEДАР	10
557	CEДАР	6	657	CEДАР	10	7199	CEДАР	11
558	CEДАР	6	658	CEДАР	10	7200	CEДАР	11
559	CEДАР	6	659	CEДАР	8	7203	CEДАР	12
560	CEДАР	6	660	CEДАР	8	7204	CEДАР	11
561	CEДАР	8	661	CEДАР	8	7205	CEДАР	13
562	CEДАР	6	662	BOIS D'ARC	6	7206	CEДАР	11
563	CEДАР	6	663	BOIS D'ARC	6	7207	CEДАР	11
564	CEДАР	6	664	BOIS D'ARC	6	7208	CEДАР	8
565	CEДАР	6	665	CEДАР	8	7209	CEДАР	12
566	CEДАР	6	666	CEДАР	6	7211	CEДАР	8
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570	CEДАР	6	670	CEДАР	8	7216	CEДАР	12
571	CEДАР	6	671	CEДАР	6	7217	CEДАР	9
572	CEДАР	6	672	CEДАР	8	7218	CEДАР	8
573	CEДАР	6	673	CEДАР	10	7219	CEДАР	15
574	CEДАР	6	674	BOIS D'ARC	6	7220	CEДАР	10
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579	CEДАР	8	683	CEДАР	8	7225	CEДАР	14
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581	CEДАР	6	685	CEДАР	8	7229	CEДАР	14
582	CEДАР	6	686	BOIS D'ARC	6	7230	CEДАР	16
583	CEДАР	6	687	BOIS D'ARC	6	7231	CEДАР	9
584	CEДАР	8	688	CEДАР	10	7232	CEДАР	8
585	CEДАР	8	689	BOIS D'ARC	8	7233	NA - IN ROW	12
586	CEДАР	8	690	CEДАР	8	7234	NA - IN ROW	14
587	CEДАР	8	692	CEДАР	6	7235	NA - IN ROW	15
588	CEДАР	6	693	CEДАР	8	7236	NA - IN ROW	15
588	CEДАР	8	694	CEДАР	8	7237	NA - IN ROW	13
589	CEДАР	8	695	CEДАР	8	7239	CEДАР	10
589	CEДАР	8	696	CEДАР	8	7240	CEДАР	13
590	CEДАР	8	697	CEДАР	10	7241	CEДАР	13
591	CEДАР	6	698	CEДАР	8	7242	CEДАР	13
592	CEДАР	8	699	CEДАР	10	7245	CEДАР	10
593	BOIS D'ARC	6	700	CEДАР	8	7246	CEДАР	15
594	BOIS D'ARC	6	701	CEДАР	6	7247	CEДАР	15
595	BOIS D'ARC	6	702	CEДАР	6	7248	CEДАР	15
596	CEДАР	10	703	CEДАР	6	7249	CEДАР	14
597	CEДАР	10	704	CEДАР	6	7252	CEДАР	8
598	CEДАР	6	705	CEДАР	6	7253	CEДАР	8
599	CEДАР	8	706	CEДАР	6	7254	CEДАР	8
600	CEДАР	8	707	CEДАР	10	7255	CEДАР	8
601	CEДАР	NA	708	CEДАР	10	7256	CEДАР	8
602	CEДАР	NA	709	CEДАР	8	7257	CEДАР	8
603	CEДАР	6	710	CEДАР	8	7258	CEДАР	8
604	CEДАР	6	711	CEДАР	8	7259	CEДАР	8
605	CEДАР	6	712	CEДАР	8	7260	CEДАР	10
606	CEДАР	8	713	CEДАР	8	7263	CEДАР	10
607	CEДАР	8	714	BOIS D'ARC	6	7264	CEДАР	13
608	CEДАР	8	715	CEДАР	6	7265	CEДАР	14
609	CEДАР	10	716	CEДАР	6	7266	CEДАР	10
610	CEДАР	8	717	CEДАР	6	7267	CEДАР	12
611	CEДАР	8	718	BOIS D'ARC	8	7268	CEДАР	8
612	CEДАР	6	719	BOIS D'ARC	6	7269	CEДАР	10
613	CEДАР	8	720	BOIS D'ARC	6	7270	CEДАР	10
614	CEДАР	8	721	BOIS D'ARC	6	7273	CEДАР	9
615	CEДАР	10	7153	CEДАР	10	7274	CEДАР	9
616	CEДАР	8	7154	CEДАР	9	7275	CEДАР	10
617	CEДАР	10	7155	CEДАР	10	7276	CEДАР	9
618	CEДАР	10	7156	CEДАР	10	7277	CEДАР	9
619	CEДАР	6	7157	CEДАР	8	7278	CEДАР	9
620	CEДАР	10	7158	CEДАР	10	7279	CEДАР	9
621	CEДАР	8	7159	CEДАР	10	7280	CEДАР	9
622	CEДАР	10	7161	CEДАР	8	7283	CEДАР	10
623	CEДАР	10	7162	CEДАР	10	7284	CEДАР	10
624	CEДАР	8	7163	CEДАР	10	7285	CEДАР	10
625	CEДАР	8	7164	CEДАР	8	7286	CEДАР	10
626	CEДАР	8	7165	CEДАР	8	7287	CEДАР	10
627	CEДАР	6	7166	CEДАР	8	7288	CEДАР	10
628	CEДАР	6	7167	CEДАР	10	7289	CEДАР	11
629	CEДАР	8	7168	CEДАР	12	7290	CEДАР	15
630	CEДАР	8	7169	CEДАР	9	7293	CEДАР	8
631	CEДАР	12	7170	CEДАР	10	7294	CEДАР	10
632	CEДАР	8	7171	CEДАР	10	7295	CEДАР	10
633	CEДАР	6	7172	CEДАР	9	7296	CEДАР	10
634	CEДАР	10	7173	CEДАР	11	7297	CEДАР	10
635	CEДАР	12	7174	CEДАР	10	7298	CEДАР	11
636	CEДАР	8	7176	CEДАР	9	7299	CEДАР	11
637	CEДАР	6	7177	CEДАР	8	7300	CEДАР	11
638	CEДАР	10	7178	CEДАР	10	7303	CEДАР	10
639	CEДАР	6	7179	CEДАР	14	7304	CEДАР	8
640	CEДАР	6	7180	CEДАР	8	7305	CEДАР	8
641	CEДАР	6	7181	CEДАР	9	7306	CEДАР	9
642	CEДАР	8	7182	CEДАР	12	7307	CEДАР	9
643	CEДАР	8	7183	CEДАР	12	7308	CEДАР	10
644	CEДАР	8	7185	CEДАР	8	7309	CEДАР	8
645	CEДАР	10	7186	CEДАР	12	7310	CEДАР	8
646	CEДАР	6	7187	CEДАР	12	NA	CEДАР	8
647	CEДАР	6	7188	CEДАР	10	NA	CEДАР	8

SHADED AREAS INDICATE NON-PROTECTED TREES
ORANGE AREAS INDICATE TREES IN ROW
WHITE AREAS INDICATE PRIMARY PROTECTED TREES
NO FEATURE TREES ON SITE

TS-4 SHEET	TREE SURVEY PLAN CREEKSIDE COMMONS NWC STATE HIGHWAY 205 & FM 549 ROCKWALL, TEXAS	# DATE ☒ ☒ ☒ ☒ ☒ REVISION DESCRIPTION BY 	project no. 200--672 date 5/14/2021 -- 10:09 am dwg. V-BASE--OUT20200313.dwg	drawn by designed by approved by
		05/14/2021  EVERGREEN DESIGN GROUP 		



COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE. N: 7020550.132. E: 2607463.893 ELEVATION: 595.63'

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, FIELD SURVEY TAKEN IN THE FIELD. THE CONTRACTOR SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE OR REPAIR ANY UTILITIES WHICH ARE DAMAGED BY THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'

SHEET
PWW.1

Parcel Map Check Report

Client:

Tract One
Creeside Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line

Course: S60°45'08"W
North: 7,008,925.9704'

Length: 437.07'
East: 2,606,102.0750'

Segment# 7: Curve

Length: 284.58'
Delta: 14°41'22"
Chord: 283.80'
Course In: S29°12'58"E
RP North: 7,007,957.1764'
End North: 7,008,756.9160'

Radius: 1,110.00'
Tangent: 143.08'
Course: S53°26'21"W
Course Out: N43°54'20"W
East: 2,606,643.8673'
East: 2,605,874.1170'

Segment# 8: Line

Course: S46°00'24"W
North: 7,008,675.0820'

Length: 117.82'
East: 2,605,789.3560'

Segment# 9: Line

Course: N88°17'09"W
North: 7,008,675.4900'

Length: 13.64'
East: 2,605,775.7220'

Segment# 10: Line

Course: N45°52'38"W
North: 7,008,744.6900'

Length: 99.40'
East: 2,605,704.3700'

Segment# 11: Line

Course: S44°09'02"W
North: 7,008,731.0370'

Length: 19.03'
East: 2,605,691.1160'

Segment# 12: Line

Course: N45°52'18"W
North: 7,009,332.1582'

Length: 863.35'
East: 2,605,071.4194'

Segment# 13: Line

Course: N43°50'09"W
North: 7,009,446.2141'

Length: 158.12'
East: 2,604,961.9068'

Perimeter: 4,447.54'

Error Closure: 0.0088

Area: 793,730.47Sq.Ft.

Course: S87°24'24"W

Error North : -0.00040

East: -0.00876

Precision 1: 505,404.55

Parcel Map Check Report

Client:

Tract Two
Creeside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,496.7193'

East: 2,607,275.5829'

Segment# 1: Line

Course: N88°24'18"E

Length: 131.64'

North: 7,009,500.3835'

East: 2,607,407.1745'

Segment# 2: Line

Course: S46°47'44"W

Length: 395.00'

North: 7,009,229.9644'

East: 2,607,119.2535'

Segment# 3: Line

Course: S57°25'35"W

Length: 412.22'

North: 7,009,008.0315'

East: 2,606,771.8760'

Segment# 4: Line

Course: S0°04'58"W

Length: 1,297.07'

North: 7,007,710.9615'

East: 2,606,770.0051'

Segment# 5: Line

Course: N45°52'13"W

Length: 1,230.96'

North: 7,008,568.0637'

East: 2,605,886.4623'

Segment# 6: Line

Course: N1°00'24"E

Length: 6.34'

North: 7,008,574.3989'

East: 2,605,886.5736'

Segment# 7: Line

Course: N46°00'24"E

North: 7,008,656.2329'

Length: 117.82'

East: 2,605,971.3346'

Segment# 8: Curve

Length: 248.45'

Delta: 14°40'31"

Chord: 247.77'

Course In: S43°53'00"E

RP North: 7,007,957.1071'

End North: 7,008,803.7700'

Radius: 970.00'

Tangent: 124.91'

Course: N53°27'16"E

Course Out: N29°12'29"W

East: 2,606,643.7280'

East: 2,606,170.3882'

Segment# 9: Line

Course: N60°44'32"E

North: 7,008,947.0931'

Length: 293.25'

East: 2,606,426.2298'

Segment# 10: Line

Course: S29°15'28"E

North: 7,008,925.2823'

Length: 25.00'

East: 2,606,438.4483'

Segment# 11: Line

Course: N60°46'14"E

North: 7,009,182.4849'

Length: 526.72'

East: 2,606,898.1012'

Segment# 12: Curve

Length: 493.93'

Delta: 21°02'27"

Chord: 491.16'

Course In: N29°15'19"W

RP North: 7,010,355.9354'

End North: 7,009,496.7193'

Radius: 1,345.00'

Tangent: 249.78'

Course: N50°13'28"E

Course Out: S50°17'46"E

East: 2,606,240.7933'

East: 2,607,275.5829'

Perimeter: 5,178.40'

Error Closure: 0.0063

Error North : 0.00315

Area: 708,413.64Sq.Ft.

Course: N59°52'37"W

East: -0.00544

Precision 1: 821,968.25



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: May 25, 2021
APPLICANT: Akhil D. Vats
CASE NUMBER: P2021-028; *Replat for Lot 9, Block A, Ellis Centre #2 Addition*

SUMMARY

Consider a request by Akhil D. Vats for the approval of a Replat for Lot 9, Block A, Ellis Centre, Phase Two Addition being a 0.70-acre parcel of land identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

PLAT INFORMATION

- ☒ The purpose of the applicant's request is to Replat a 0.70-acre parcel of land (*i.e. Lot 6, Block A, Ellis Centre #2 Addition*) into one (1) lot (*i.e. Lot 9, Block A, Ellis Centre #2 Addition*) for the purpose of establishing the necessary easements to develop a medical office building. The subject property is generally located at the western corner of the intersection of Alpha Drive and Beta Drive, and is zoned Light Industrial (LI) District.
- ☒ On November 30, 1959, the subject property was annexed into the City of Rockwall by *Ordinance No. 60-01*. At the time of annexation, the subject property was designated as an Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [*Case No. PZ1983-035-01; Ordinance No. 83-61*] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [*Case No. PZ1983-041-01*] for an office park -- *which included the subject property* -- along Alpha Drive. Following this approval, a final plat [*Case No. PZ1984-014-01*] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [*Case No. PZ1987-037-01*] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [*Case No. P2018-046*], which established the current boundaries of the subject property (*i.e. as Lot 6, Block A, Ellis Centre #2 Addition*). On July 14, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-010*] for a 7,200 SF medical office building on the subject property.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 9, Block A, Ellis Centre #2 Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-028
PROJECT NAME: Lot 8, Block A, Ellis Centre Phase II
SITE ADDRESS/LOCATIONS: 1940 ALPHA DR, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Akhil D. Vats for the approval of a Replat for Lot 9, Block A, Ellis Centre, Phase Two Addition being a 0.70-acre parcel of land identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 9, Block A, Ellis Centre, Phase Two Addition being a 0.70-acre parcel of land identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive.

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

M.3 For reference, include the case number (P2021-028) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please correct the title block as follows:

Final Plat

Lot 9, Block A, Ellis Centre, Phase Two Addition

Being a replat of

Lot 6, Block A, Ellis Centre Phase Two Addition

1 Lot

0.70 Acres or 30,525 S.F.

A. Hanna Survey, A-99

City of Rockwall, Rockwall County, Texas

M.6 Please correct the mention of Lot 8 to Lot 9 on both sheets of the plat.

M.7 Please provide clarity on the location of the cross access, fire lane easement and the drainage and detention easement. The end abruptly; it must also connect to the road.

cross access, fire lane easement seems to

M.8 Please label the easement as Cross Access, Fire Lane, Public Access, and Utility Easement.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval.

I.10 The proposed Replat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review
05/20/2021: M - Need bearings and distances for all lines. M - Need 24' wide fire lane easement to ROW. May need to get off-site easement.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ADAT ESTATE, INC. BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall, County, Texas, according to the Plat thereof recorded in Document no. 2019000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner in the west right-of-way line of Alpha Drive, at the southeast corner of said Lot 6, Block A;

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 6, Block A, a distance of 165.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 6, Block A and southwest corner of Lot 5;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the northeast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 165.00 feet to the POINT OF BEGINNING and containing 30,525 square feet or 0.70 acres of land.

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 LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, 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 its air 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 sewers, 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 I may have as a result of the dedication of exaction's made herein.

for ADAT ESTATE, LLC

STATE OF TEXAS
COUNTY OF

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 _____, _____.

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, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown therein were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date _____

FINAL PLAT
LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO
BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO
1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
	EASEMENT
	RIGHT OF WAY
	SURVEY LINE
	BOUNDARY LINE
	EASEMENT
	RIGHT OF WAY
	SURVEY LINE
	BOUNDARY LINE

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: MARCH 19, 2021
SCALE: 1" = 20' FILE # 20130105-68P
CLIENT: ADAT



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-028

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 \$320
☐ 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

ALPHA DRIVE Rockwall TX 75087

SUBDIVISION

ELLIS CENTRE 2 - REPLAT

LOT

6

BLOCK

A

GENERAL LOCATION

ALPHA DRIVE & BETA CT.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

LF

CURRENT USE

COMMERCIAL

PROPOSED ZONING

LF

PROPOSED USE

GAME

ACREAGE

0.7 AC

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER

Akhil D. Vats

☒ APPLICANT

SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS

709 Comed Dr Rockwall

ADDRESS

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

408 221 0918

PHONE

E-MAIL

draRhi/vats@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MAY, 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."

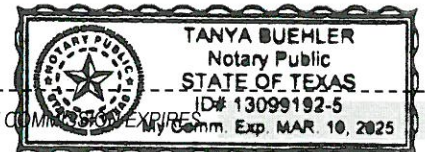
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAY, 2021.

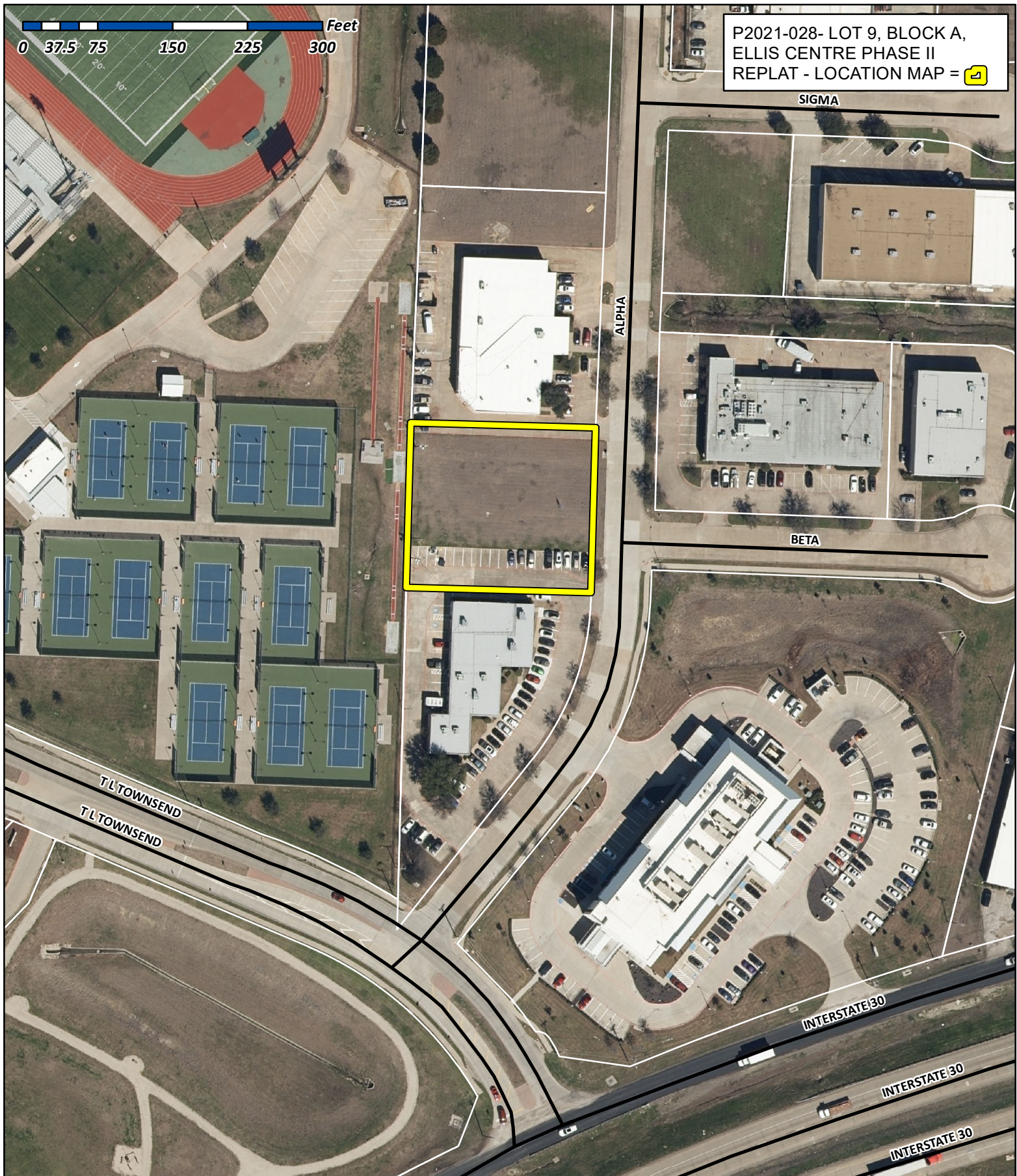
OWNER'S SIGNATURE

Akhil D. Vats

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Tanya Buehler

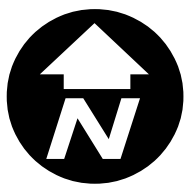


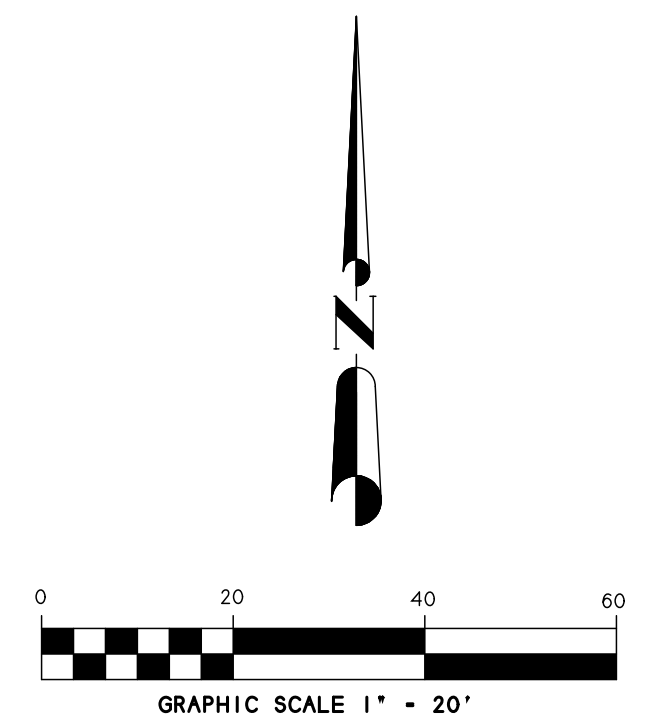


City of Rockwall

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.





BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

SHEET 1 OF 2

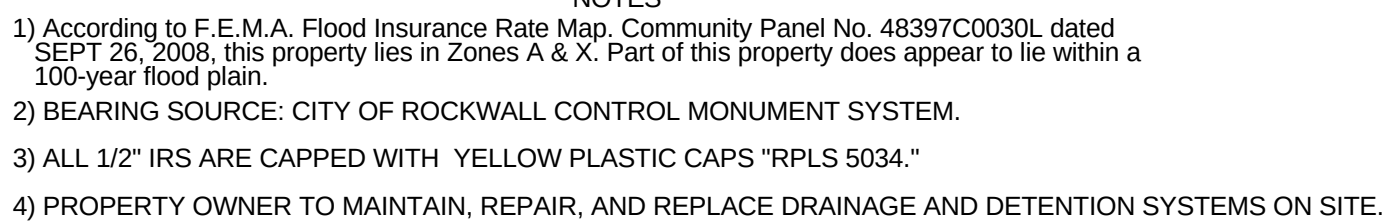
SYMBOL LEGEND

 TELEVISION CABLE RISER	 GAS GAS METER	 PHONE RISER	 FIRE HYDRANT
 ELECTRIC METER	 ELEC BOX SUBSURFACE JUNCTION BOX	 WATER METER	 LIGHT POLE
 FENCE	  BASEMENT LINE		 AIR COND UNIT
			 PROPANE TANK

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE # 20130105-6RP
CLIENT ADAT

H.D. Fetty Land Surveyor, LLC

CITY CASE NO. P2021-



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall, County, Texas, according to the Plat thereof recorded in Document no. 2019000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and northwest corner of Lot 7, Block A;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the northeast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

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:

- 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 I may have as a result of the dedication of exaction's made herein.

for ADAT ESTATE, LLC

STATE OF TEXAS
COUNTY OF _____

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 _____, _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer _____ Date _____

FINAL PLAT

LOT 8, BLOCK A
ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF
LOT 6, BLOCK A
ELLIS CENTRE PHASE TWO

1 LOT
0.70 ACRES OR 30,525 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

				
TELEVISION CABLE RISER	GAS RISER	PHONE RISER	FIRE HYDRANT	POWER POLE
				
ELECTRIC METER	ELEC BOX	WM WATER METER	LP LIGHT POLE	1/2\"
				
FENCE	SUBSURFACE JUNCTION BOX	A/C COND. UNIT	IRON ROD FOUND (CORNER)	PROpane TANK
				
EASEMENT LINE	EASEMENT LINE	EASEMENT LINE	EASEMENT LINE	EASEMENT LINE

SURVEY DATE MARCH 19, 2021
SCALE 1" = 20' FILE # 20130105-6RF
CLIENT ADAT

OWNER:
ADAT ESTATE, INC.
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



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: May 25, 2021

APPLICANT: Richard Harris; *Richard and Judy Harris Family Trust*

CASE NUMBER: P2021-029; *Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition*

SUMMARY

Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and take any action necessary.

PLAT INFORMATION

- ☒ The purpose of the applicant's request is to Replat a 2.23-acre parcel of land (*i.e. Lots 1-7, Block A, Richard Harris No. 2 Addition*) into eight (8) lots (*i.e. Lots 8-15, Block A, Richard Harris No. 2 Addition*) for the purpose of conveying a portion of Lot 8 to the adjacent property owner. The subject property includes 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and is zoned Single-Family 7 (SF-7) District.
- ☒ The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. The City's historic zoning maps show that the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned Single-Family 7 (SF-7) District. On November 14, 1982, the subject property was platted as Lots 1-7, Block A, Richard Harris No. 2 Addition.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lots 8-15, Block A, Richard Harris No. 2 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-029
PROJECT NAME: Lots 8-15, Block A, Richard Harris No. 2 Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street.

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

M.3 For reference, include the case number (P2021-029) 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) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Lot 8 does not meet the lot width requirements stipulated in the Unified Development Code (UDC). The lot will either need to be corrected or incorporated into the property to the West. Otherwise the plat will be denied, based on that the plat will not meet the City of Rockwall technical requirements.

M.6 Indicate the 20' utility and drainage easements along the west side of Lot 8. If you have questions on this contact the Engineering Department.

M.7 Ghost the original lot lines.

M.8 The right-of-way along Renfro is 60', please correct the plat to indicate this. If you have questions on this contact the Engineering Department.

M.9 Number 7 on the Owner's Certificate is not needed as it is included in the notes on sheet 1.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval.

I.11 The proposed Replat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Lot 8 does not have the proper street frontage.

M - Provide 20'x20' visibility and sidewalk easement clip at Renfro St. and Hartman St.

M - Must conduct a topographic survey of the lots.

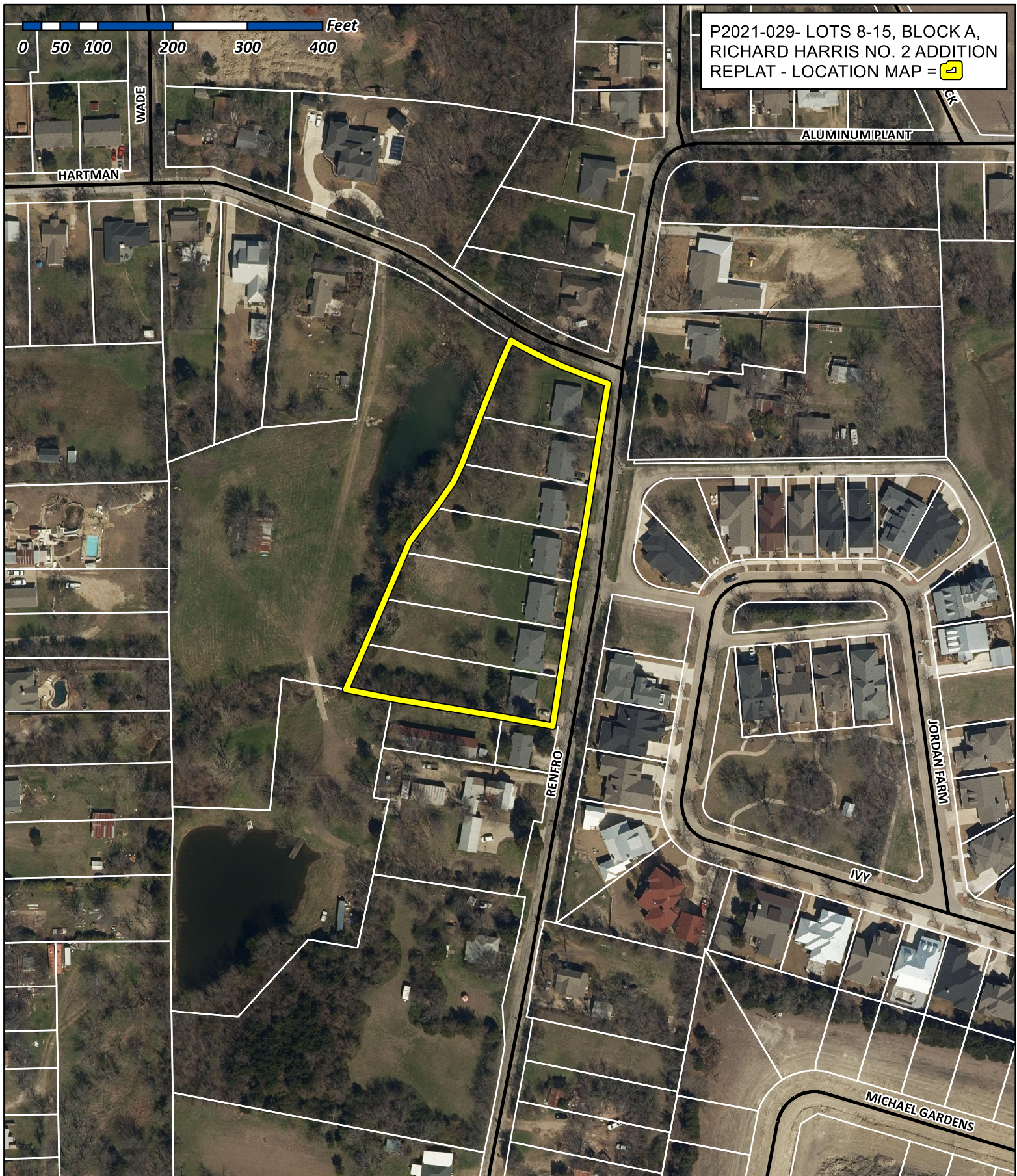
M - Must show the floodplain limits, cross section and water surface elevations data per most current City Floodplain Study and drawn in according to the topographic survey.

M - Must show Minimum Finish Floor elevations for all the lots. This is to be 2-ft above the highest adjacent floodplain elevation for the lot.

M - Must show flood plain and erosion hazard setback in a drainage easement

M - Must show existing easements for sewer if you replat adjacent western property to get proper street frontage.

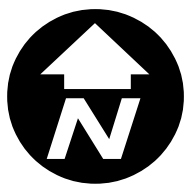
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			

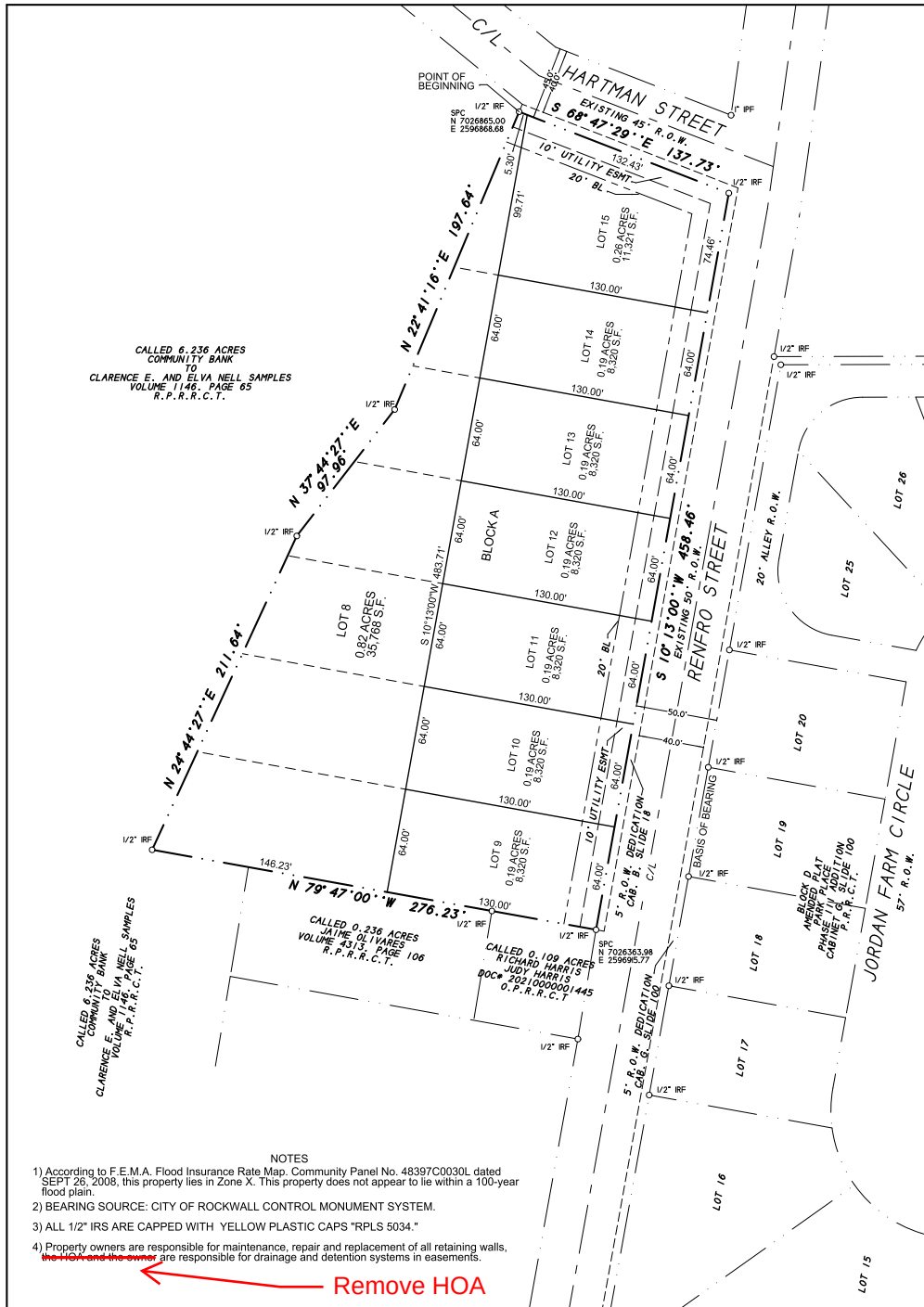


City of Rockwall

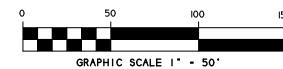
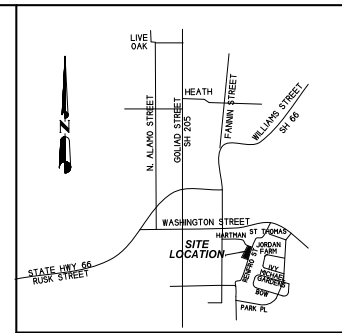
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
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- M - Lot 8 does not have the proper street frontage.
- M - Provide 20'x20' visibility and sidewalk easement clip at Renfro St. and Hartman St.
- M - Must conduct a topographic survey of the lots.
- M - Must show the floodplain limits, cross section and water surface elevations data per most current City Floodplain Study and drawn in according to the topographic survey.
- M - Must show Minimum Finish Floor elevations for all the lots. This is to be 2-ft above the highest adjacent floodplain elevation for the lot.
- M - Must show flood plain and erosion hazard setback in a drainage easement
- M - Must show existing easements for sewer if you replat adjacent western property to get proper street frontage.



FINAL PLAT **RICHARD HARRIS NO. 2 ADDITION** **LOTS 8 THRU 15, BLOCK A**

BEING A REPLAT OF
 LOTS 1 THRU 7, BLOCK A
 RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.
 (8 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 RICHARD HARRIS AND
 JUDY HARRIS FAMILY TRUST
 HOLLI J. HARRIS
 210 GLENN AVENUE
 ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SYMBOL LEGEND	
	1/2" R.O.W.
	10' UTILITY ESMT.
	20' B.L.
	5' R.O.W. DEDICATION
	10' R.O.W. DEDICATION
	20' R.O.W. DEDICATION
	50' R.O.W. DEDICATION
	100' R.O.W. DEDICATION
	150' R.O.W. DEDICATION
	200' R.O.W. DEDICATION
	300' R.O.W. DEDICATION
	400' R.O.W. DEDICATION
	500' R.O.W. DEDICATION
	600' R.O.W. DEDICATION
	700' R.O.W. DEDICATION
	800' R.O.W. DEDICATION
	900' R.O.W. DEDICATION
	1000' R.O.W. DEDICATION

SURVEY DATE: MAY 14, 2021
 SCALE: 1" = 50' FILE # 20210174-RP
 CLIENT: HARRIS GF # NONE

CITY CASE P2021-

CITY CASE P2021-



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-029

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 400 - 412 Renfro Street

SUBDIVISION RICHARD HARRIS #2

LOT 1-7 BLOCK A

GENERAL LOCATION RENFRO STREET / HARTMAN STREET

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF 7

PROPOSED USE SAME

ACREAGE 2.23 ACRES

LOTS [CURRENT] 7

LOTS [PROPOSED] 8

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

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

☒ OWNER RICHARD and JUDY HARRIS FAMILY TRUST

APPLICANT SAME

CONTACT PERSON RICHARD HARRIS

CONTACT PERSON

ADDRESS 210 GLENN AVENUE

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD HARRIS [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."

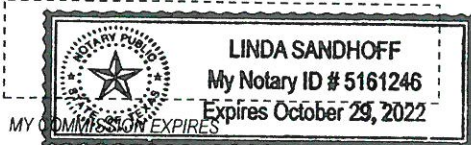
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May, 2021.

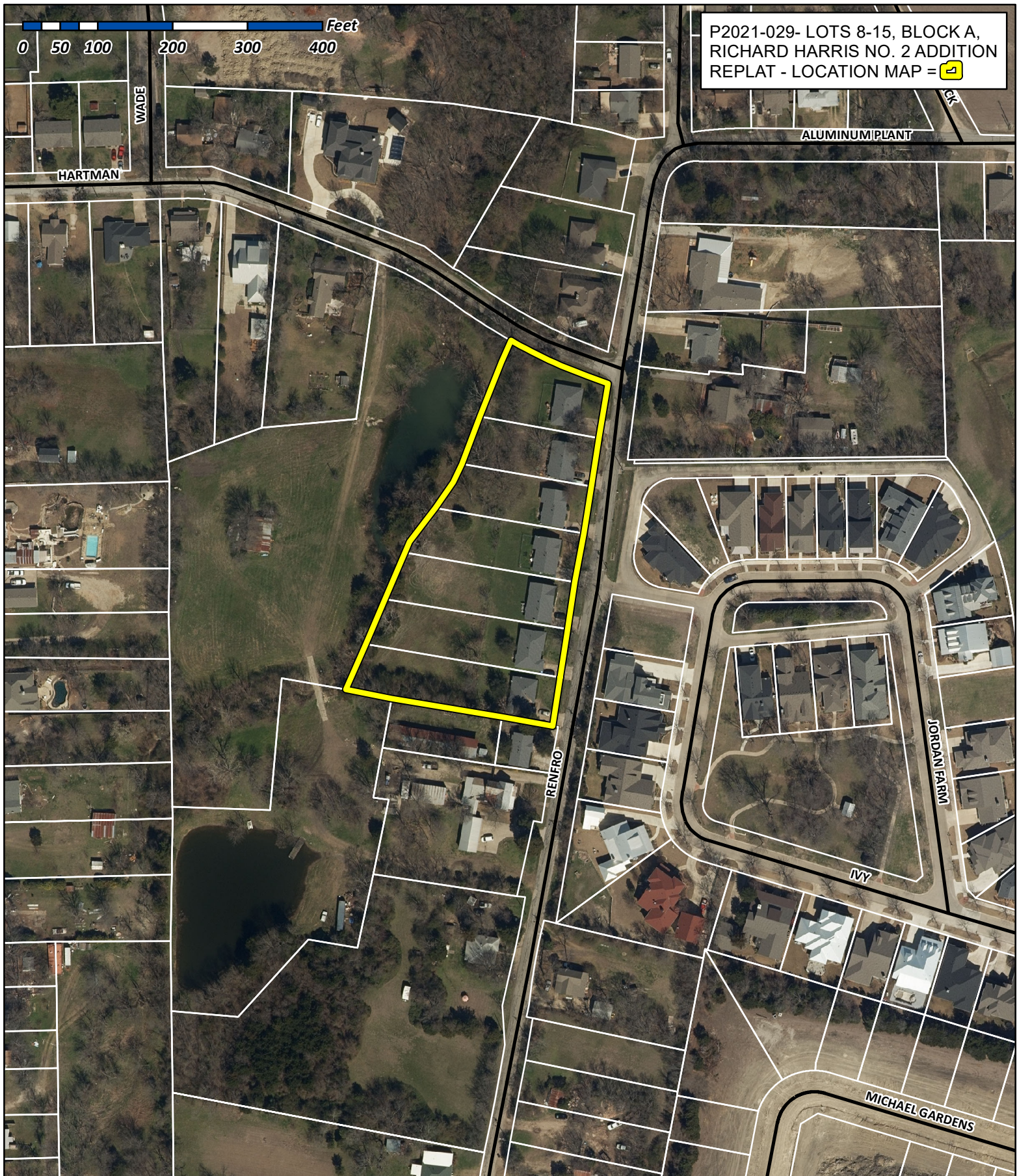
OWNER'S SIGNATURE

Richard Harris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff



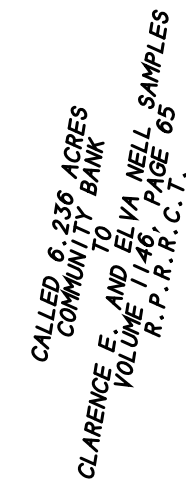


City of Rockwall

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

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- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

CITY CASE P2021-

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

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 RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 the air 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

7) Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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 exaction's made herein.

RICHARD HARRIS
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLLI J. HARRIS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD HARRIS 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 _____, _____.

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 HOLLI J. HARRIS 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.

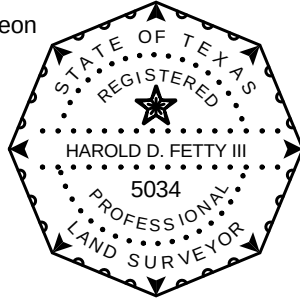
Given upon my hand and seal of office this _____ day of _____, _____.

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



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Director of Planning

City Engineer Date

FINAL PLAT
RICHARD HARRIS NO. 2 ADDITION
LOTS 8 THRU 15, BLOCK A

BEING A REPLAT OF
LOTS 1 THRU 7, BLOCK A
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.
(8 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV TELEVISION CABLE RISER	GAS METER	TEL RISER	PH HYDRANT	FP POWER POLE	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	ELEC METER	LP LIGHT POLE	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER	20 1/2" IRF IRON ROD FOUND 1 CORNER
—X— FENCE	—S— SEWER LINE	—P— PROPERTY LINE	—A/C— AIR COND UNIT	—P— PROPANE TANK	—A/C— AIR COND UNIT	—P— PROPANE TANK	—A/C— AIR COND UNIT	—P— PROPANE TANK	—A/C— AIR COND UNIT	—P— PROPANE TANK	—A/C— AIR COND UNIT

OWNER:
RICHARD HARRIS AND
JUDY HARRIS FAMILY TRUST
HOLLI J. HARRIS
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2021-



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, *Planner*

DATE: May 25, 2021

SUBJECT: MIS2021-006; *Special Exception for a Fence at 54 Shadydale Lane*

On October 27, 2020, the Planning and Zoning Commission approved a special exception [Case No. MIS2020-013] allowing a six (6) foot, pre-cast concrete screening wall to be constructed on the subject property at 54 Shadydale Lane. In accordance with this approval, the applicant submitted an application for a fence permit on December 23, 2020, and was issued a permit from the Building Inspection's Department [Permit No. RES2020-4944] on December 28, 2020. Following the issuance of the building permit, it was brought to staff's attention that the screening wall constructed on the subject property exceeded the variance height of six (6) feet, which was the height approved by the Planning and Zoning Commission. Staff reviewed the fence permit submitted by the applicant and found that the exhibit provided with the permit was different from the exhibit that was provided with the special exception case. Regardless, the applicant did construct the screening wall in accordance with the permit issued by the Building Inspections Department; however, this -- *not being consistent with the Planning and Zoning Commission's approval and not being an allowed by-right fence standard for residential properties* -- required the applicant to come back to the Planning and Zoning Commission to request approval of the additional height. On February 23, 2021, the Planning and Zoning Commission approved the applicant's second special exception request [Case No. MIS2021-003] for a concrete screening wall to a total eight (8) feet in height. On April 1, 2021, the Building Inspections Department brought to staff's attention that upon inspection of the screening wall they found that portions of the wall exceeded the permitted eight (8) feet in height by as much as nine (9) inches in certain areas. Since the overall height exceeded what was permitted by the second variance request, the applicant is now requesting a third special exception for the screening wall to be approved as built, without specifying the maximum height of the fence. Staff should note that within the submitted materials the applicant states that "...the columns exceed 8-feet by up to 12-inches." This means the updated request would be for a nine (9) foot tall masonry screening wall.

For the Planning and Zoning Commission's review, staff has provided all materials submitted by the applicant with Case No. MIS2020-013, Case No. MIS2021-003, and Permit No. RES2020-4944. Staff has also provided the information submitted by the applicant as part of this case. Staff should note that if denied the applicant would be required to bring the fence into conformance with the Planning and Zoning Commissions second approval; however, staff should also note that at the time the applicant requested the second variance the fence had already been constructed and listing the fence at eight (8) feet was an oversight on the applicant's part. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on May 25, 2021.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-006

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 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT _____

BLOCK _____

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best

CURRENT USE _____

Same

PROPOSED ZONING Fence variance

PROPOSED USE _____

Same

ACREAGE 2.6 acres

LOTS [CURRENT] _____

1

LOTS [PROPOSED] _____

1

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

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

☐ OWNER James Best

☒ APPLICANT

Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas

CONTACT PERSON

Andrew D. Thomas

ADDRESS _____

ADDRESS

422 E I-30, Suite F

CITY, STATE & ZIP _____

CITY, STATE & ZIP

Royse City, Texas 75189

PHONE _____

PHONE

(469) 965-4500

E-MAIL _____

E-MAIL

andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

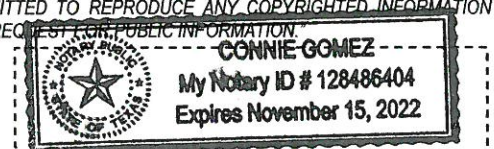
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Best [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 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."

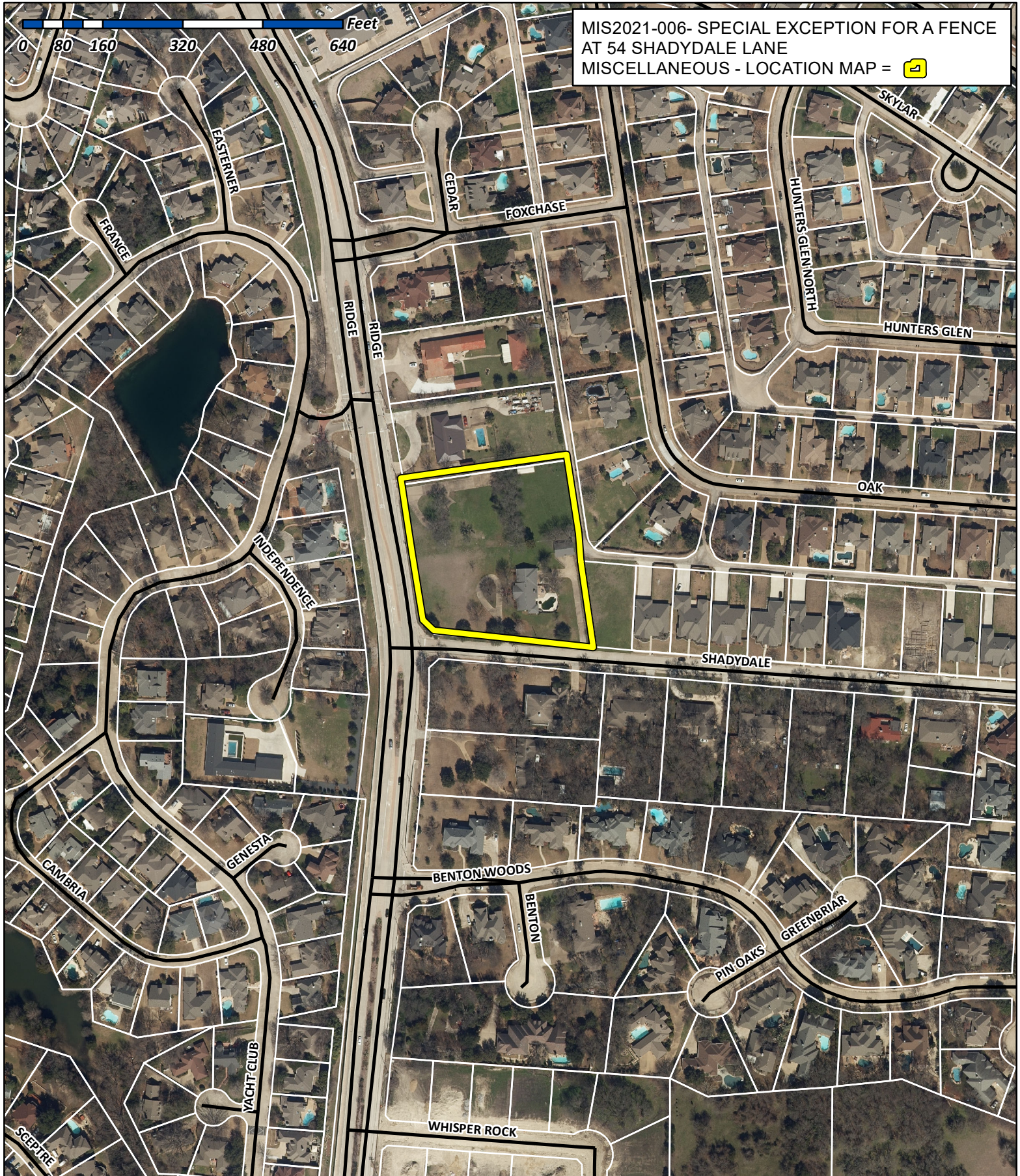
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF April, 20 21.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES November 15 2022



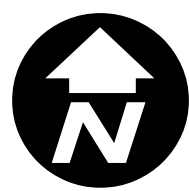
MIS2021-006- SPECIAL EXCEPTION FOR A FENCE
AT 54 SHADYDALE LANE
MISCELLANEOUS - LOCATION MAP = 

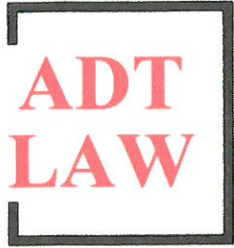


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department

FROM: James Best c/o Andrew D. Thomas

RE: Third Variance Request: Solid Cast Concrete 8-foot Fence with columns exceeding 8 feet at 54 Shady Dale, Rockwall, Texas 75087

DATE: April 16, 2021

Brief Summary

On February 23, 2021, the Planning & Zoning Commission (**P&Z Board**) unanimously approved a variance allowing the homeowner, Mr. James Best, to construct an 8-foot eight-foot cast concrete fence. Mr. Best had previously applied for a variance to construct a solid cast concrete fence and there had been confusion as to whether he was constructing a 6-foot or 8-foot fence. At the time of the second P&Z hearing, the fence had already been constructed pursuant to a building permit issued by the City of Rockwall for construction of an 8-foot fence on December 23, 2020.

On April 1, 2021, the City of Rockwall advised Mr. Best (1) the fence exceeded the 8-foot height restriction by building permit and the approval Planning & Zoning Commission (**P&Z Board**) and (2) the engineer's letter stated the structure met a 105-mph wind resistance instead of the required 115-mph wind resistance.

Request

Mr. Best comes to the P&Z Board again to explain the topography of the property, how the fence was constructed, and to request a third variance authorizing the existing column heights and accepting the fence as constructed.

Procedural History

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the P&Z Board to construct a concrete cast fence on the property. *See* Ex. A, Second Variance Request at Exs. 1-2, First Application and First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified

Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.

See Ex. A, Second Variance Request, at Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request. Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. A, Second Variance Request, at Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Ex. A, Second Variance Request, at Ex. 4, Pictures.

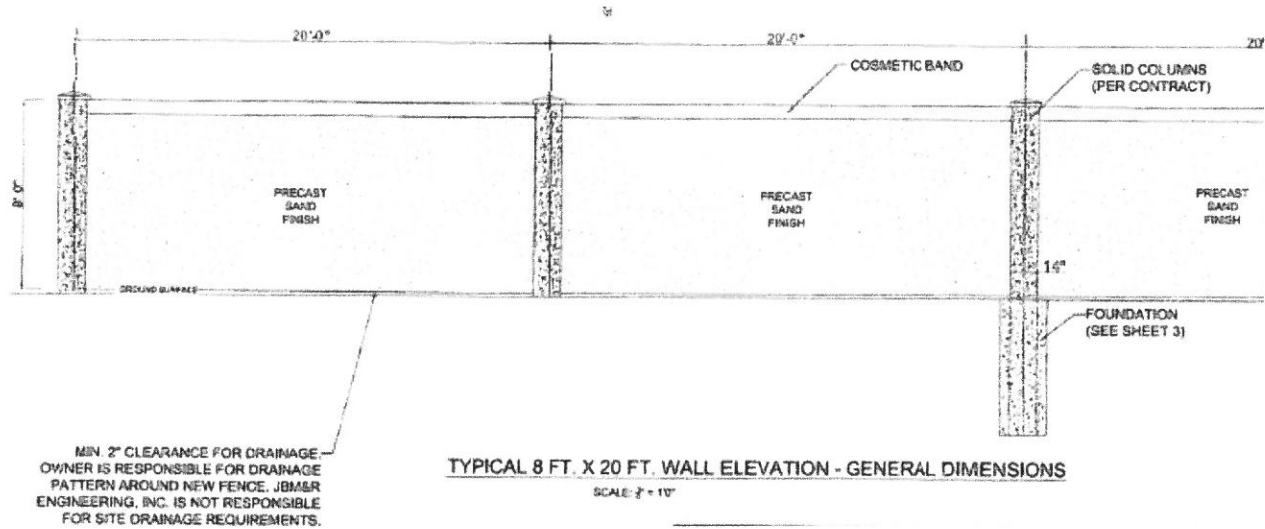
On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. A, Second Variance Request, at Ex. 5. Pursuant to the City's request, Mr. Best made the second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Second Variance Request, at Ex. 3, Building Permit Application; Ex. 4, Pictures. On February 23, 2021, the second variance request was discussed by the P&Z Board and unanimously approved.

On April 1, 2021, City Inspector, Craig Foshee, advised Mr. Best via email that the fence failed inspection because: (1) some of the columns exceeded the eight foot height restriction and (2) the engineer's letter states the structure meets a 105 mph wind resistance instead of the required 115 mph wind resistance. Mr. Forshee advised Mr. Best he would need to obtain another special exception from the P&Z Board.

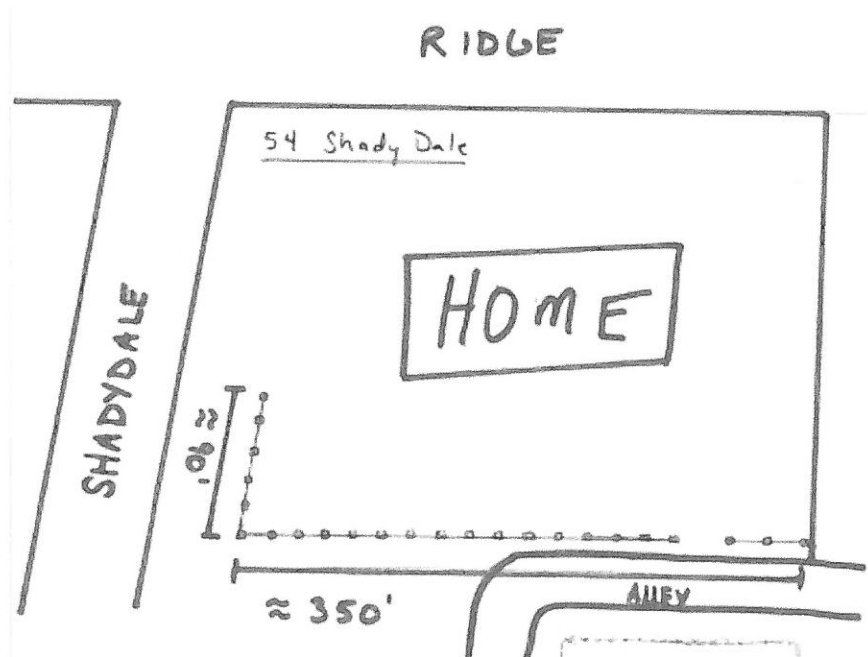
Third Variance Request

Pursuant to the request and instruction of City Staff, Mr. Best requests a third variance authorizing the existing column heights and accepting the fence as constructed.

The concrete cast fence is a concrete wall composed of pre-cast concrete panels and columns, which were built in Florida and then shipped to the property for installation. With the exception of the end panels, which have a shorter width, all of the panels measure 8 feet tall by 20 feet wide. The columns extend 5 feet below grade level and are installed by pouring concrete around the column. Once the columns are installed, the panels are then connected between the columns.



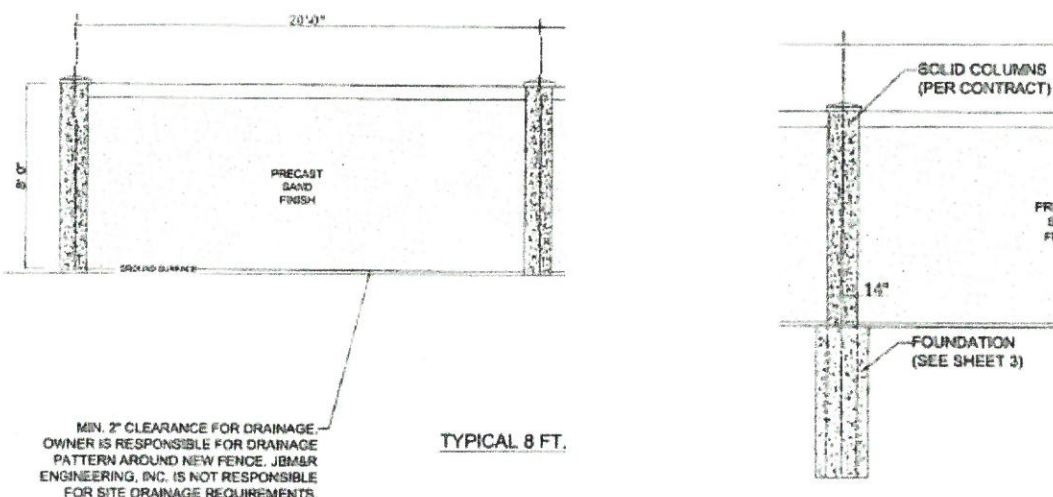
The fence was constructed along the south and eastern edges of the property. It runs approximately 90 feet on the ShadyDale side of the property and approximately 350 feet along the back of the property along the alley.



The property is not level where the fence is constructed. Along ShadyDale, it slopes downward from front to back and decreases along the fence line approximately 15 inches. On the backside of the property, it slopes downward from ShadyDale to the northwest corner of the property and decreases along the fence line approximately 3 feet.



The fence was constructed pursuant to the 8-foot concrete cast plan approved with the building permit and by the P&Z board second variance. The plan identifies 8-foot by 20-foot panels with a minimum of 2-inches of space between the panel and the ground for drainage, and columns extending five-feet into the ground and topped with a decorative cap. The decorative caps are approximately 3.5 inches tall. The plan does not represent the columns will be 8-feet tall, but instead demonstrates the columns will be taller than the panels by the height of the drainage gap and the decorative cap.

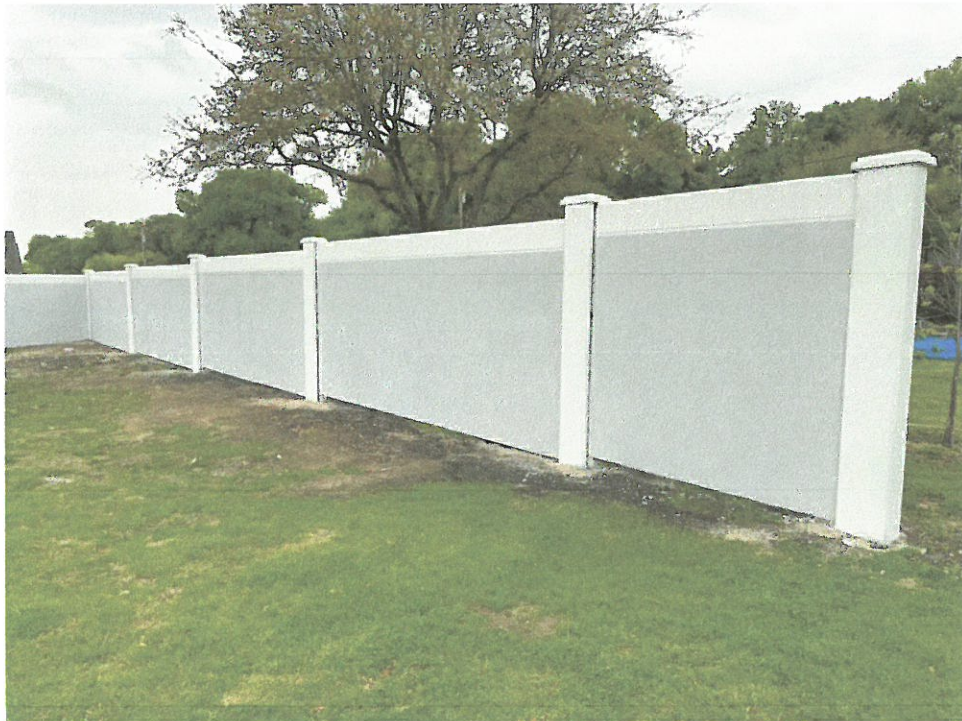
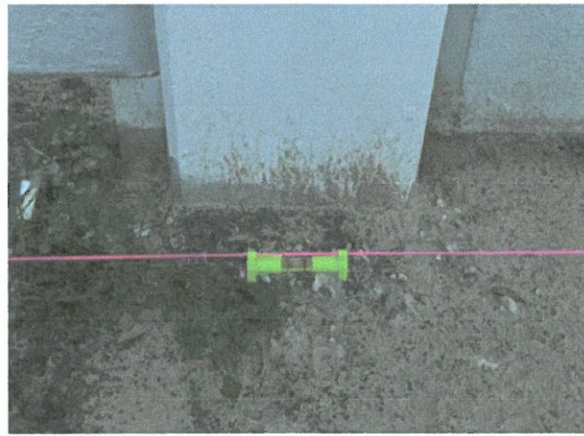


To account for the significant slope of the property along both fence lines, the installers stair stepped the panels between the columns. This is the common practice used by fence installers when installing a fence on property that slopes along the fence line. The panels are hung level and are attached to the columns in a staggered manner along the fence line. This is done for both aesthetic and structural reasons. Were the installers to construct the fence with columns all the same height, the columns could not have been installed at a 90-degree angle and would have had to be angled perpendicular with the slope of the ground, which would have decreased the strength of the fence, been unaesthetically pleasing, and almost certainly been unacceptable to the City of Rockwall and Mr. Best's neighbors. Similarly, because the precast concrete columns and panels were fabricated in a factory in Florida, they could not have been manufactured in an asymmetrical manner where one side of the panel was shorter than the other. The fence was constructed in accordance with industry standards for construction of a fence on sloped ground.

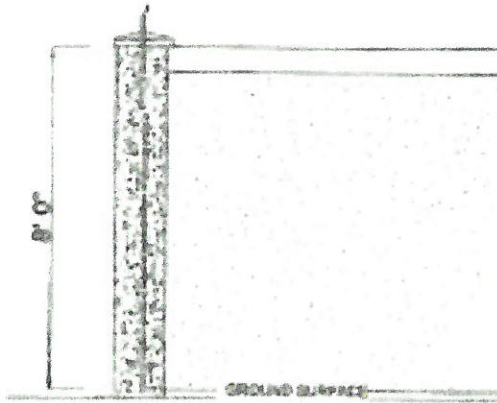


As a result of the topography of the land and the construction plan approved in the building permit and by the P&Z Board in the second variance request, the columns exceed 8-feet in height by up to 12-inches. *See Ex.B, Property Diagram with Column Heights.* The additional height is caused by the following factors:

1. The columns do not have the minimum 2-inch drainage gap that exists below the 8-foot panels and instead go 5-feet into the ground;



2. The columns are capped by a decorative cap identified in the building plan, which is approximately 3.5-inches tall;



3. The downward slope of the property along both fence lines was managed by stair stepping the panels to the columns; and

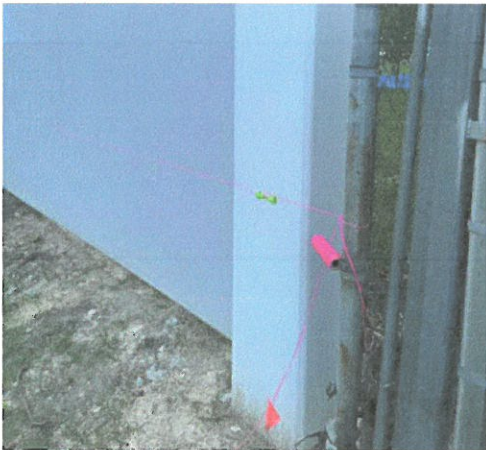
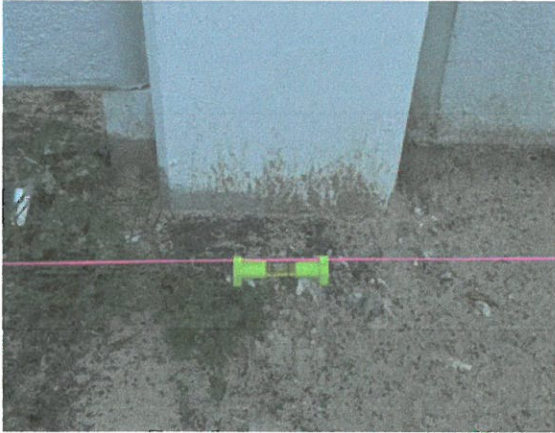
Shady Dale Fence

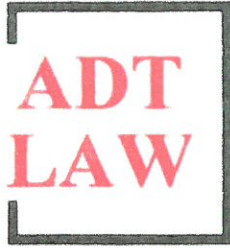


Alley Fence



4. The property has not received its final grade, no soil has been added and no sod or landscaping has been performed on the property.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department
FROM: James Best c/o Andrew D. Thomas
RE: Second Variance Request: Solid Cast Concrete 8-foot Fence
DATE: February 12, 2021

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the City of Rockwall Planning & Zoning Commission (**P&Z Board**) to construct a concrete cast fence on the property. *See* Ex. 1, Development Application; Ex. 2, First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.

See Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request.

Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Exhibit 4, Pictures.

On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. 5.

Pursuant to the City's request, Mr. Best makes this second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Ex. 3, Building Permit Application; Ex. 4, Pictures.

Mr. Best never meant to mislead the P&Z Board regarding the fence height in his first request, he just misunderstood the fencing ordinance and believed a variance was only needed as to the fencing material.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2020-013

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]:

Plotting 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 54 Shady Dale Rockwall 75032

Subdivision Best Estate

Lot _____ Block _____

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning Residential

Current Use _____

Proposed Zoning Fence variance

Proposed Use SAME

Acreage 2.6

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 James Best

☐ Applicant _____

Contact Person _____

Contact Person _____

Address 7235 S FM 549

Address _____

City, State & Zip Heath Tx 75032

City, State & Zip _____

Phone 214-528-6060

Phone _____

E-Mail JBest@BestLawCenter.com

E-Mail _____

EXHIBIT

1

NOTARY VERIFICATION (REQUIRED)

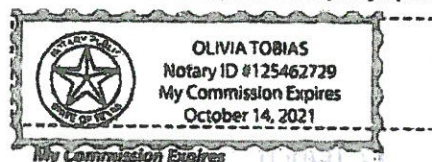
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 28 day of July, 2020. 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 28 day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.



Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or spiral fencing) and/or alternative fence standards on a case-by-case basis.



PLOT PLAN

SOUTH RIDGE ROAD

PLAN NO. 121

BEST RESIDENCE

ROCK SPRING

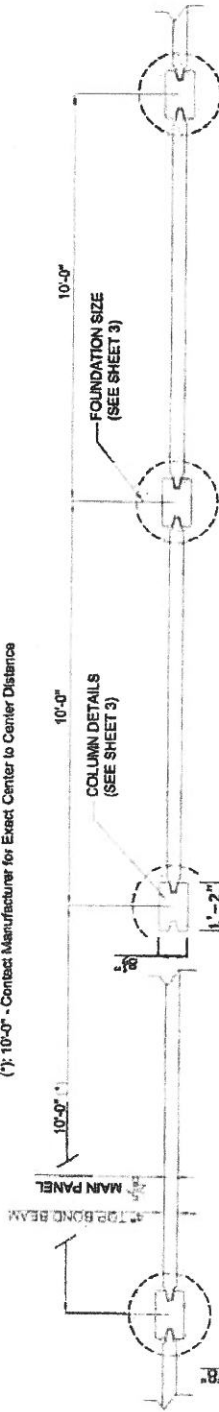
PLC



TYPICAL WALL PLAN VIEW

SCALE: NTS

(*) 10'-0" - Contact Manufacturer for Exact Center to Center Distances



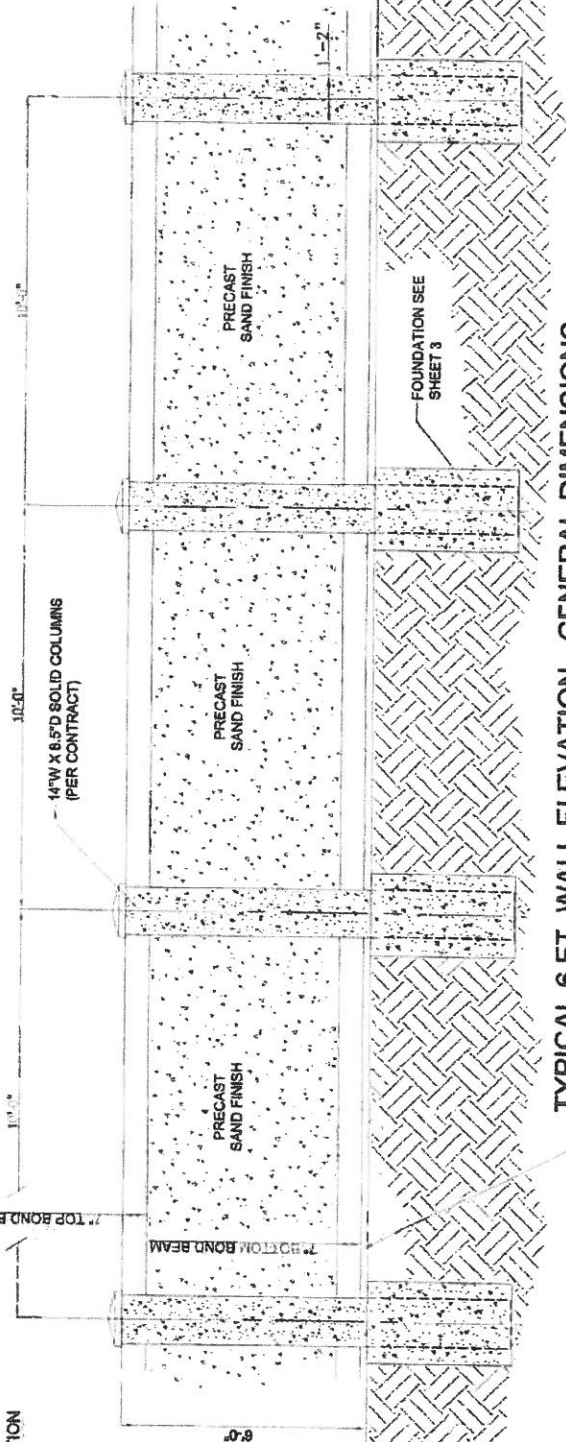
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

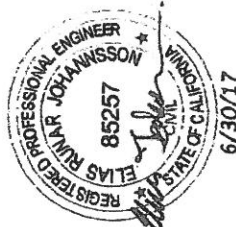
SCALE: NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS

OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN
AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE
DRAINAGE REQUIREMENTS.

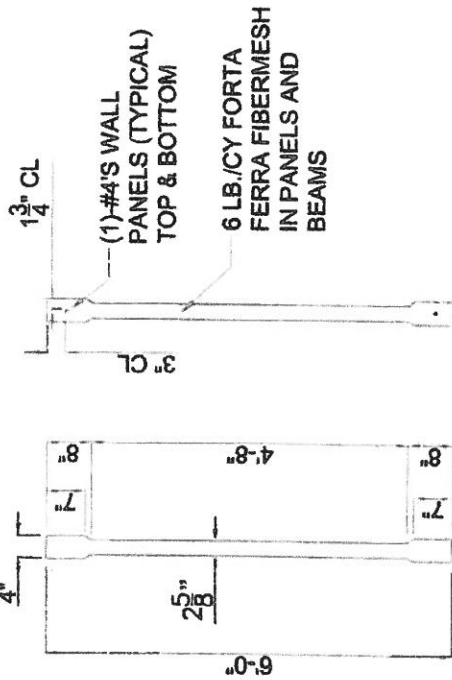


NO.	REVISION	DATE	BY	CHKD.	APP'D.	REVISION
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

PERMACAST PRECAST CONCRETE FENCE
SACRAMENTO DIVISION 116
11600 WILSON AVENUE
SACRAMENTO, CA 95833
TEL: (916) 486-1116 FAX: (916) 486-1117
WWW.PRECASTFENCE.COM

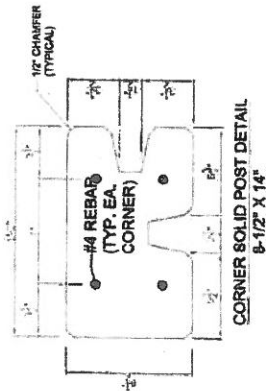
Sheet 2 of 0

0

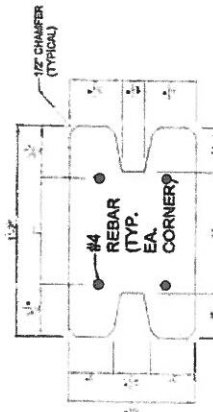


TYPICAL 6 FT. X 10 FT. PERMASAND PANEL

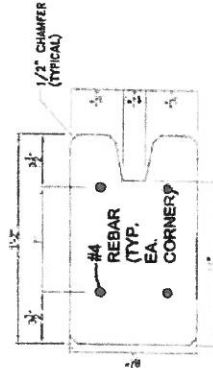
SCALE: NTS



CORNER SOLID POST DETAIL
8-1/2" X 14"



LINE SOLID POST DETAIL
8-1/2" X 14"



END SOLID POST DETAIL
8-1/2" X 14"

* Foundation Schedule

Wall Height	Foundation Diameter (Inches)	Foundation Depth (Inches)
STANDARD 1.0	24" Diameter	46" Depth
6 ft. Wall Height on 10 ft. Centers	30" Diameter	44" Depth
	36" Diameter	42" Depth

Optional Pre-Cast Column Cap
(per contract) . Cap to be Bonded
with Concrete Bonding Adhesive.
Follow Manufacturer's Instructions.

Solid Fence Column per Contract

6 ft. Panel

Precast Post to
Bottom of Foundation

GRADE LEVEL

GRADE LEVEL

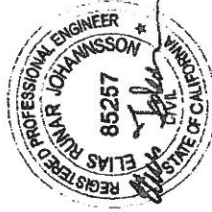
At Property Line Condition,
Locate Column 3" From
Edge Of Footing And
Provide (2) #3 Hoops In
Top 12" Of Foundation
Pier.

6/30/17

Concrete Foundation
3,000 PSI @ 10'-0" O.C.

TYPICAL FOUNDATION for 6 FT. COLUMN
FOR PERMASAND (10 FT. O.C.)

SCALE: NTS



Elias Runar Johannsson, P.E.
1201 East 3rd Street
Tulsa, OK 74120
(Office) 918-518-1124

PERMASAND PRECAST CONCRETE FENCE
SACRAMENTO REGIONAL OFFICE
1600 WEST EL CAMINO AVE.
SACRAMENTO, CA 95833

DATE: 6/30/17
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Sheet 3

Permacast precast concrete fence



Permcast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



City of Rockwall

Review For Code Compliance

**Subject To Field Inspection
And Code Compliance**

12/23/2020 By: C.Foshee

To Schedule a Inspection

rockwall.com/buildinginspections/inspectionsreq.asp

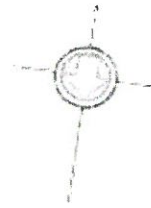


Construction according to Engineer's Specifications - any changes must be approved by the Engineer and submitted to the City of Rockwall.

tabbies:

EXHIBIT

3



PLOT PLAN
LOT 1, BLOCK 1
EAST 10TH ST
N. 10TH ST
PLAN NO. 101

BUILDERS COPY

SOUTH RIVER ROAD

**Keep On Job Site At All Times
For Inspection Use**

PLATE NO. 721

CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

GENERAL NOTES:

CODES AND STANDARDS

- STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
- WIND SPEED = 105 (3 SEC GUST)
- EXPOSURE - B
- K_d = 0.85
- CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
- RISK CATEGORY 1

SOIL CONDITIONS (ASSUMED)

- ALLOWABLE BEARING CAPACITY = 2,000 PSF
- ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
- MINIMUM N = 7
- UPLIFT FORCES ASSUMED NEGLIGIBLE

CONCRETE STRENGTH

- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F_c = 5,500 PSI
- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE F_c = 3,000 PSI (CLASS A)

MATERIALS:

- CEMENT PER ASTM C-150 TYPE 1

AGGREGATES FOR CONCRETE:

- NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".

ADMIXTURES:

- NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C484 AND C157

DELIVERY OF CONCRETE:

- DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1 1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
- WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.

UTILITIES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

This Item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.



PROJECT:

JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:

8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:

2074

WIND DESIGN:

105 MPH

EXPOSURE:

B

RISK CATEGORY:

1



Digitally signed by
Ralph Remmert
Date: 2020.11.30
14:19:33 -05'00'

NOTES:

- 1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

NOVEMBER 30, 2020

Prepared By

Ralph Remmert, P.E.

Texas Registration No. 126567

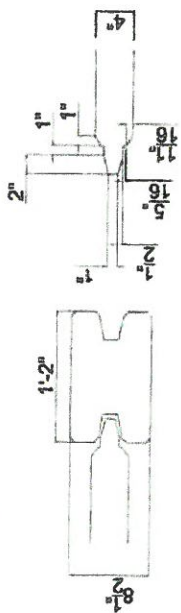
JBM & R ENGINEERING, INC.
FIRM #18215

P.O. BOX 1586 VALRICO, FL 33595

TEL: 813.598.4843 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

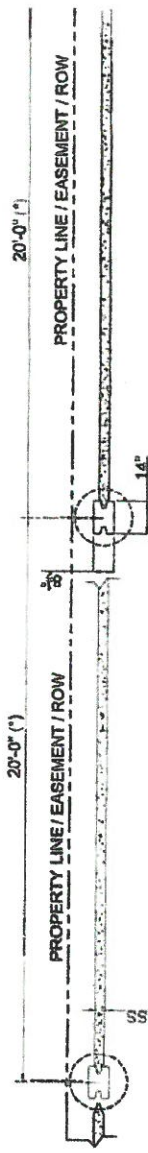
BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

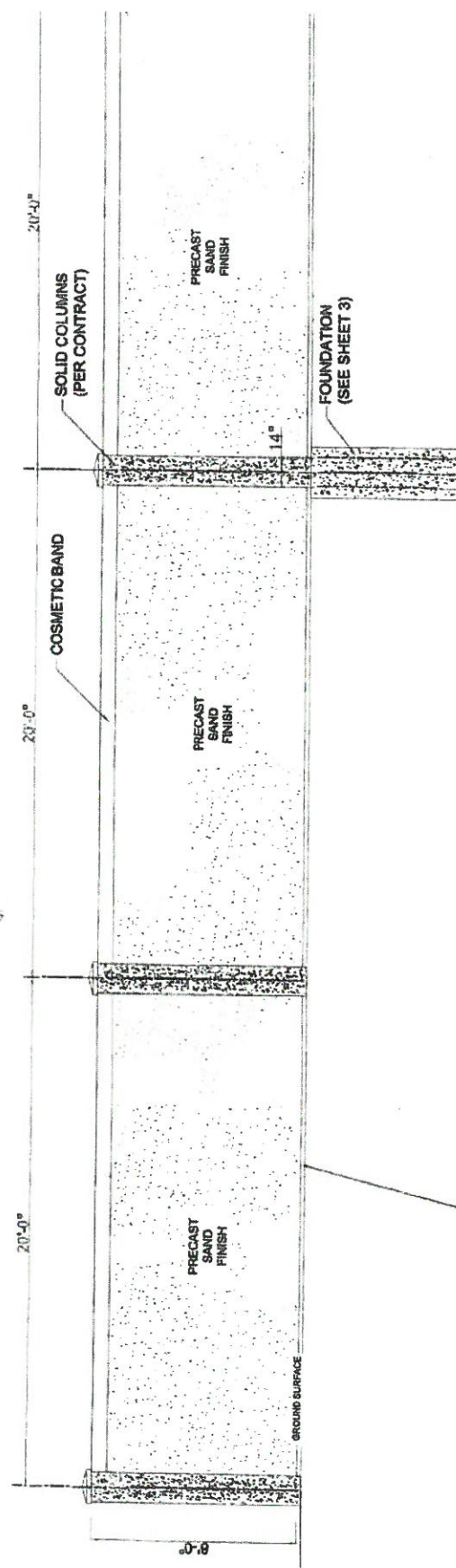


TYPICAL PANEL / POST CONNECTION
SCALE: 1"=1'-0"

(*) 20'-0" - Contact Manufacturer for Exact Center to Center Distance



WALL PLAN VIEW - GENERAL DIMENSIONS
SCALE: 1"=10'

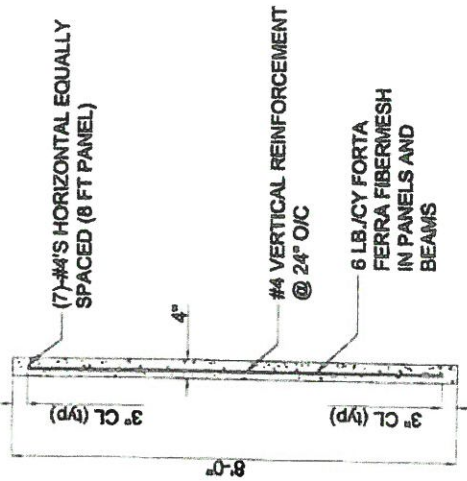


TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS
SCALE: 1"=10'

MIN. 2" CLEARANCE FOR DRAINAGE.
OWNER IS RESPONSIBLE FOR DRAINAGE
PATTERN AROUND NEW FENCE. JBM&R
ENGINEERING, INC. IS NOT RESPONSIBLE
FOR SITE DRAINAGE REQUIREMENTS.

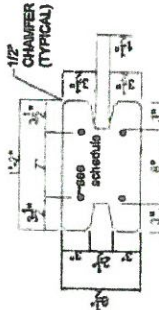
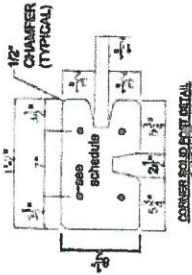
This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1
Authentication Code. Printed Copies of this Document are not considered Signed and Sealed and the SHA-1
Authentication Code must be verified on any electronic copies.

JBM & R ENGINEERING, INC. James E. Remmert, P.E. TEXAS P.E. 126567 FOSTR MORTIS	
JAMES E. REMMERT 84 SHADY DALE LANE HOUSTON, TEXAS 77058 281.461.1234 281.461.1235 281.461.1236 281.461.1237 281.461.1238 281.461.1239 281.461.1240 281.461.1241 281.461.1242 281.461.1243 281.461.1244 281.461.1245 281.461.1246 281.461.1247 281.461.1248 281.461.1249 281.461.1250	PROJECT NO. 126567 SHEET NO. 2 TOTAL SHEETS 2 DATE 12/1/07 DRAWN BY JRM CHECKED BY JRM IN CHARGE BY JRM



TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL

SCALE: 1" = 1'-0"



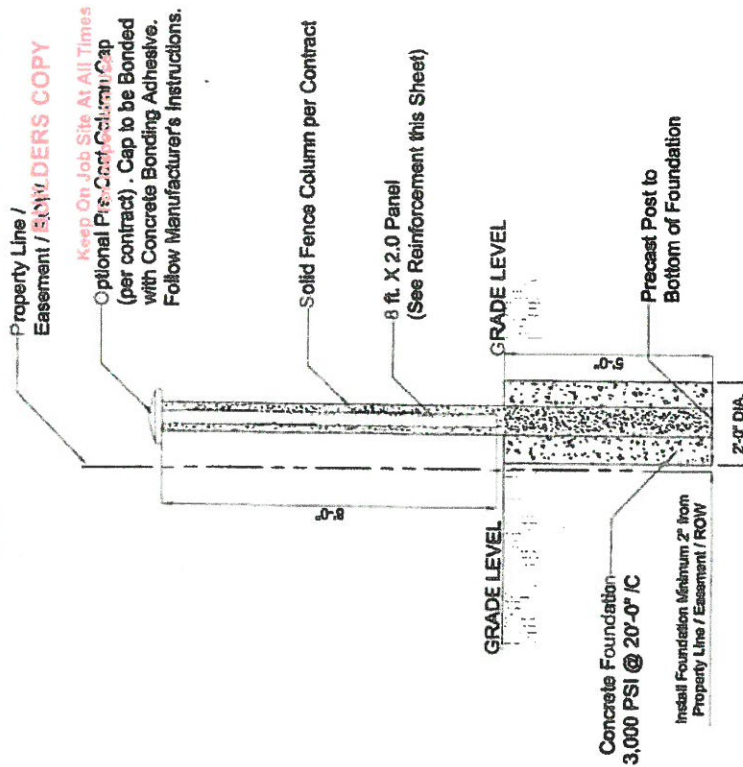
LINE SOLID POST DETAIL
8-1/2" X 12"

END SOLID POST DETAIL
8-1/2" X 12"

SCALE: 1" = 1'-0"

Reinforcement Schedule

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



TYPICAL FOUNDATION FOR 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)

SCALE: 1" = 1'-0"

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126587 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JAMES BEET 54 EMERY DALE LANE ROCKWALL, TEXAS 75087		JBM & R ENGINEERING, INC. RALPH E. REMMERT, P.E. TEXAS P.E. #126587 PDS# 00000	
PROJECT NO. 123456789		SHEET 3	
DATE: 12/15/2023		0	





[Print](#) | [Close Window](#)

Subject: Wall Correction for 54 Shady Dale Drive
From: "Miller, Ryan" <RMiller@rockwall.com>
Date: Tue, Jan 19, 2021 12:19 pm
To: "jbest@bestlawcenter.com" <jbest@bestlawcenter.com>
Attach: image001.jpg
image002.jpg
image003.png
image004.png
Packet [P&Z] (10.27.2020).pdf

Mr. Best ... Per our conversation attached is a copy of the packet that was provided to the Planning and Zoning Commission. In this packet are the wall plans provided to us at the time the original case was submitted. In these documents the only height indicated is a six (6) foot wall. To correct this you will have to go back through the process to receive permission for the additional height. Below is a link to the development application that you will need to fill out. Please submit this ASAP so that we can get you on the next Planning and Zoning Commission agenda. If you have any additional questions please let me know. Thanks.

Application: [http://www.rockwall.com/pz/Planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/pz/Planning/Documents/Development%20Application%20(Complete).pdf)



RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



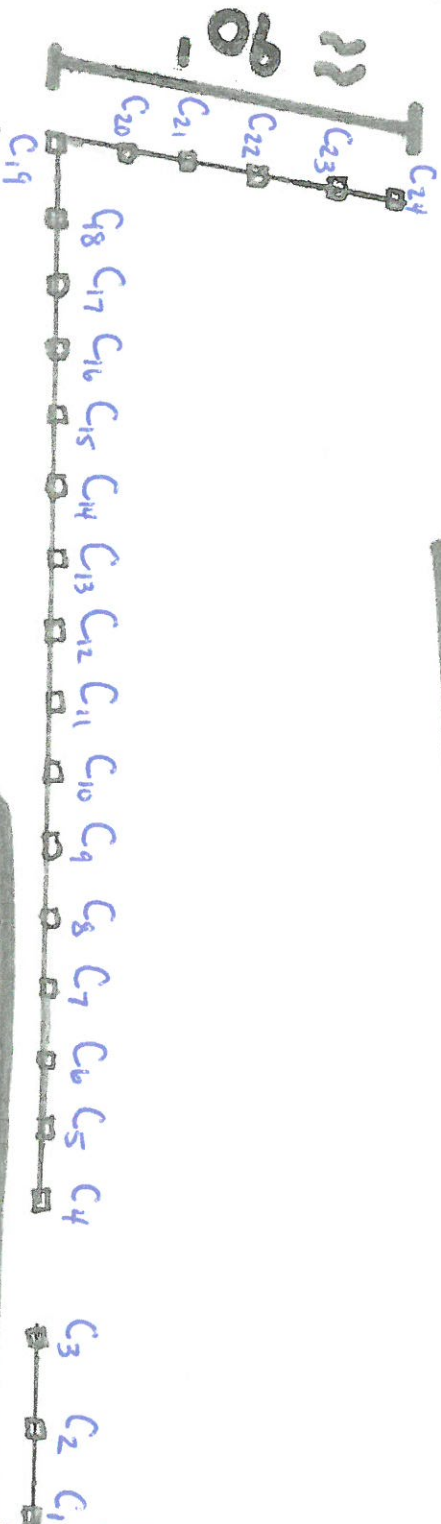
RIDGE

54 Shady Dale

EXHIBIT
Ex B
tables

HOME

SHADYDALE



≈ 350'

ALLEY

Exhibit B – Continued

Column	Height w/o landscaping
C1	8' 11"
C2	8' 8"
C3	8' 9"
C4	8' 4"
C5	8' 7"
C6	8' 8"
C7	8' 5"
C8	8' 5"
C9	8' 5"
C10	8' 7"
C11	8' 6"
C12	8' 7"
C13	8' 8"
C14	8' 10"
C15	8' 11"
C16	8' 10"
C17	8' 10"
C18	8' 8"
C19	8' 5"
C20	8' 5"
C21	8' 10"
C22	8' 10"
C23	8' 8"
C24	8' 6"

JBM & R ENGINEERING, INC.

April 12, 2021

Steven Hatcher
Permacast LLC | Director of Sales
O (941) 234-8879
C (813) 720-4720
steven@permacastwalls.com

RE: James P. Best Residential Perimeter Precast Wall
Jobsite Address :
54 Shady Dale Lane
Rockwall, Tx 75032
Permit # 201807459



Steven,

Please accept this letter as certification that the above referenced perimeter wall meets the 115-mph wind speed rating for overturning as indicated on the November 30, 2020 permitted set of drawings.

Thank you for choosing JBM&R Engineering, Inc. for your needs. If there are any questions, please do not hesitate to contact me.

Sincerely,



Digitally signed
by Ralph
Remmert
Date: 2021.04.12
12:22:46 -04'00'

Ralph E. Remmert, Texas P.E. 126567
President – JBM&R Engineering, Inc.
Firm #19215
P.O. Box 1566
813-598-4643
Valrico, FL 33595-1566
rremmert@jbmr-eng.com
www.jbmr-eng.com

Wind Certification Letter

Pursuant to the City of Rockwall's request, attached please find the engineer's letter certifying the pre-cast concrete fence meets the 115-mph wind speed rating for overturning. *See Ex. C, Engineer's Letter.*

Summary

Mr. Best requests a variance to the City of Rockwall fence ordinance allowing the columns on the existing pre-cast concrete fence to exceed 8-feet and to be accepted as constructed. The fence was installed in accordance with the plan approved in the building permit and the second variance at great expense to Mr. Best. The plan did not represent the columns would be 8-foot or less, and instead demonstrated the columns would exceed the height of the 8-foot panels by the minimum 2-inch drainage opening and the height of the decorative concrete cap. The height of the columns had to be adjusted onsite to compensate for the extreme slope of the property, and this was done by stair stepping the panels down the slope of the land. The property has not received its final grade, soil, sod, or landscaping, which when installed will reduce the overall height of each column.

Mr. Best requests the P&Z Board grant a variance to the fence ordinance accepting the fence as presently constructed.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-003

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☒ VARIANCE REQUEST (\$100.00)

NOTES:

IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

EXHIBIT A

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best CURRENT USE Same

PROPOSED ZONING Fence variance PROPOSED USE Same

ACREAGE 2.6 acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

☐ OWNER James Best ☒ APPLICANT Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas CONTACT PERSON Andrew D. Thomas

ADDRESS 422 E I-30, Suite F

CITY, STATE & ZIP Royce City, Texas 75189

PHONE (469) 965-4500

E-MAIL andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

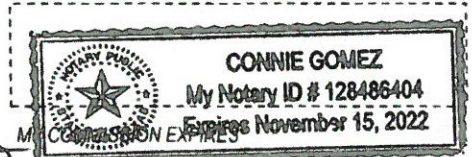
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Best [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 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 February 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Lee, Henry

From: Foshee, Craig
Sent: Tuesday, May 18, 2021 3:47 PM
To: Lee, Henry
Subject: FW: 54 SHADYDALE LN RES2020-4944 Precast Concrete Screen Wall on North Side & 80' of East Side

Importance: High

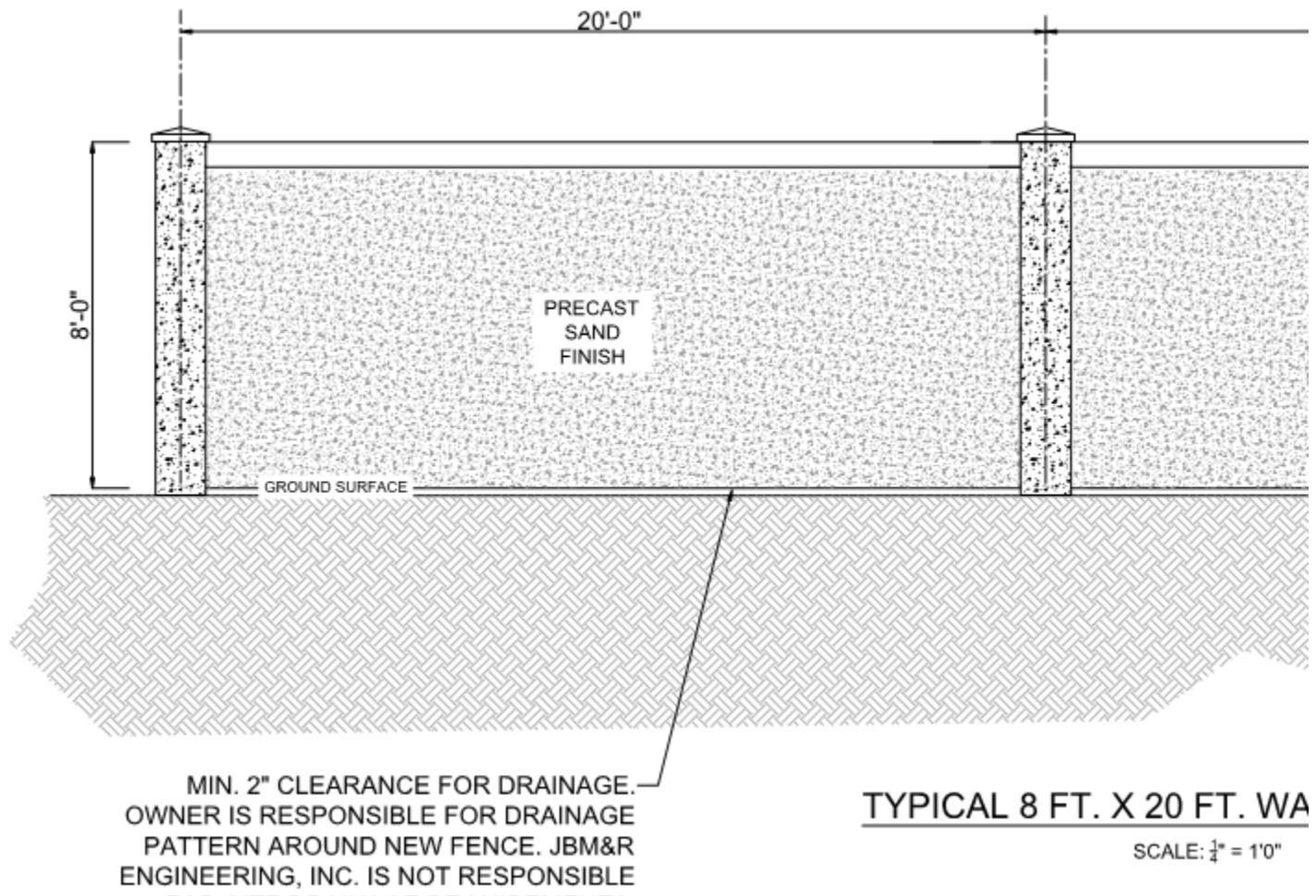
From: Foshee, Craig
Sent: Thursday, April 01, 2021 4:04 PM
To: 'tim@permacastwalls.com' ; 'JBest@BestLawCenter.com'
Cc: Lee, Henry ; Miller, Ryan ; Perry, William
Subject: 54 SHADYDALE LN RES2020-4944 Precast Concrete Screen Wall on North Side & 80' of East Side
Importance: High

Good afternoon,

An inspection was made concerning the construction of the masonry wall the following issues were found:

- Some column heights measured 8'6", 8'10", etc. exceeding the 8 foot height restriction by building permit and the approval by the Planning & Zoning Commission. This will require another Special Exception from the Planning & Zoning Commission and the next application date is Friday April 16, 2021. It would be in your best interest to measure all the columns and have the height of the tallest one so you provide the correct information to the Planning & Zoning Commission this time around.
- Engineer letter states the structure meets a 105 mph wind resistance and the 2015 International Residential Code requires a minimum wind speed rating of 115 mph. Please have the Engineer revise his letter and resubmit if the structure meets this requirement.

I have made the Planning & Zoning Department aware of the issue so they can assist you through this process.



Thank you,

Craig Foshee
Plans Examiner
Building Inspection
City of Rockwall

This email was scanned by Bitdefender



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 27, 2020
APPLICANT: James Best
CASE NUMBER: MIS2020-013; *Special Exception for 54 Shadydale Drive*

SUMMARY

Discuss and consider a request by James Best for the approval of a Special Exception to the material standards for residential fences to allow the construction of a masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05* [Case No. A1984-001]. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District.

On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13* [Case No. PZ1989-001]. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by Case No. P2018-032. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [Case No. Z2020-023; S-228; *Ordinance No. 20-26*] for *Residential Infill Adjacent to an Established Subdivision*. This Specific Use Permit (SUP) allows the applicant to build a 7,721 SF single-family home on the subject property. The applicant was issued a building permit [*RES2020-2306*] for the new home on August 16, 2020.

PURPOSE

The applicant is requesting approval of a special exception in accordance with Subsection 08.02(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) for the purpose of permitting the construction of a six (6) foot tall pre-cast fence adjacent to the southern and western property boundaries in conjunction with a single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32

single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Shady Dale Lane, which is identified R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

CHARACTERISTICS OF THE REQUEST:

According to Subsection 08.02(B), *Material Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ..."; however, Subsection 08.03(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of this same section, requires that all solid fencing for infill single-family properties "... be constructed utilizing standard cedar fencing materials ...". In this case, the applicant is proposing to construct a six (6) foot tall precast fence that will have posts on ten (10) foot centers. The proposed fence will be situated along the western or rear property line adjacent to the alleyway serving Phase 1 of the Foxchase Subdivision. The fence will also share a common lot line with 52 Shadydale Drive, which is a part of the Shadydale Estates Subdivision. At the front yard building line adjacent to Shadydale Drive -- *and which is shared by the subject property and 52 Shadydale Drive* -- the fence will turn west and extend 80-feet along this frontage. According to Subsection 08.03(B)(2), *Special Exceptions*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 08.02(B) (*e.g. vinyl or split rail fencing*) and/or alternative fence standards on a case-by-case basis." Staff is obligated to point out that there are no other solid screening fences in the area, and that the other estate properties fronting onto Ridge Road all appear to have transparent fencing (*i.e. picket, wrought iron, or split rail*); however, these types of requests are discretionary decisions for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a special exception to the permitted material requirements for fences, then staff would propose the following conditions of approval:

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) Any construction resulting from the approval of this special exception 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. MIS2020-013

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

54 Shady Dale Rockwall 75032

Subdivision

Best Estate

Lot

Block

General Location

2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Residential

Current Use

SAME

Proposed Zoning

Fence variance

Proposed Use

Acreage

2.6

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

James Best

☐ Applicant

Contact Person

Contact Person

Address

7235 S. Fm 549

Address

City, State & Zip

Heath Tx 75032

City, State & Zip

Phone

214-528-6060

Phone

E-Mail

JBest@BestLawCenter.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

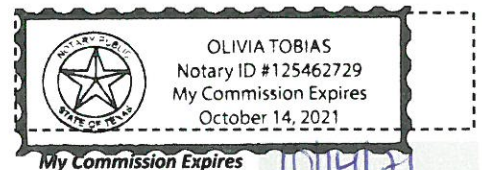
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 28 day of July, 20 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 28 day of July, 20 20

Owner's Signature

Notary Public in and for the State of Texas

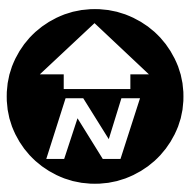




City of Rockwall

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.



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

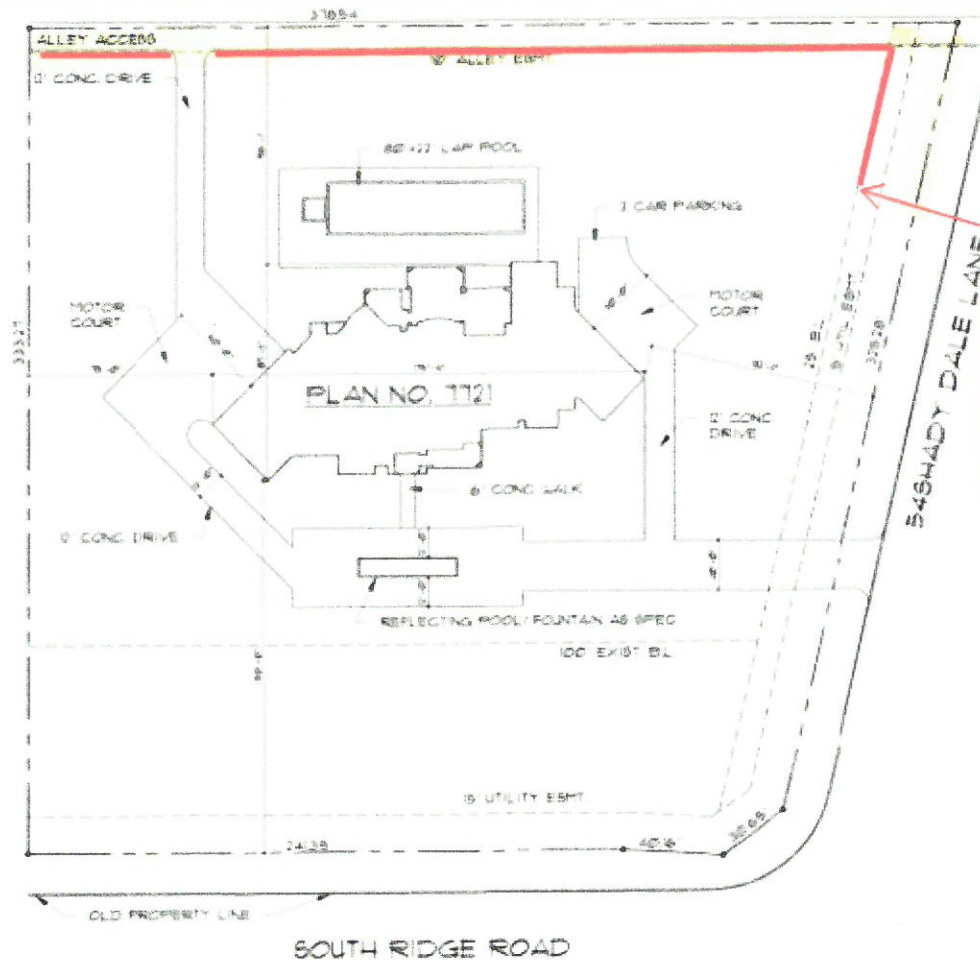
To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.

Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis.



WALL WOULD HAVE TO STOP AT THE BUILD LINE AND NOT BE LOCATED WITHIN ANY EASEMENTS INCLUDING THE ALLEY

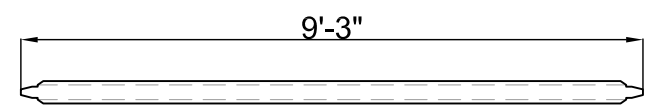


PLOT PLAN
SCALE 1" = 20' 0"
LOT 9, BLK 1A
BEST ESTATE ADDITION
ROCKWALL, TEXAS
PLAN NO. 773

BEST RESIDENCE
 100 MAGNIFICENT IN BIRMINGHAM, AL 35207
 LOT #1 BLK "A" BEST ESTATE ADDITION

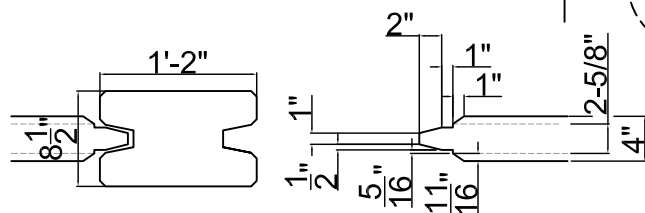
RICK SHIPLEY
CUSTOM HOMES
DESIGNER - BUILDER - DEVELOPER
Serving 100+ South Florida Homeowners - 100 Years of Experience

7
PLOT



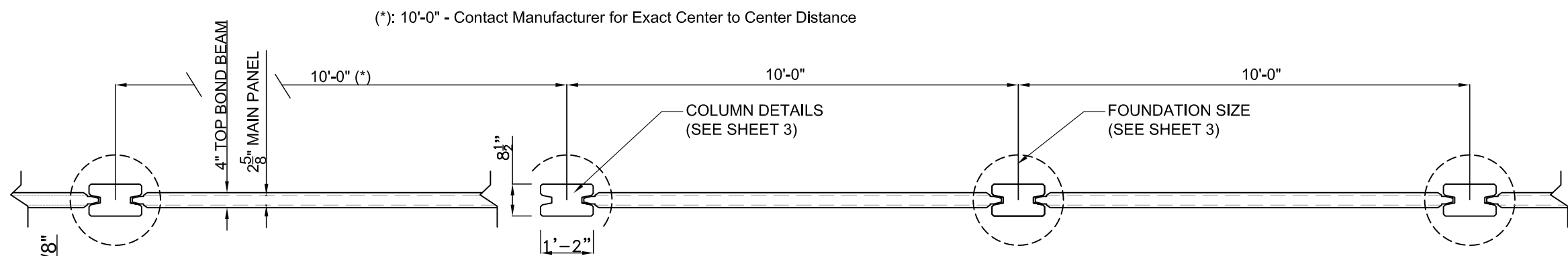
TYPICAL WALL PLAN VIEW

SCALE: NTS



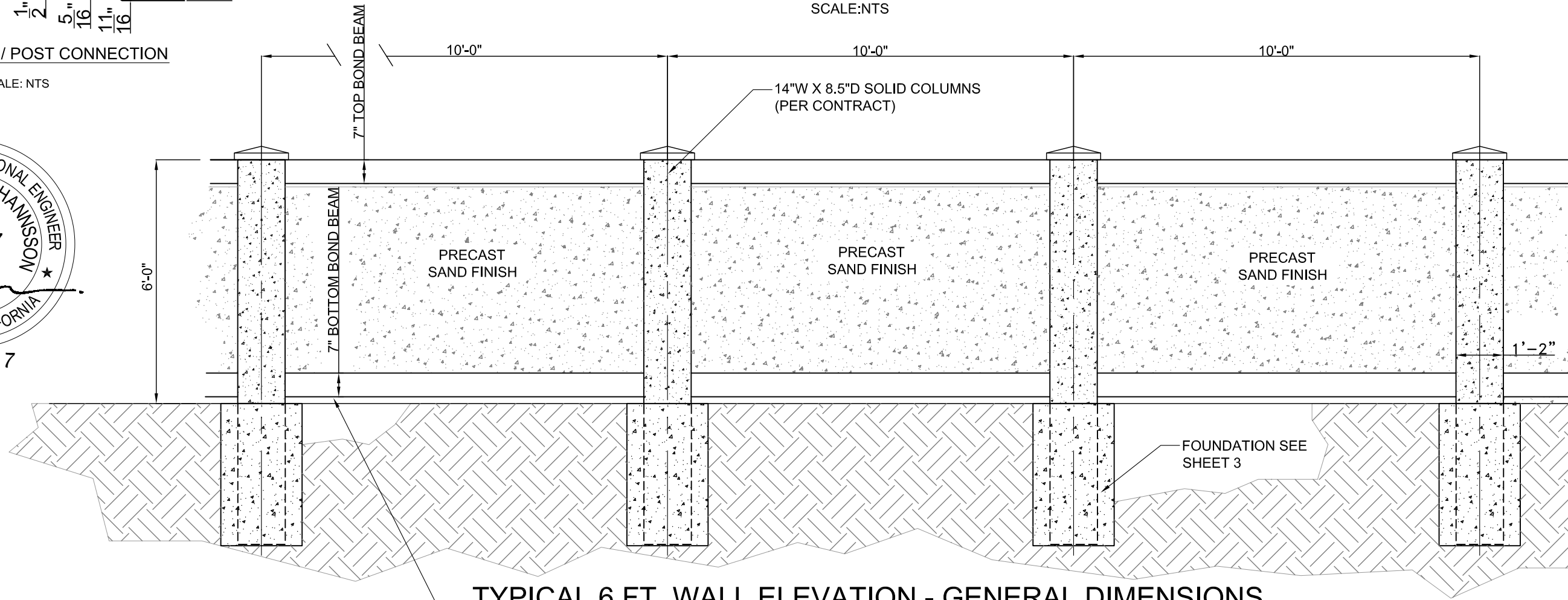
TYPICAL PANEL / POST CONNECTION

SCALE: NTS



WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE:NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE:NTS

OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN
AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE
DRAINAGE REQUIREMENTS.

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Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 23, 2021

SUBJECT: MIS2021-002; *Special Exception for a Fence at 54 Shadydale Lane*

On October 27, 2020, the Planning and Zoning Commission approved a special exception [Case No. MIS2020-013] allowing a six (6) foot, pre-cast concrete screening wall to be constructed on the subject property at 54 Shadydale Lane. In accordance with this approval, the applicant submitted an application for a fence permit on December 23, 2020, and was issued a permit from the Building Inspection's Department [Permit No. RES2020-4944] on December 28, 2020. Recently, it was brought to staff's attention that the screening wall constructed on the subject property is eight (8) feet in height, or two (2) feet higher than what was approved by the Planning and Zoning Commission. Staff reviewed the fence permit submitted by the applicant and found that the exhibit provided with the permit was different from the exhibit that was provided with the special exception case. Regardless, the applicant did construct the screening wall in accordance with the permit issued by the Building Inspections Department; however, this -- *not being consistent with the Planning and Zoning Commission's approval and not being an allowed by-right fence standard for residential properties* -- requires the applicant to come back to the Planning and Zoning Commission to request approval of the additional two (2) feet. Staff should note that the applicant has stated that it was always his intention to construct an eight (8) foot screening wall; however, staff should also note that the applicant was not present at the meeting where the special exception was originally granted.

For the Planning and Zoning Commission's review, staff has provided all materials submitted by the applicant with Case No. MIS2020-013 and Permit No. RES2020-4944. Staff has also provided the information submitted by the applicant as part of this case. Staff should note that if denied the applicant would be required to bring the fence into conformance with the Planning and Zoning Commissions original approval. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on February 23, 2021.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-003

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 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT

BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best

CURRENT USE Same

PROPOSED ZONING Fence variance

PROPOSED USE Same

ACREAGE 2.6 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER James Best

☒ APPLICANT Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas

ADDRESS

ADDRESS 422 E I-30, Suite F

CITY, STATE & ZIP

CITY, STATE & ZIP Royse City, Texas 75189

PHONE

PHONE (469) 965-4500

E-MAIL

E-MAIL andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

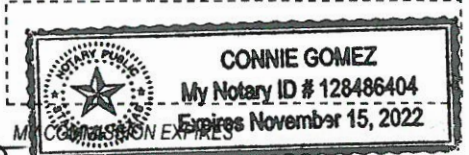
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Best [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 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 February 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



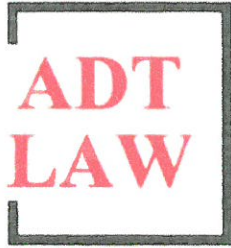


City of Rockwall

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.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department

FROM: James Best c/o Andrew D. Thomas

RE: Second Variance Request: Solid Cast Concrete 8-foot Fence

DATE: February 12, 2021

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the City of Rockwall Planning & Zoning Commission (**P&Z Board**) to construct a concrete cast fence on the property. *See* Ex. 1, Development Application; Ex. 2, First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.

See Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request.

Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Exhibit 4, Pictures.

On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. 5.

Pursuant to the City's request, Mr. Best makes this second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Ex. 3, Building Permit Application; Ex. 4, Pictures.

Mr. Best never meant to mislead the P&Z Board regarding the fence height in his first request, he just misunderstood the fencing ordinance and believed a variance was only needed as to the fencing material.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

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 54 Shady Dale Rockwall 75032

Subdivision Best Estate

Lot

Block

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential

Current Use

Proposed Zoning Fence variance

Proposed Use Same

Acreage 2.6

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 James Best

☐ Applicant

Contact Person

Contact Person

Address 7235 S Fm 549

Address

City, State & Zip Heath Tx 75032

City, State & Zip

Phone 214-528-6060

Phone

E-Mail JBest@BestLawCenter.com

E-Mail



NOTARY VERIFICATION [REQUIRED]

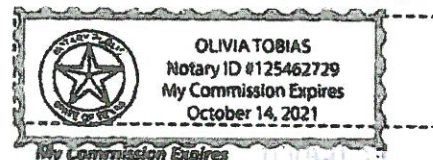
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 28 day of July, 20 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 28 day of July, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

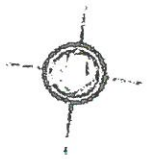
Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.



Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02 (B) (e.g., vinyl or split rail fencing) and other alternative fence standards on a case-by-case basis.



Plot Plan

COMMUNITIES

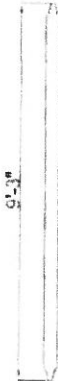
[illegible]

11-20-70

WEST. RESIDENTS.

RECEIVED

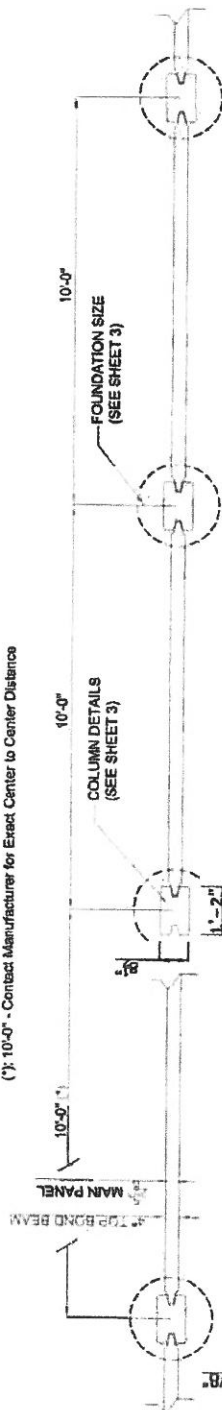
Figure 9



TYPICAL WALL PLAN VIEW

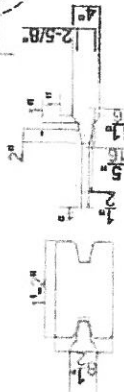
SCALE: NTS

(*) 10'-0" - Contact Manufacturer for Exact Center to Center Distance



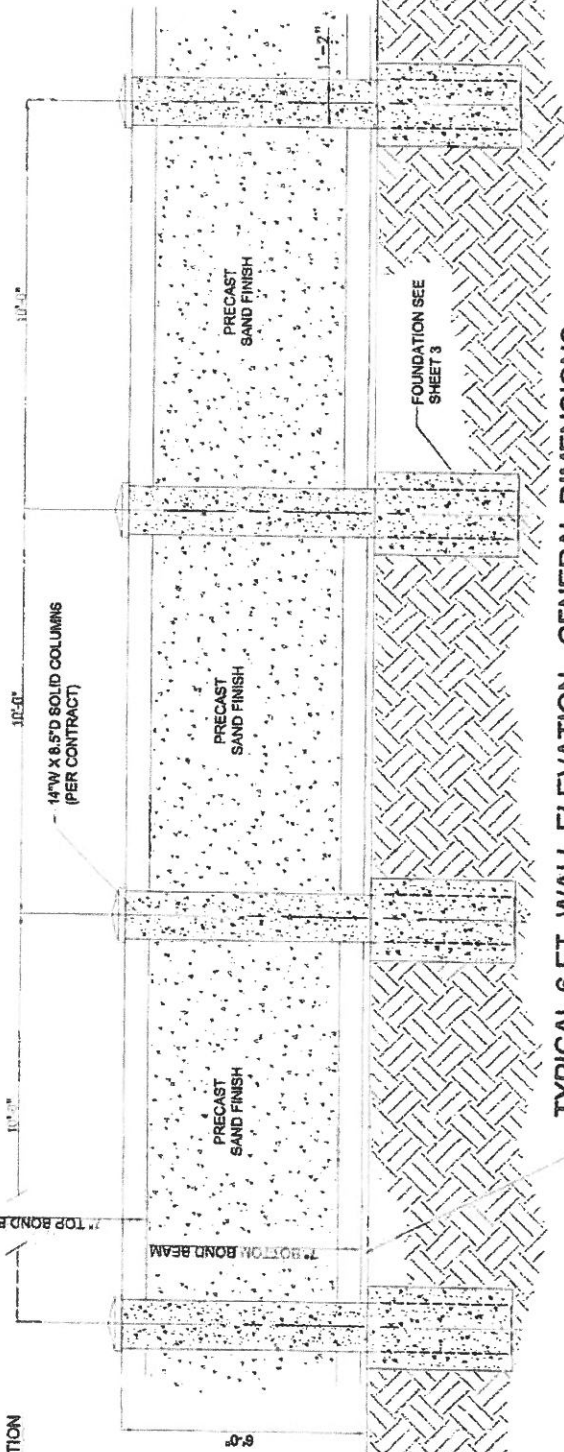
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

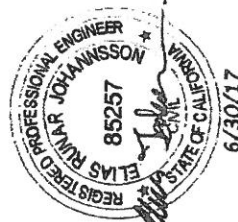
SCALE: NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS

OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE. ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.



NO.	REVISION	DATE	BY	CHKD	APP'D	DESCRIPTION
1		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
2		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
3		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
4		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
5		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
6		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
7		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
8		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
9		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS
10		06/30/17	ELIAS RUNAR JOHANNSSON			ISSUED FOR PERMITS

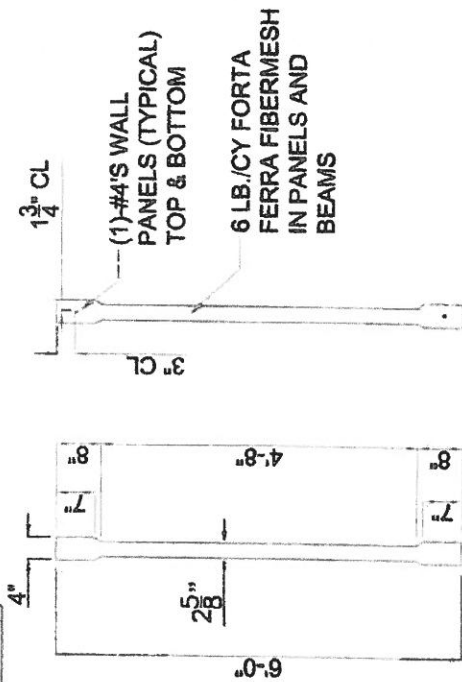
PERMACAST PRECAST CONCRETE FENCE
SACRAMENTO FIRE STATION #16
1500 WEST CLAY AVENUE
SACRAMENTO, CA 95811
TEL: (916) 441-1234 FAX: (916) 441-1235
WWW.PRECASTFENCE.COM
E: WALL_GENERAL@PRECASTFENCE.COM

Sheet 2

0

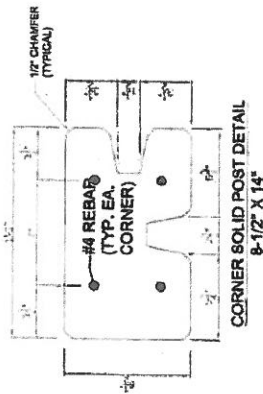
ELIAS RUNAR JOHANNSSON, P.E.
1201 East 3rd Street
Tulsa, OK 74120
(Office) 918-518-1124

5 REBARS

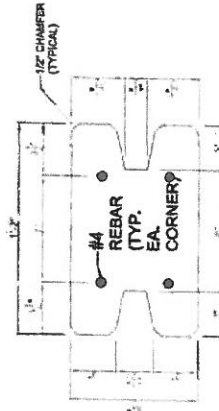


TYPICAL 6 ft. X 10 FT. PERMASAND PANEL

SCALE: NTS



CORNER SOLID POST DETAIL
8-1/2" X 14"



LINE SOLID POST DETAIL
8-1/2" X 14"

END SOLID POST DETAIL
8-1/2" X 14"

* Foundation Schedule

Wall Height	Foundation Diameter (Inches)	Foundation Depth (Inches)
STANDARD 1.0	24" Diameter	46" Depth
6 ft. Wall Height on 10 ft. Centers	30" Diameter	44" Depth
	36" Diameter	42" Depth

Optional Pre-Cast Column Cap
(per contract) . Cap to be Bonded
with Concrete Bonding Adhesive.
Follow Manufacturer's Instructions.

Solid Fence Column per Contract

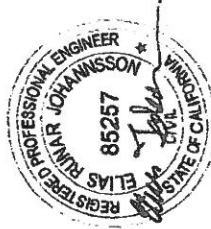
6 ft. Panel

Precast Post to
Bottom of Foundation

GRADE LEVEL

GRADE LEVEL

At Property Line Condition,
Locate Column 3" From
Edge Of Footing And
Provide (2) #3 Hoops In
Top 12" Of Foundation
Pier.



6/30/17

Concrete Foundation
3,000 PSI @ 10'-0" O.C.

TYPICAL FOUNDATION for 6 FT. COLUMN
FOR PERMASAND (10 FT. O/C)

SCALE: NTS

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO PIPE STATION #15 SACRAMENTO, CA 95833		Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 818-518-1124	
DATE	BY	CHKD	APP'D
6/30/17	ELJ	ELJ	ELJ
SHEET 3 OF 3		SHEET 3	

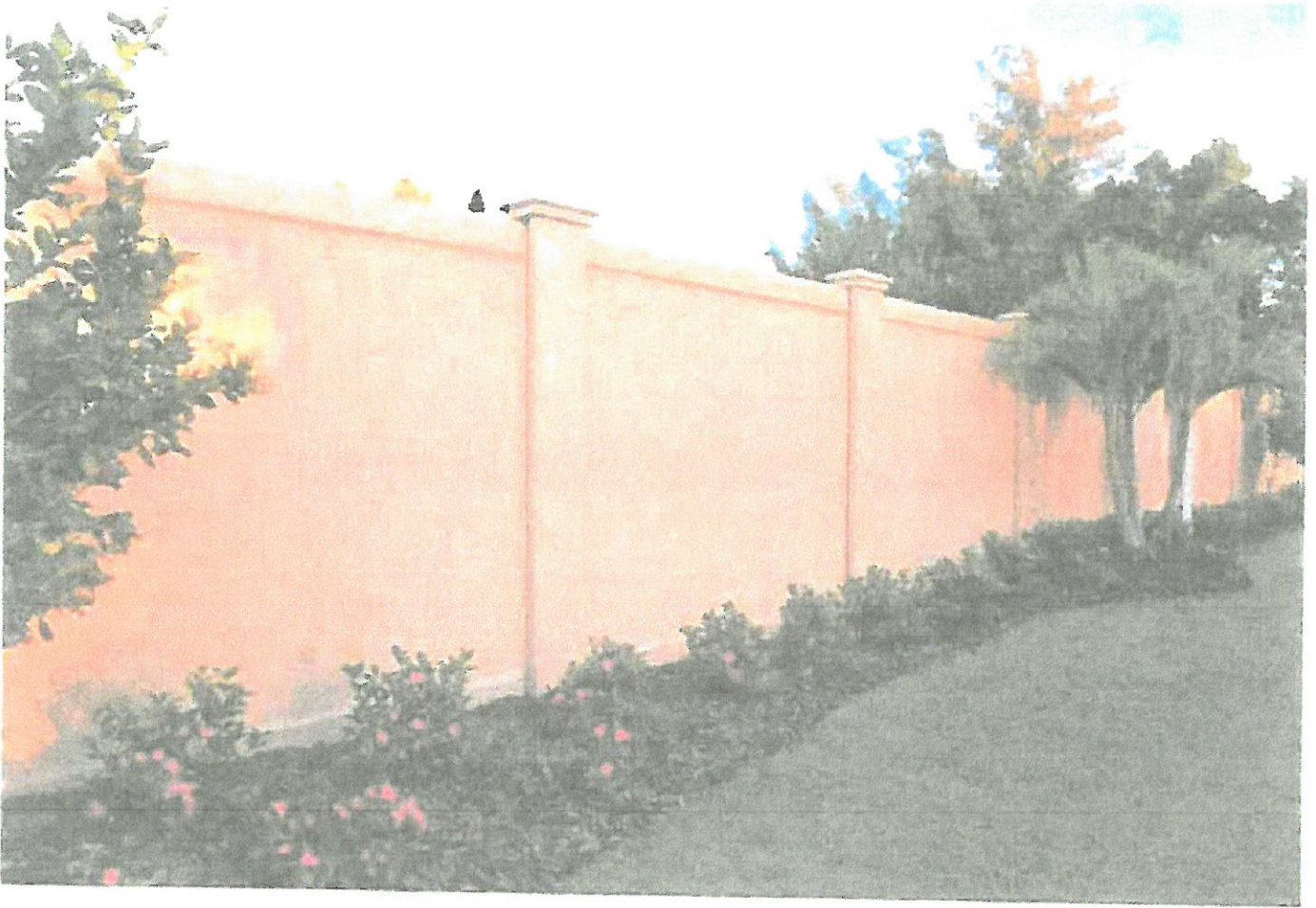
Permacast precast concrete fence



Permcast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



Screening walls shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City. Must be built as approved by the City of Rockwall.

City of Rockwall

Review For Code Compliance

Subject To Field Inspection
And Code Compliance

12/23/2020 By: C.Foshee

To Schedule a Inspection

rockwall.com/buildinginspections/inspectionsreq.asp

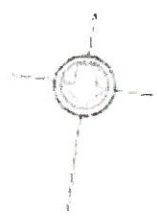


Construction according to Engineer's Specifications - any changes must be approved by the Engineer and submitted to the City of Rockwall.

BEST RESIDENCE

ROCKWALL

PLAN NO. 1121



PLOT PLAN
LOT 136
BEST ESTATE EDITION
PLAN NO. 1121

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

SOUTH RIDGE ROAD

CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

GENERAL NOTES:

CODES AND STANDARDS

- STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
- WIND SPEED = 105 (3 SEC 301ST)
- EXPOSURE - B
- Kd = 0.15
- CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
- RISK CATEGORY 1

SOIL CONDITIONS (ASSUMED)

- ALLOWABLE BEARING CAPACITY = 2,000 PSF
- ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
- MINIMUM N = 7
- UPLIFT FORCES ASSUMED NEGLIGIBLE

CONCRETE STRENGTH

- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F_{cd} = 5,500 PSI
- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE F_{cd} = 3,000 PSI (CLASS A)

MATERIALS:

- CEMENT PER ASTM C-150 TYPE 1

AGGREGATES FOR CONCRETE:

- NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".

ADMITTURES:

- NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157

DELIVERY OF CONCRETE:

- DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1 1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.

- WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.

UTILITIES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

This Item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.



PROJECT:
JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75082

WALL TYPE:
8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:
2074

WIND DESIGN:
105 MPH

EXPOSURE:
B

RISK CATEGORY:
1



Digitally signed by
Ralph Remmert
Date: 2020.11.30
14:19:33 -05'00'

NOTES:

- 1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

NOVEMBER 30, 2020

Prepared By

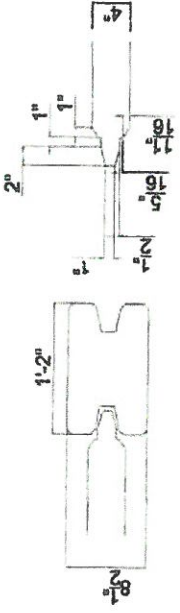
Ralph Remmert, P.E.

Texas Registration No. 126567

JBM & R ENGINEERING, INC.
FIRM #19215

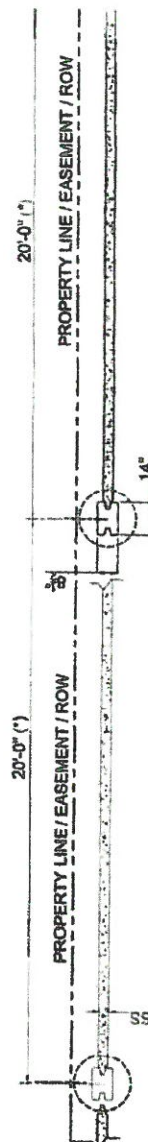
P.O. BOX 1566 VALRICO, FL 33595

TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

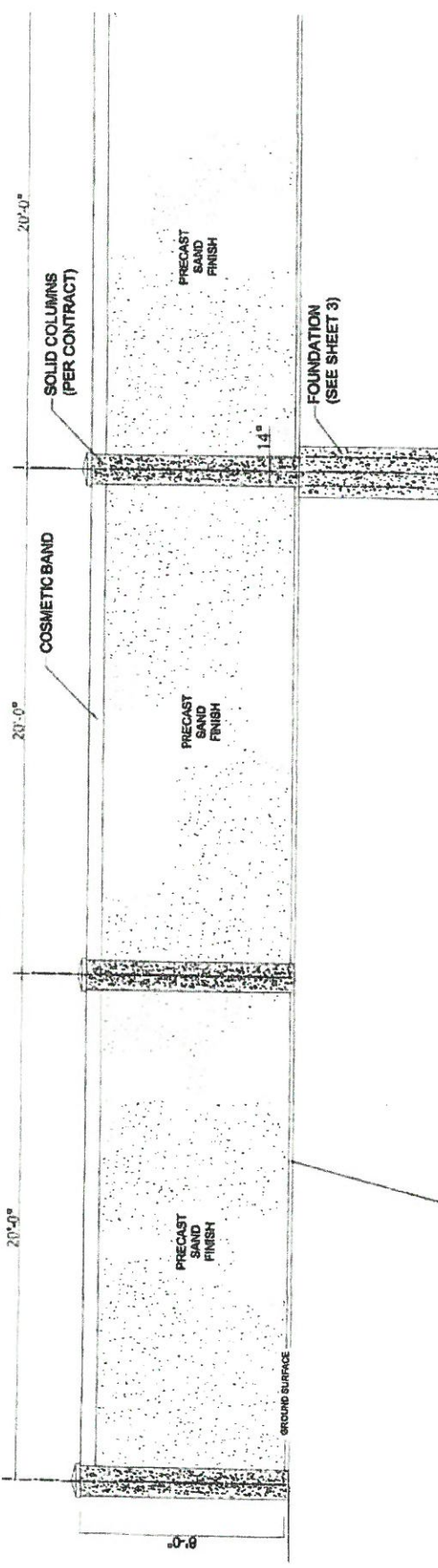


TYPICAL PANEL / POST CONNECTION
SCALE: 1"=1'-0"

("): 20'-0" - Contact Manufacturer for Exact Center to Center Distances



WALL PLAN VIEW - GENERAL DIMENSIONS

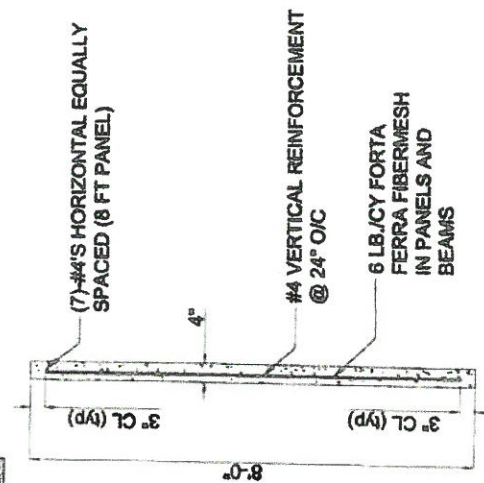


TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS

MIN. 2" CLEARANCE FOR DRAINAGE.
OWNER IS RESPONSIBLE FOR DRAINAGE
PATTERN AROUND NEW FENCE. JBM&R
ENGINEERING, INC. IS NOT RESPONSIBLE
FOR SITE DRAINAGE REQUIREMENTS.

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126537 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

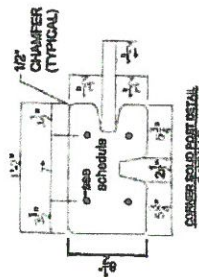
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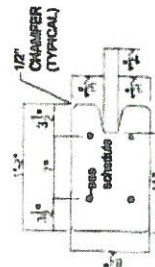
TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL

SCALE: 1" = 1'-0"

<u>Column</u>	<u>Reinforcement</u>
8 ft. High Columns on 20 ft. Centers	#5's E.A. CORNER

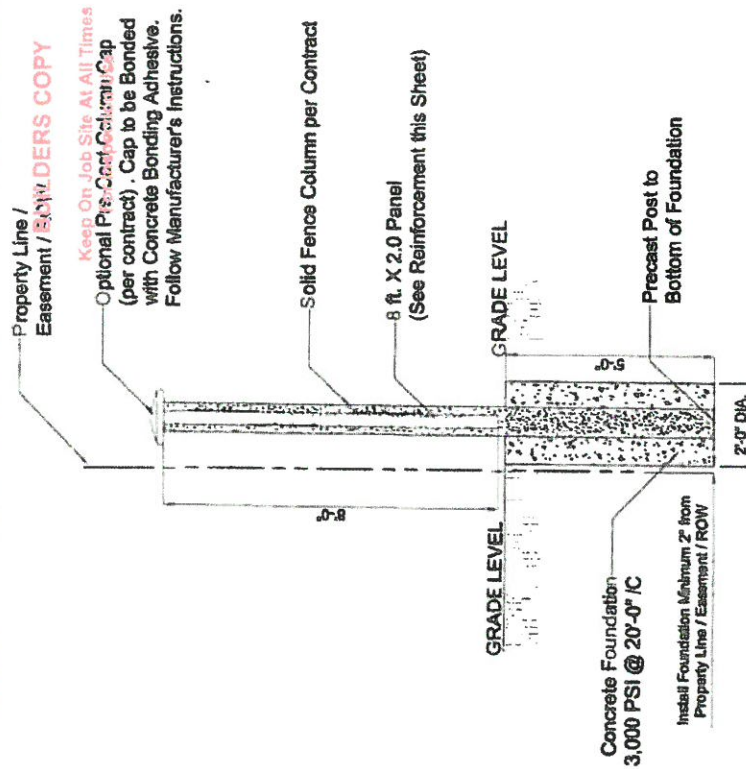


LINE SOLID POST DETAIL



END SOLID POST DETAIL

BCA001: 100% Pass



**TYPICAL FOUNDATION for 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)**

SCALE: $\frac{1}{4}'' = 1'-0''$

This item has been Electronically Signed and Sealed by Ralph Remmerl, Texas P.E. #126587 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.





[Print](#) | [Close Window](#)

Subject: Wall Correction for 54 Shady Dale Drive
From: "Miller, Ryan" <RMiller@rockwall.com>
Date: Tue, Jan 19, 2021 12:19 pm
To: ""jbest@bestlawcenter.com"" <jbest@bestlawcenter.com>
Attach: image001.jpg
image002.jpg
image003.png
image004.png
Packet [P&Z] (10.27.2020).pdf

Mr. Best ... Per our conversation attached is a copy of the packet that was provided to the Planning and Zoning Commission. In this packet are the wall plans provided to us at the time the original case was submitted. In these documents the only height indicated is a six (6) foot wall. To correct this you will have to go back through the process to receive permission for the additional height. Below is a link to the development application that you will need to fill out. Please submit this ASAP so that we can get you on the next Planning and Zoning Commission agenda. If you have any additional questions please let me know. Thanks.

Application: [http://www.rockwall.com/planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/planning/Documents/Development%20Application%20(Complete).pdf)

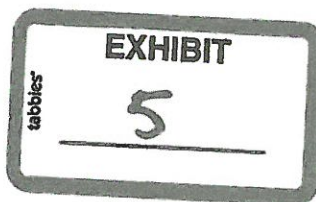


RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

GENERAL NOTES:

CODES AND STANDARDS

- STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
- WIND SPEED = 105 (3 SEC GUST)
- EXPOSURE - B
- $K_d = 0.85$
- CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
- RISK CATEGORY 1

SOIL CONDITIONS (ASSUMED)

- ALLOWABLE BEARING CAPACITY = 2,000 PSF
- ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
- MINIMUM $N = 7$
- UPLIFT FORCES ASSUMED NEGLIGIBLE

CONCRETE STRENGTH

- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS $F'_c = 5,500$ PSI
- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE $F'_c = 3,000$ PSI (CLASS A)

MATERIALS:

- CEMENT PER ASTM C-150 TYPE 1

AGGREGATES FOR CONCRETE:

- NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".

ADMIXTURES:

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DELIVERY OF CONCRETE:

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PROJECT:

JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:

8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:

2074

WIND DESIGN:

105 MPH

EXPOSURE:

B

RISK CATEGORY:

1

NOVEMBER 30, 2020

Prepared By

Ralph Remmert, P.E.
Texas Registration No. 126567

JBM & R ENGINEERING, INC.
FIRM #19215

P.O. BOX 1566 VALRICO, FL 33595

TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

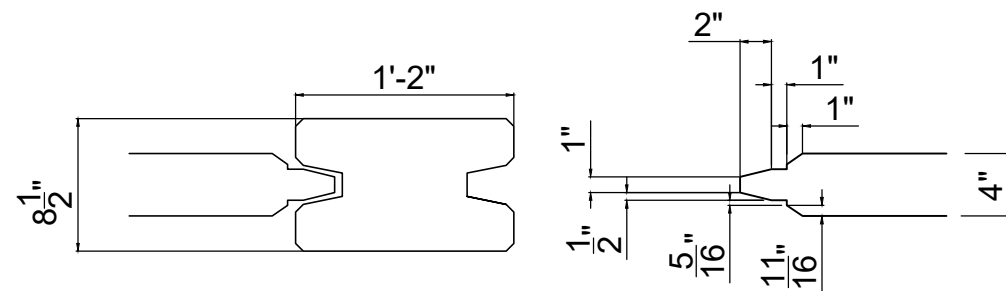
NOTES:

1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

DRAWING INDEX

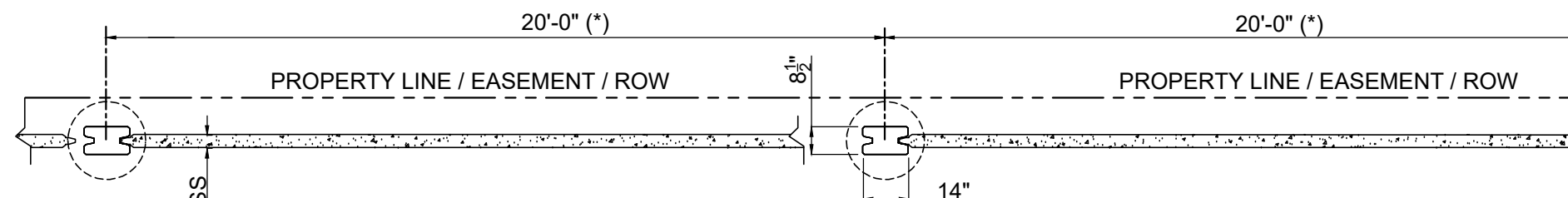
DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.



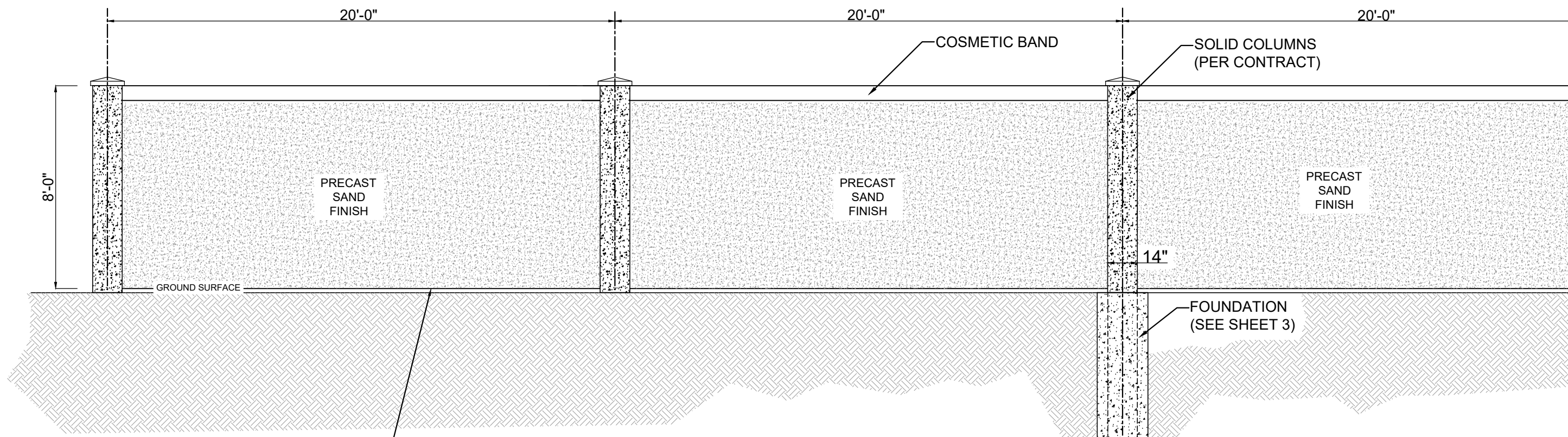
TYPICAL PANEL / POST CONNECTION
SCALE: 1"=1'-0"

(*): 20'-0" - Contact Manufacturer for Exact Center to Center Distance



WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: $\frac{1}{4}" = 1'0"$



TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: $\frac{1}{4}" = 1'0"$

MIN. 2" CLEARANCE FOR DRAINAGE. OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND NEW FENCE. JBM&R ENGINEERING, INC. IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

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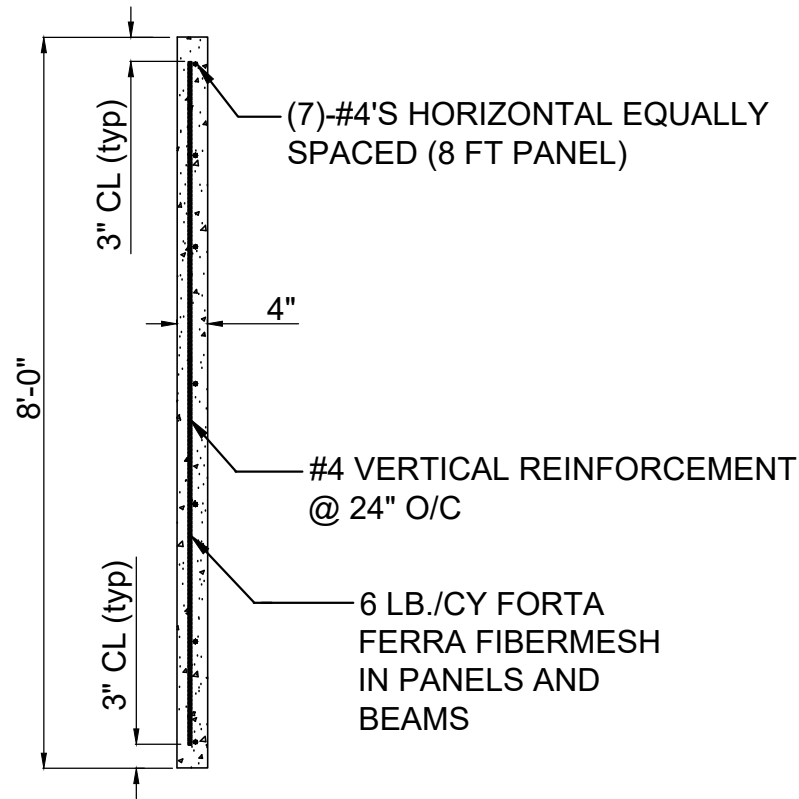
										JAMES BEST 54 SHADY DALE LANE ROCKWALL, TEXAS 75032			
										8 FT x 2.0 GENERAL WALL DIMENSIONS			
REFERENCE DRAWINGS		NO.	DATE	REVISION		BY	CK	APP	PO Box 1566	Valrico, FL 33595	Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)		
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PLOT SCALE:		AS NOTED		CAD FILE:	bcsd		DRAWN BY:	EEER	DATE:	11-30-2014	SHEET NO.		
ACTUAL SCALE:		AS NOTED		CHECK BY:	EEER		APP:	EEER	DATE:	11-30-2014	REV. C		
										PROJECT:	2074	SHEET 2	

JAMES BEST
54 SHADY DALE LANE
ROCKWALL, TEXAS 75032

8 FT x 2.0 GENERAL WALL DIMENSIONS

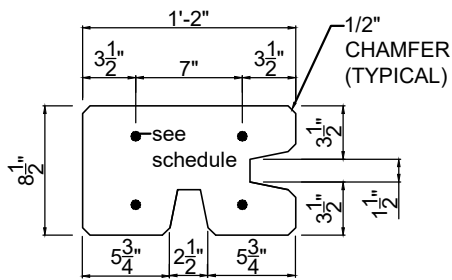
**JBM & R
ENGINEERING, INC.**

Ralph E. Remmert, P.E.
TEXAS P.E. 126567
FIRM #19215

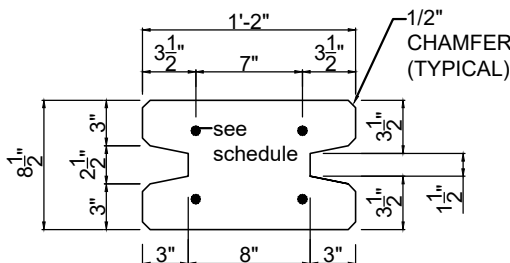


TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL

SCALE: $\frac{1}{2}$ " = 1'-0"



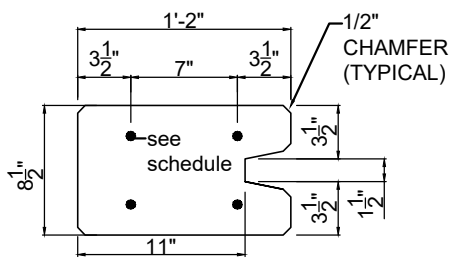
CORNER SOLID POST DETAIL
8-1/2" X 14"



LINE SOLID POST DETAIL
8-1/2" X 14"

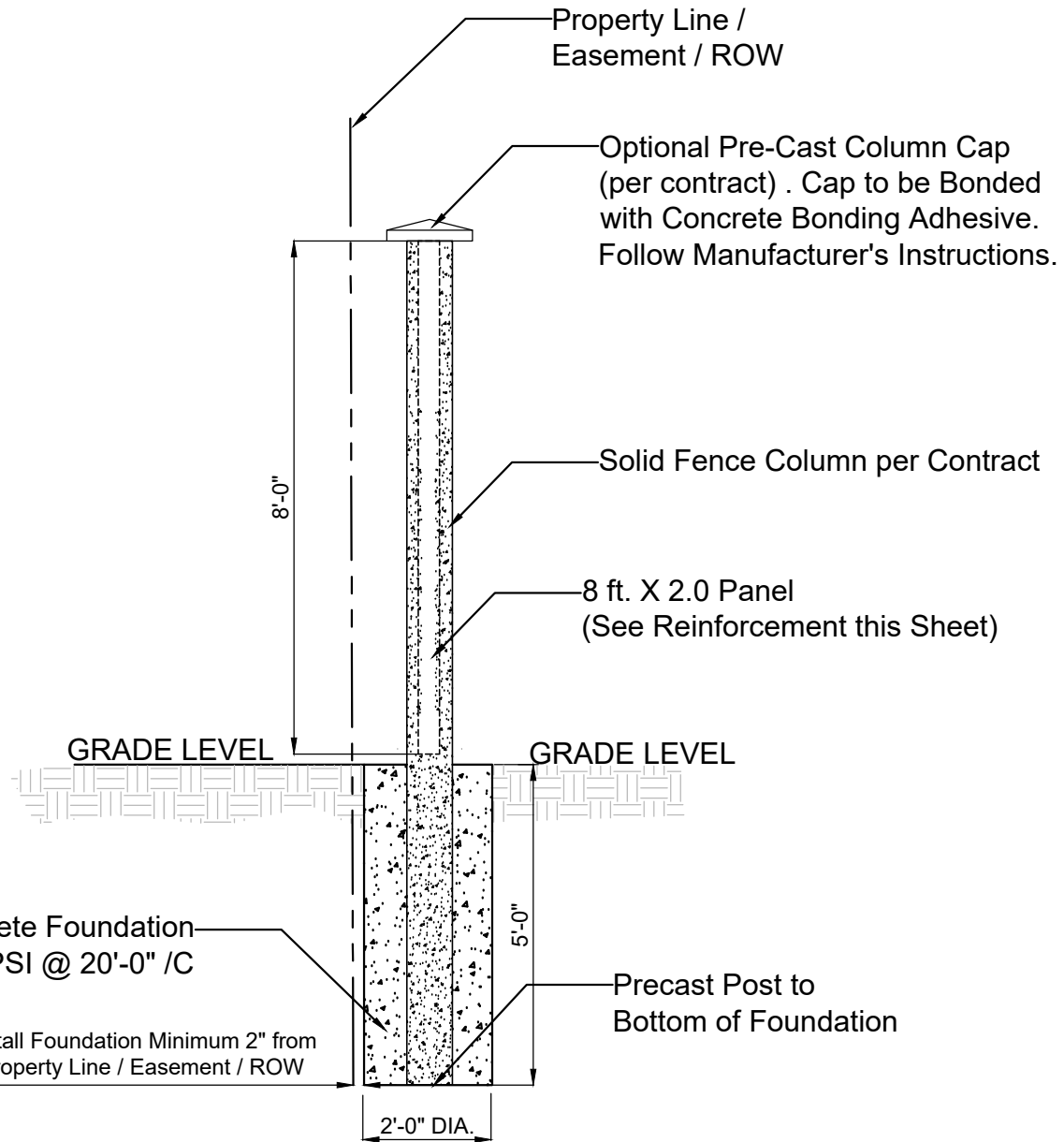
* Reinforcement Schedule

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



END SOLID POST DETAIL
8-1/2" X 14"

SCALE: 1" = 1'-0"



TYPICAL FOUNDATION for 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)

SCALE: $\frac{3}{8}$ " = 1'-0"

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REFERENCE DRAWINGS				NO.				DATE				REVISION				BY				CK				APP				PO Box 1566 Valrico, FL 33595				JAMES BEST 54 SHADY DALE LANE ROCKWALL, TEXAS 75032				FOUNDATION DETAILS				Ralph E. Remmert, P.E. TEXAS P.E. 126567 FIRM #19215			
THIS DRAWING IS THE PROPERTY OF JBM & R ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART, EXCEPT BY WRITTEN PERMISSION FROM JBM & R ENGINEERING, INC.				PLOT SCALE: AS NOTED				CAD FILE: local				DATE: REK 11-20-20				DISCIPLINE: CIVIL / STRUCTURAL				SHEET 3				REV: 0				Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)				PROJECT: 2074											

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: Z2021-014
PROJECT NAME: Zoning Change (AG to PD) for the Klutts Family Farm
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	05/18/2021	Approved w/ Comments

05/18/2021: Z2021-014; Zoning Change (AG to PD) for Klutts Family Farm

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

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and generally located at the northwest corner of the intersection of FM-549 and FM-1139.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2021-014) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District, and according to the Future Land Use Map the subject property is designated for Low Density Residential district land uses. Low Density Residential is defined as 2.0 dwelling units/acre with the ability to increase the density up to 2.5 dwelling units/acre at the discretion of the City Council if they determine that increased amenity is provided. The proposed zoning request is in conformance with this designation.

I.5 According to the Land Use Plan the South Central Residential District, "...has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots."

M.6 Please make the following changes on the Concept Plan:

- (1) Extend the "Heavy Landscape Buffer" around the curved street to the divided entryway.
- (2) Please change "Cemetary" to "Cemetery".

M.7 Please review the attached Draft Ordinance prior to the May 25, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 1 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 1, 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 June 15, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 25, 2021.

I.9 The projected City Council meeting dates for this case will be June 21, 2021 (1st Reading) and July 6, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved w/ Comments

05/20/2021: M - The two Drainage and detention easements in the Parkland area shall be owned, maintained, and repaired by the HOA.

Informational Comments

- This plan shows 490 lots.
- The Somerset Lift Station will need to have an infrastructure study done to determine upgrades required to be constructed.
- Maximum 243 lots are required before the two 3097 Lift Stations will need to be upgraded to ultimate capacity.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.

Drainage Items:

- I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- I - Manning's C-value is per zoning type.
- I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
- I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- I - Cannot increase the flow leaving the property.
- I - Detention is required
- I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:

- I - Must loop min 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
- I - Existing Pro-rata for Long Branch Lift Station = \$545.38/acre
- I - Existing Pro-rata for FM 3097 Lift Stations = \$432.74/acre
- I - Infrastructure study to be performed to determine capacity and upgrades to the Long Branch Lift station. Fees apply for study.
- I - If you have 243 lots or more for this site: need to upsize the Long Branch and both FM 3097 #1 and #2 lift stations to ultimate capacity (pumps, electrical, generators, etc.).
- I - Suggest opting out of Blackland WSC for the back half of the development

Roadway Paving Items:

- I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
- I - Must install alleys at the back of the lots.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - TXDOT to be ready to let FM 549 Widening July 2021.
- I - TXDOT permit and Traffic Impact Analysis required for 1139 and 549. Review fees apply.
- I - Make sure that you have shown the new right-of-way along FM 549 for the widening project

M- Median in entry roadway will need to be a lot and block outside of the ROW owned, maintained, and repaired by HOA. No Utilities allowed in this lot.

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	05/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved

05/17/2021: No comments

05/17/2021: 2. P2021-026 (David Gonzalez)

Park District 22

Cash in Lieu of Land $\$503.00 \times 490 = \$246,470.00$

or Park land Dedication 11+ acres

Pro Rata Equipment Fees $\$476.00 \times 490 = \$233,240.00$

Total per lot (1) Lot $\$979.00$ & Total for 490 lots $\$479,710.00$

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.

Drainage Items:

- I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- I - Manning's C-value is per zoning type.
- I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
- I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- I - Cannot increase the flow leaving the property.
- I - Detention is required
- I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:

- I - Must loop min 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
- I - Existing Pro-rata for Long Branch Lift Station = \$545.38/acre
- I - Existing Pro-rata for FM 3097 Lift Stations = \$432.74/acre
- I - Infrastructure study to be performed to determine capacity and upgrades to the Long Branch Lift station. Fees apply for study.
- I - If you have 243 lots or more for this site: need to upsize the Long Branch and both FM 3097 #1 and #2 lift stations to ultimate capacity (pumps, electrical, generators, etc.).
- I - Suggest opting out of Blackland WSC for the back half of the development

Roadway Paving Items:

- I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
- I - Must install alleys at the back of the lots.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - TXDOT to be ready to let FM 549 Widening July 2021.
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- M- Median in entry roadway will need to be a lot and block outside of the ROW owned, maintained, and repaired by HOA. No Utilities allowed in this lot.

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".



- This plan shows 490 lots.
- The Somerset Lift Station will need to have an infrastructure study done to determine upgrades required to be constructed.
- Maximum 243 lots are required before the two 3097 Lift Stations will need to be upgraded to ultimate capacity.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-014

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 S FM 549, Rockwall, TX

Subdivision Ramsey Survey Abstract-186

Lot N/A Block N/A

General Location NEC of S FM 549 and FM 1139

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use Agricultural

Proposed Zoning PD - Single Family

Proposed Use Single Family Residential Subdivision

Acreage 198.52

Lots [Current] N/A

Lots [Proposed] 565

- ☐ **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 Klutts Farm, LLC

☐ Applicant Skorburg Company

Contact Person Ben Klutts, Jr

Contact Person Kevin Harrell

Address 1604 N Hills Dr

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-771-5755

Phone 214-888-8859

E-Mail BKluttsjr@att.net

E-Mail KHarrell@SkorburgCompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ben Klutts [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 18th day of March, 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."

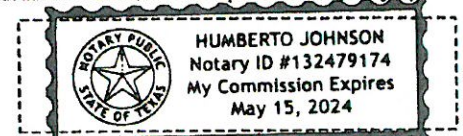
Given under my hand and seal of office on this the 18th day of March, 2021.

Owner's Signature

Ben Klutts

Notary Public in and for the State of Texas

[Signature]



My Commission Expires



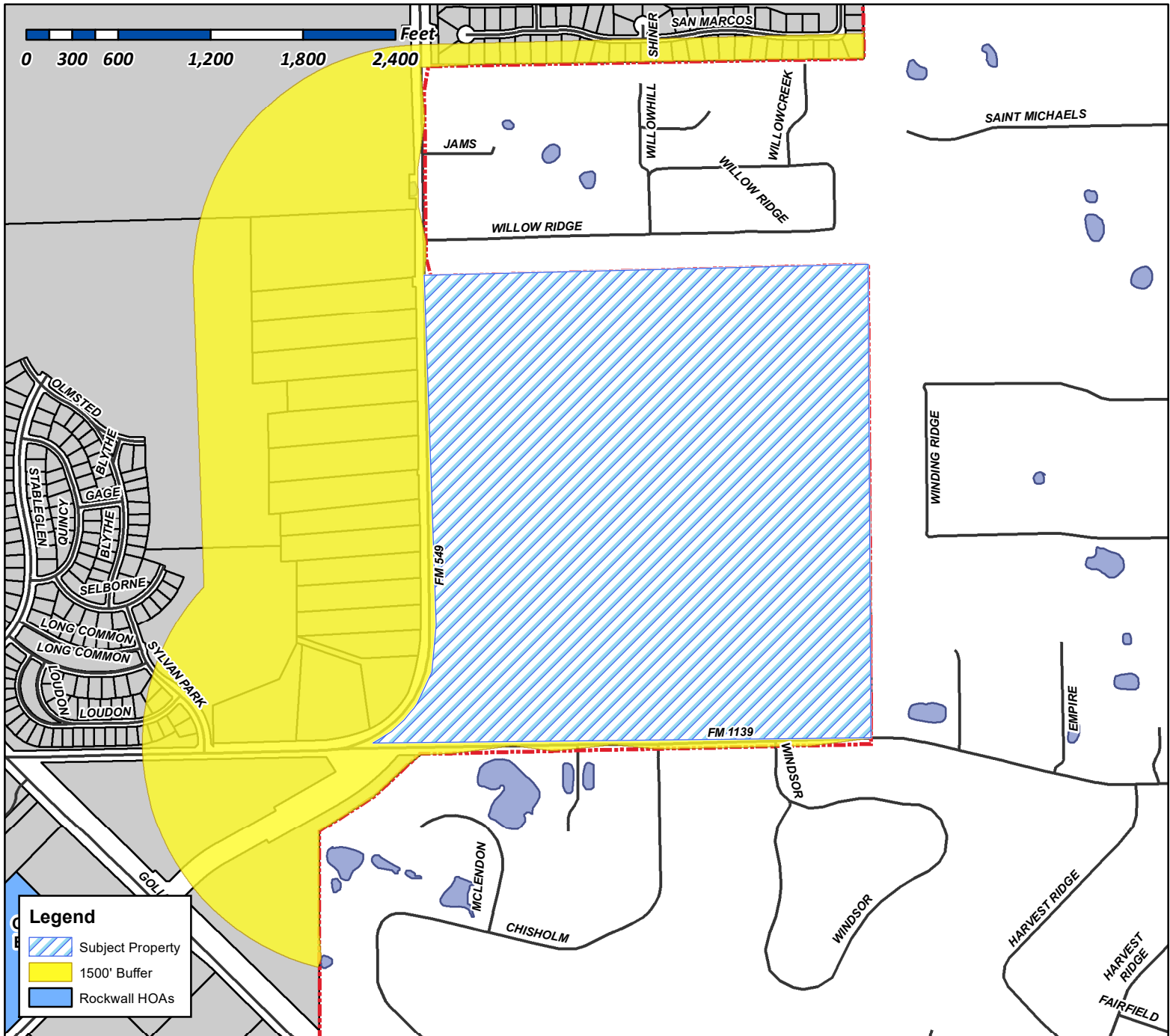
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com



City of Rockwall

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

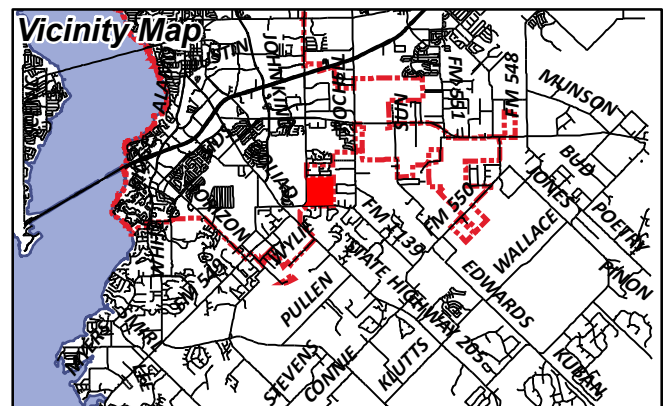
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2021-014
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 549 and FM 1139

Date Created: 5/13/2021

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

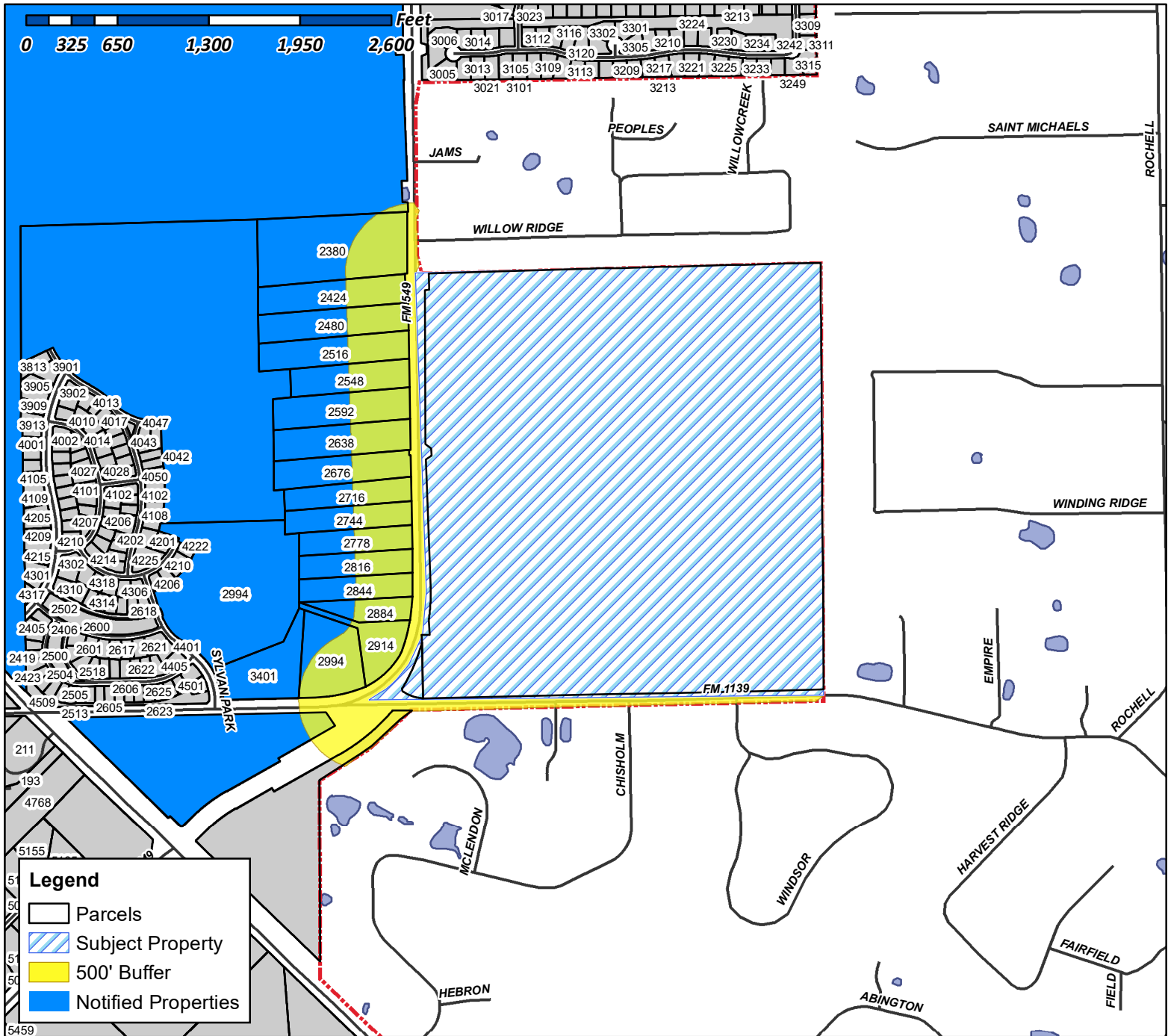
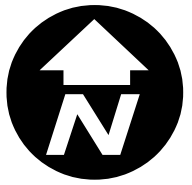




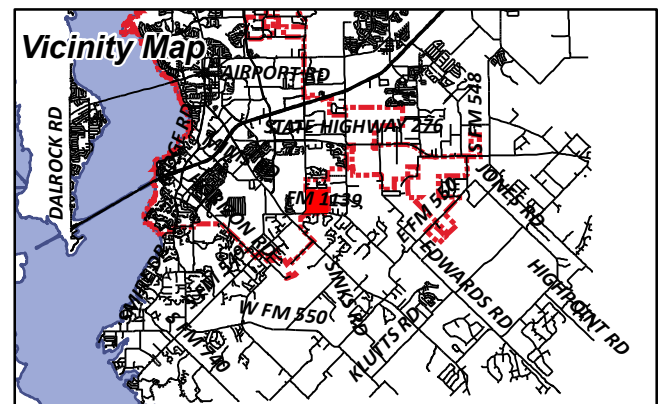
City of Rockwall

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Date Created: 5/13/2021

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

ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

NELLER GARY K & HELEN COMEAU
2380 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
2424 FM5 49
ROCKWALL, TX 75032

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2548 FM 549
ROCKWALL, TX 75032

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032

LEE RICHARD V & GLORIA J
2638 S FM 549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FM549
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

May 14, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Upon receiving a 4-1 favorable vote from the Planning & Zoning Commission on May 11, 2021 that our revised concept plan fulfills the requirements of a Substantial Change, the Skorburg Company is submitting a revised zoning application and respectfully requests that our project (the "Homestead") be taken to the May 25, 2021 Planning & Zoning Commission Meeting (Work Session) and June 15th, 2021 Planning and Zoning Commission Meeting (Action Meeting). The Homestead consists of ±196 Acres in the J. A. Ramsey Survey, City of Rockwall, Rockwall County, located at the Northeast corner of F.M. 549 and FM 1139.

The property is currently zoned AG. Our proposed development allows for a maximum of 490 single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 12,000 SF, which equates to a maximum density of 2.49 units per acre (compliant with the City's Comprehensive Plan). This community will feature high quality homes as featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garaged doors.

Featuring an extensive 33% open space (well over the 20% open space requirement), this unique development also includes an extensive list of amenities:

- an amenity center with an enclosed clubhouse with restrooms, pool, and parking
- enhanced entry monumentation
- strategically located trails with high quality trail head in a centralized open space
- a dog park; and
- a proposed 50-acre contiguous tract of land to be dedicated to the City of Rockwall for a Regional City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area, which has been affirmed as being desired by the City's Park Board and would fulfill a need of the Park Board's Comprehensive Plan.

From the onset of this zoning process, the Skorburg Company and landowner have worked collaboratively, professionally, and in good faith and taken to heart the desires and inputs of adjacent residents, particularly from the neighbors to the west along FM 549. To illustrate this, **Exhibit “A”** attached to this letter contains an e-mail from Mr. Richard Henson to Adam Buczek dated April 16, 2021. While we tried, we were unable to satisfy his demands at the April 19, 2021 council meeting.

However, after being denied by City Council at the April 19, 2021 meeting on the basis of density (which has now been satisfied as this revised zoning request conforms to the Comprehensive Plan), the property owner and Skorburg went back to the drawing board pivoting off of Mr. Henson’s commitment which required enormous concessions from us and our landowner. In comparing Mr. Henson’s counter proposal on Page 4 of Exhibit “A”, it is evident that our revised Concept Plan materially conforms to his expectations to not oppose our zoning request, and in fact, our plan contains ten (10) fewer lots than he requested.

We look forward to working with the City to make The Homestead a reality and an asset for the Rockwall community to enjoy for many decades to come.

Cordially Yours,

Kevin Harrell
Land Acquisition Manager

Adam Buczek

EXHIBIT 'A' Cp. 1 of 4

From: Richard Henson <hendad4@yahoo.com>
Sent: Friday, April 16, 2021 12:55 AM
To: txsharon1@yahoo.com; Adam Buczek
Subject: Re: Updates / revised Homestead (Klutts Farm) Concept Plan zoning request
Attachments: Plat revised 4-15-21.pdf

Adam
Please see attached

- Your most recent plat of the development; and
- Our counter proposed plat (2nd page)

I do not have the appropriate software for this type of map manipulation (just Power Point). You can easily see where I manipulated the map (NW part of development)

If you will agree to these edits, along with your previous concessions, we will not protest the development at next week at city hall.

Best
Richard W Henson
214-288-3084

On Thursday, April 15, 2021, 07:30:19 PM CDT, Adam Buczek <abuczek@skorburgcompany.com> wrote:

Good evening, Richard & Sharon.

I wanted to provide you with the latest updated / revised Homestead layout that incorporates the changes as required by the P&Z Commission's recommendation on Monday night (plus I was able to provide some additional enhancement of a larger average lot size in the mix as I explain below).

This will be our final layout that I present to city council next Monday night.

Nothing changed except we incorporated the recommendation of the P&Z Commission to intermix the 72' wide lots with the 62' wide lots to create a more mix of product types within the streets (hence you see the mixing of the yellow and orange colored lots).

EXHIBIT "A" (p. 2 of 4)

Interestingly, in doing this work with my engineer since the P&Z Meeting and due to us having extensive curvilinear streets – we were actually able to convert 14 of the 62' wide lots into 72' wide lots as part of the intermixing of lot types (so this revised layout actually goes above and beyond P&Z's recommendation by increasing the # of 72' wide lots without any change to the total # of lots).

I hope these changes make the plan more to your liking. I am happy to discuss any other questions you or your neighbors may have. Thank you.

Best Regards,

Adam J. Buczek

Development Partner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Ph: (214) 888-8843

Cell: (817) 657-5548

Fax: (214) 888-8861

EXHIBIT "A" (p. 364)

Skorburg
Proposal as of 4/16/21

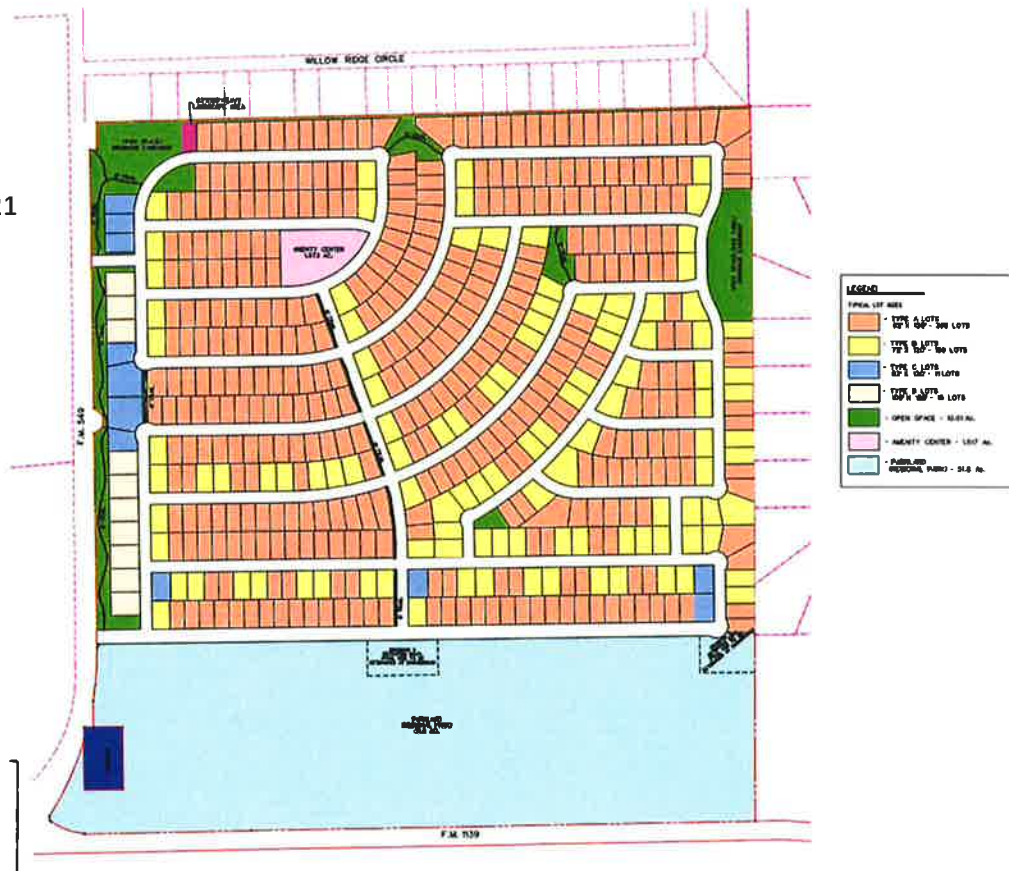


EXHIBIT "A" (p. 4 of 4)

Counter proposal
From Henson
4/16/21

Stone Creek quality entrance

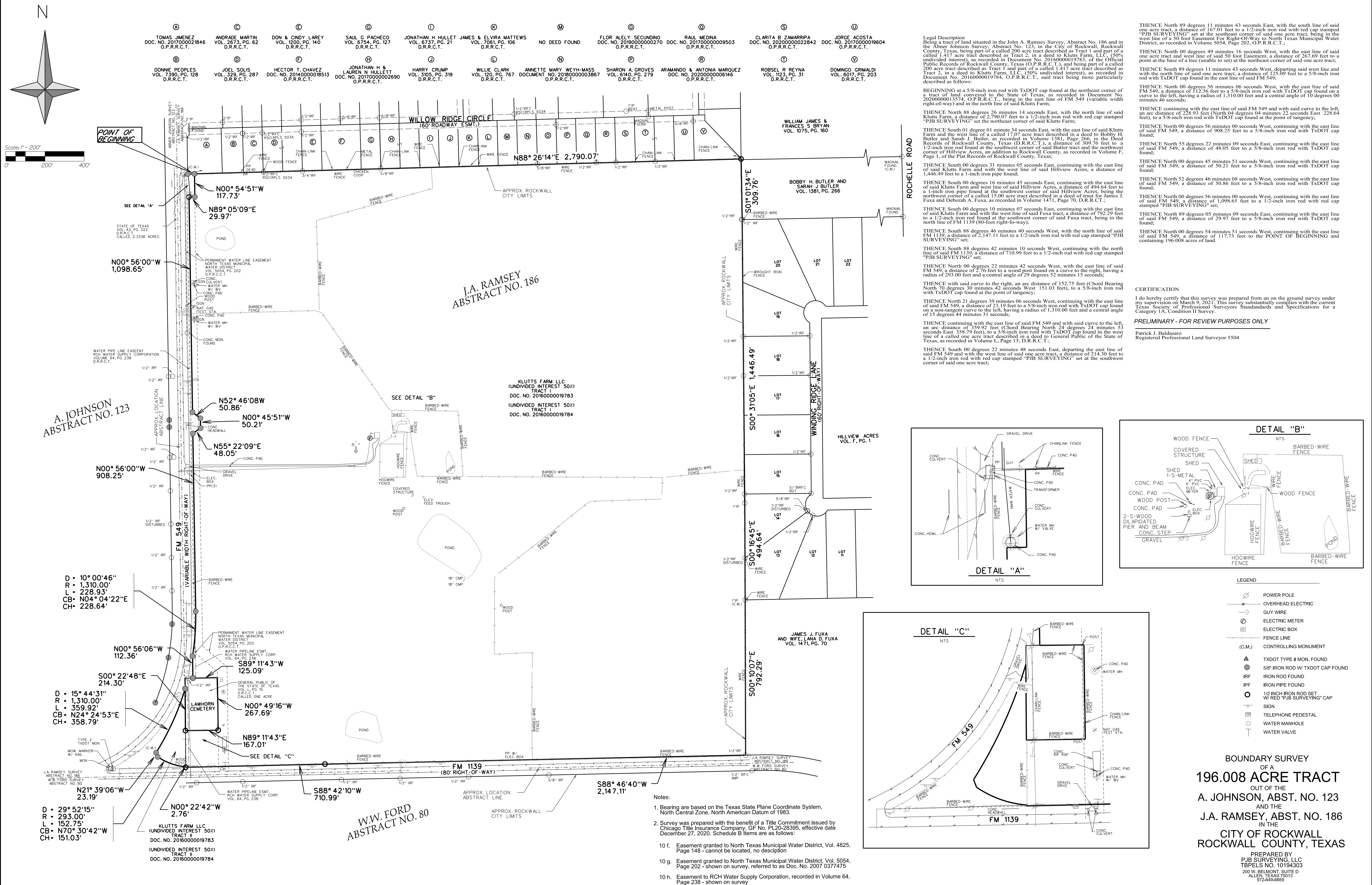


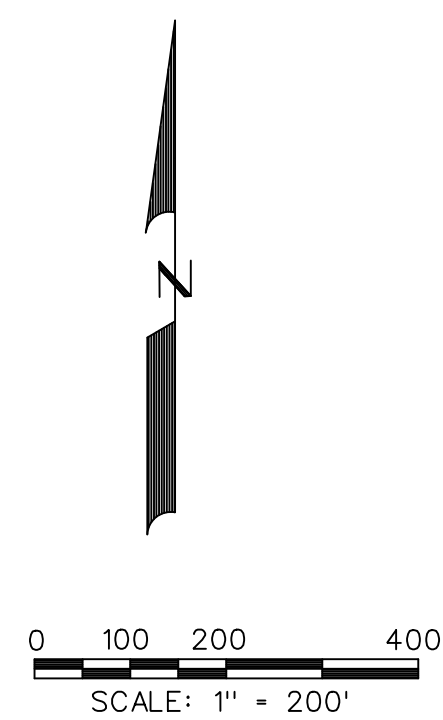
Entrance set back like Stone Creek with a median, curves in street & significant monument
Add green space around entrance
Add 72' lots on streets around club house
It appears to be 26 fewer lots

A



A This revised zoning request has 36 fewer lots.
(10 fewer lots than suggested by Mr. Henson)





LEGEND	
TYPICAL LOT SIZES	
	- TYPE A LOTS 62' X 120' - 226 LOTS
	- TYPE B LOTS 72' X 120' - 249 LOTS
	- TYPE C LOTS 100' X 120' - 15 LOTS
	- OPEN SPACE - 13.6 Ac.
	- AMENITY CENTER - 1.606 Ac.
	- PARKLAND (REGIONAL PARK) - 50.8 Ac.



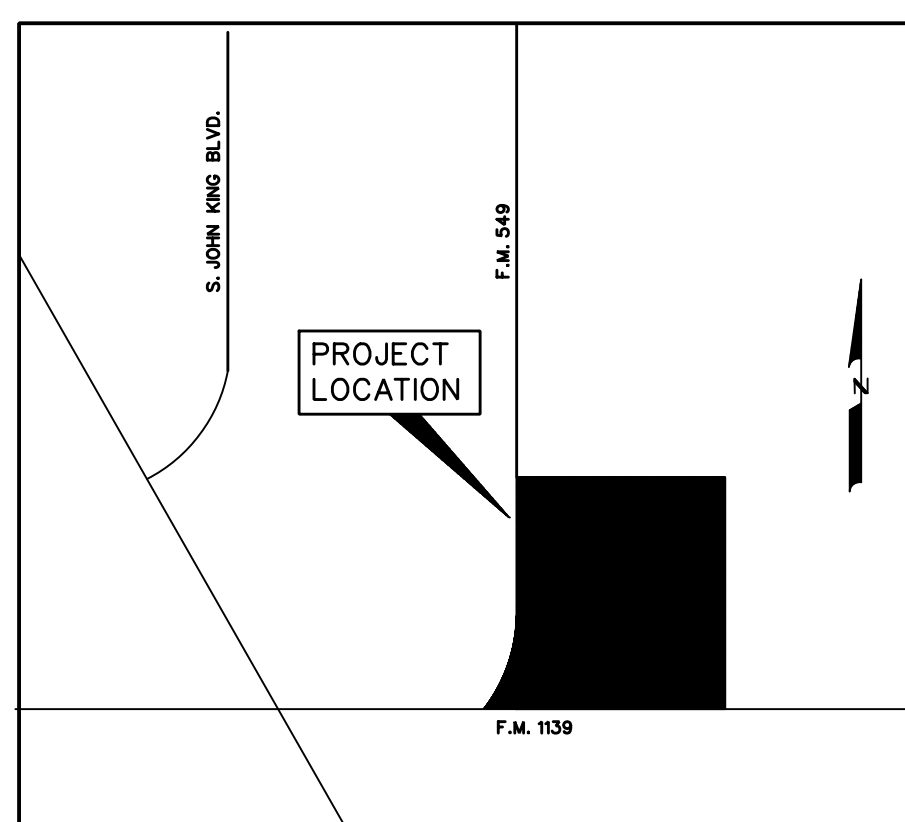
REPRESENTATIVE TRAIL HEAD



REPRESENTATIVE PRIMARY ENTRY MONUMENT



REPRESENTATIVE SECONDARY ENTRY MONUMENT



LOCATION MAP
N.T.S.

TOTAL ACRES	196.009
TOTAL RESIDENTIAL LOTS	490
RESIDENTIAL DENSITY	2.499

CONCEPT PLAN
OF
HOMESTEAD
SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
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
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087

APRIL 2021 SCALE 1" = 200'

CASE NO. XXXX

 = SUBJECT PROPERTY

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a

condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF JULY, 2021.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A':
Legal Description

Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Abner Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in Document No. 20160000019783, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in Document No. 20160000019784, O.P.R.R.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in Document No. 20200000013574, O.P.R.R.C.T., being in the east line of FM-549 (variable width right-of-way) and in the north line of said Klutts Farm;

THENCE North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the northeast corner of said Klutts Farm;

THENCE South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H Butler and Sarah J. Butler, as recorded in Volume 1381, Page 266, in the Deed Records of Rockwall County, Texas (D,R,R,C,T.), a distance of 309.76-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in Volume F, Page 1, of the Plat Records of Rockwall County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49-feet to a 1-inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed of trust for James J. Fuxa and Deborah A. Fuxa, as recorded in Volume 1741, Page 70, D.R.R.C.T.;

THENCE South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29-feet to a 1/2-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM-1139 (80-foot right-of-way);

THENCE South 88 degrees 46 minutes 40 seconds West, with the north line of said FM-1139, a distance of 2,230.29-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 42 minutes 10 seconds West, continuing with the north line of said FM-1139, a distance of 710.99-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said FM-549;

THENCE North 00 degrees 22 minutes 42 seconds West, with the east line of said FM-549, a distance of 2.77-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the right, having a radius of 293.00-feet and a central angle of 29 degrees 52 minutes 15 seconds;

THENCE with said curve to the right, an arc distance of 152.75-feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West – 151.03 feet), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 55 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 6.30-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 10 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 18.30-feet to a 5/8-inch iron rod with TXDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00-feet and a central angle of 15 degrees 44 minutes 31 seconds;

Exhibit 'A':
Legal Description

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 359.92-feet (Chord Bearing North 24 degrees 24 minutes 53 seconds East – 358.79 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in Volume L, Page 15, D.R.R.C.T.;

THENCE South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM-549 and with the west line of said one (1) acre tract, a distance of 214.30-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said one (1) acre tract;

THENCE North 89 degrees 11 minutes 43 seconds East, with the south line of said one (1) acre tract, a distance of 167.02-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said one (1) acre tract, being in the west line of a 50-foot Easement for Right-Of-Way to North Texas Municipal Water District, as recorded in Volume 5054, Page 202, O.P.R.R.C.T.;

THENCE North 00 degrees 49 minutes 16 seconds West, with the east line of said one (1) acre tract and west line of said 50-foot Easement, a distance of 267.69-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said one (1) acre tract;

THENCE South 89 degrees 11 minutes 43 seconds West, departing said west line and with the north line of said one (1) acre tract, a distance of 125.09-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said FM-549;

THENCE North 00 degrees 56 minutes 06 seconds West, with the east line of said FM-549, a distance of 112.36-feet to a 5/8-inch iron rod with TXDOT cap found on a curve to the left, having a radius of 1,310.00-feet and a central angle of 10 degrees 00 minutes 46 seconds;

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 228.93-feet (North 04 degrees 04 minutes 22 seconds East – 228.64 feet), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 00 degrees 56 minutes 00 seconds East, continuing with the east line of said FM-549, a distance of 908.25-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 55 degrees 22 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 48.05-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 45 minutes 51 seconds East, continuing with the east line of said FM-549, a distance of 50.21-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 52 degrees 46 minutes 08 seconds West, continuing with the east line of said FM-549, a distance of 50.86-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM-549, a distance of 1,098.56-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 89 degrees 05 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 29.97-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 54 minutes 51 seconds West, continuing with the east line of said FM-549, a distance of 48.05-feet to the *POINT OF BEGINNING* and containing 196.008 acres of land.

Exhibit 'B':
Survey

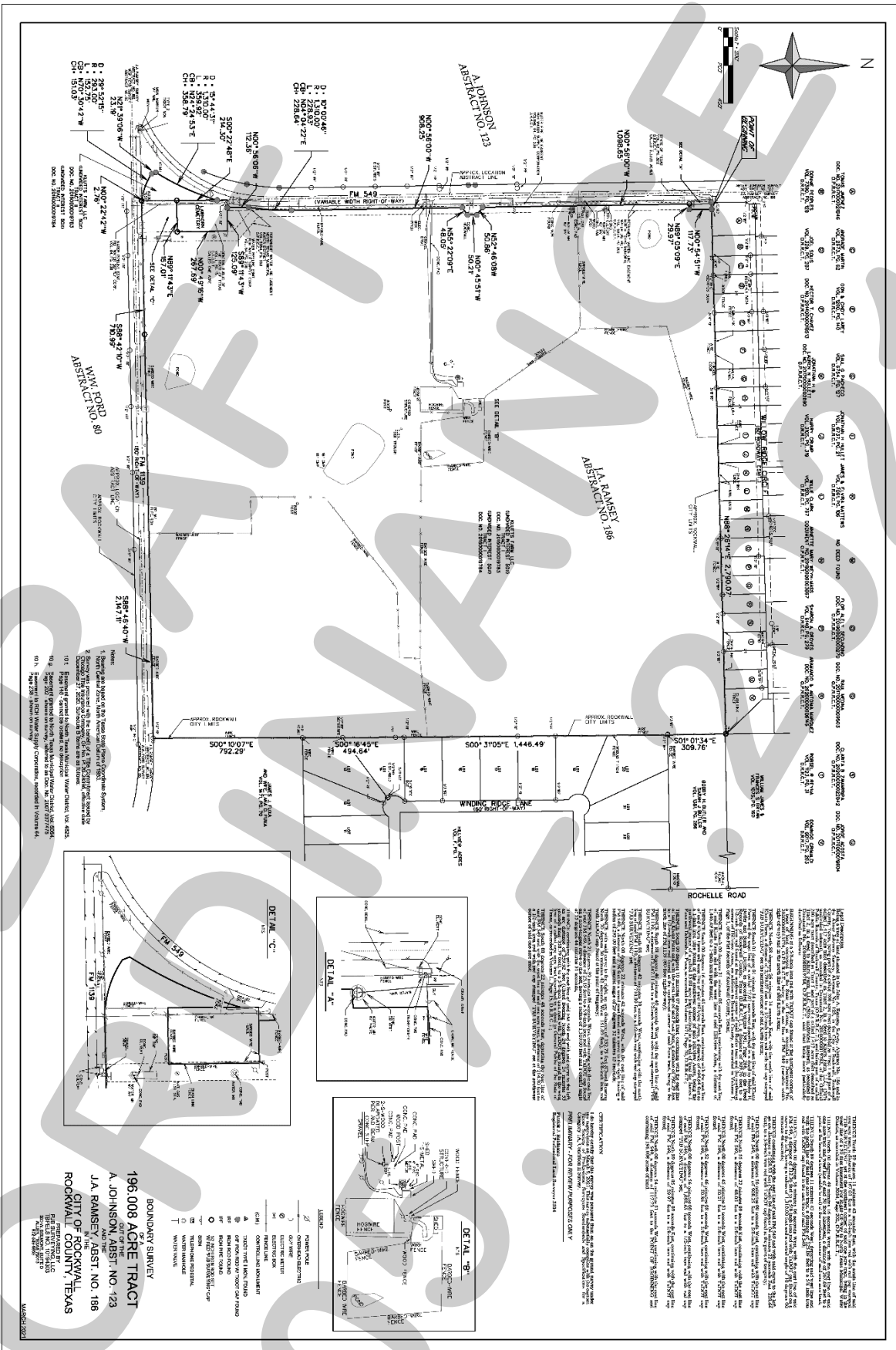
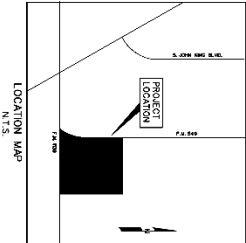


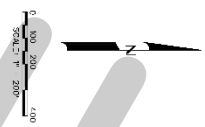
Exhibit 'C': Concept Plan



LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS - 62' X 100' - 228 LOTS
- TYPE B LOTS - 72' X 100' - 249 LOTS
- TYPE C LOTS - 100' X 100' - 15 LOTS
- OPEN SPACE - 13.6 AC.
- AMENITY CENTER - 1,000 AC.
- PARKLAND
- RECREATION PARK - 50.8 AC.



TOTAL ACRES 198.009
TOTAL RESIDENTIAL LOTS 480
RESIDENTIAL DENSITY 2.429



REPRESENTATIVE TRAIL HEAD



REPRESENTATIVE PRIMARY ENTRY MONUMENT



REPRESENTATIVE SECONDARY ENTRY MONUMENT

CONCEPT PLAN
HOMESTEAD
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
2200 W. STATE ST. SUITE 100
ALLEN, TEXAS 75013
OWNER
KLUTTS FARM, LLC.
1000 NORTH 1135 WEST
ALLEN, TEXAS 75013
APRIL 22, 2021 SCALE 1" = 200'
CASE NO. XXXX

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	62' x 120'	7,440 SF	226	46.12%
B	72' x 120'	8,640 SF	249	50.82%
C	100' x 120'	12,000 SF	15	03.06%
Maximum Permitted Units:			490	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.49 dwelling units per gross acre of land; however, in no case should the proposed development exceed 490 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width ⁽¹⁾	62'	72'	100'
Minimum Lot Depth	120'	120'	120'
Minimum Lot Area	7,440 SF	8,640 SF	12,000 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

Exhibit 'D':
Density and Development Standards

- ⁶: Type 'A' Lots that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

(4) **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements
- (1) **Type 'A' Lots.** The Type 'A' Lots (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing (or j-swing)* garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing (or j-swing)* garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing (or j-swing)* configuration. A maximum of 43.40% of these lots (*i.e. 98 Lots or 20.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration* -- *allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.
- (2) **Type 'B' & 'C' Lots.** The Type 'B' & 'C' Lots (*i.e. blue and tan lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing (or j-swing)* garage configuration -- *where the two (2) car garage is stated facing the side property*

Exhibit 'D':
Density and Development Standards

line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in Figure 1.

Figure 1. Examples of Enhanced Wood Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 3 & 4 below).

Table 3: Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

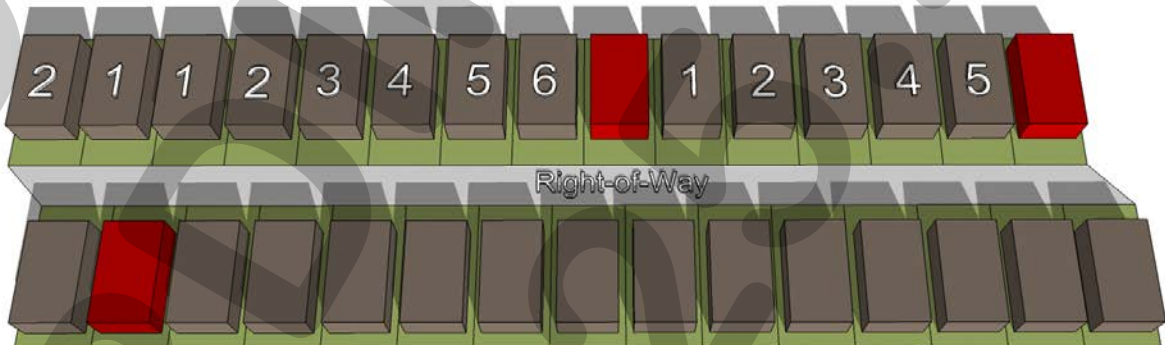
Exhibit 'D':
Density and Development Standards

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
 - (b) **Wood Fences.** All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is

Exhibit 'D':
Density and Development Standards

constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(7) Landscape and Hardscape Standards.

- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer to the edge of the *Public Park*. This landscape buffer shall terminate at the *Longhorn Cemetery*, which is identified as *Cemetery on Exhibit 'C'*. The general location of this landscape buffer

Exhibit 'D':
Density and Development Standards

permitted on the *Public Park* is depicted in the crosshatched area on *Exhibit 'C'*.

- (2) *Landscape Buffers (Northern Property Line)*. A minimum of a 30-foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
- (3) *Landscape Buffer (Adjacent to the Properties Along the Northern Boundary)*. A heavy landscape area (*i.e. indicated in dark pink in Exhibit 'C' and labeled as a "62' x 120' Heavy Landscape Area" and "20' Heavy Landscape Area"*) shall be provided adjacent to the northern properties. This landscape area shall consist of a minimum of canopy trees, accent trees, and shrubs and shall be reviewed for conformance with the *PD Site Plan*.
- (c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), three (3) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), three (3) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

Exhibit 'D':
Density and Development Standards

- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20% open space (*or a minimum of 39.2018-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:
- (a) Public Park. The development shall incorporate a minimum of a 50-acre contiguous tract of land to the City of Rockwall -- *identified as "Regional Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development -- *at no cost to the residential developer* -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.
- (b) Open Space. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) Amenity Center. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan* and may incorporate materials from the historic farmhouse -- *which currently situated on the property* -- without requiring variances to the material requirements contained in this ordinance or the Unified Development Code (UDC).

Exhibit 'D':
Density and Development Standards

- (14) *Dog Park*. The proposed dog park shall provide two (2) separate areas for large dogs and small dogs. A six (6) foot, vinyl coated chain link fence shall be required around the perimeter of the dog park and separating the two (2) areas. A double gate system shall be installed to reduce the chance of dogs escaping owners when leaving or entering the off-leash area. Self-closing gates shall be used to aid in keeping dogs from escaping owners. Waste disposal stations shall be provided for the two (2) separate areas. All areas of the dog park including restocking the waste disposal stations shall be the responsibility of the Homeowner's Association (HOA). In addition, all activities in the proposed dog park shall be subject to Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances.
- (15) *Trails and Trailhead*. A concrete trail system and trailhead shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*. The proposed trailhead should be of a similar design and quality as the trailhead depicted in *Exhibit 'C'*.
- (16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.
- (18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: Z2021-015
PROJECT NAME: SUP for Residential Infill at 511 S. Clark Street
SITE ADDRESS/LOCATIONS: 511 S CLARK ST, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	05/20/2021	Needs Review

05/20/2021: Z2021-015; Specific Use Permit for 511 S. Clark Street

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

I.1 This is a request for the approval of a Specific Use Permit for Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street.

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

(A) Proposed operation conditions of the SUP Ordinance:

The following conditions pertain to the construction of a duplex 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 duplex on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) Once construction of the duplex 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.

I.4 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 25, 2021.
- 2) Planning & Zoning Public Hearing meeting will be held on June 15, 2021.

3) City Council Public Hearing will be held on June 21, 2021. (1st Reading of Ordinance)

4) City Council meeting will be held on July 6, 2021. (2nd Reading of Ordinance)

1.5 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. The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: Must have a proposed grading plan for the building permit. How are you getting back to existing ground elevation?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved

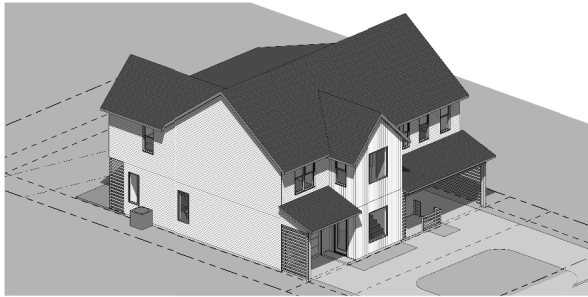
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved

05/17/2021: No comments

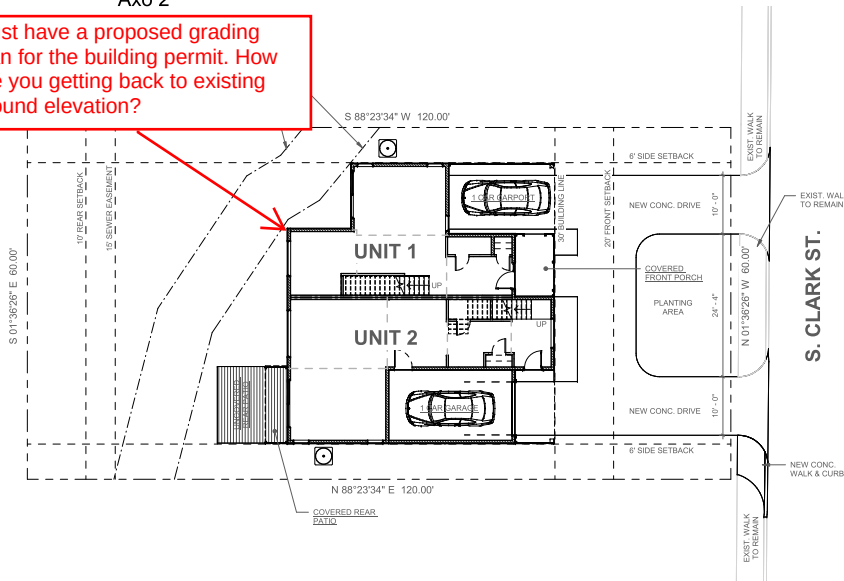


Axo 1



Axo 2

Must have a proposed grading plan for the building permit. How are you getting back to existing ground elevation?



1 SITE PLAN
1" = 10'-0"

GENERAL PROJECT NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BEGING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.
- THE GC IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADIES, ETC. PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND COMPLETION OF THE PROJECT. BUILDING LAYOUT SHALL BE VERIFIED BY A LICENSED SURVEYOR.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY AND STATE CODES AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM.
- THE CONTRACTOR IS RESPONSIBLE FOR HIRING THE PROPER CONTRACTOR FOR ALL UTILITY COMPANY TRENCHES.
- DIMENSIONS ARE PROVIDED FOR THE LOCATION OF PROJECT ELEMENTS. DRAWINGS SHALL NOT BE SCALED.
- AS REQUIRED BY THE ROCKWALL BUILDING CODE, THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ANY WALL OR ASSEMBLY REQUIRED TO HAVE PROTECTED CORNERS. THE WALLS AND ALL FIVE WALLS (SIDE, FRONT, REAR, PARALLEL AND PERPENDICULAR) SHALL BE PROTECTED BY WORK OR STENCILING AT SIZES AND LOCATIONS REQUIRED BY CODE.
- ALL PENETRATIONS OF EXTERIOR WALLS SHALL BE TO BE THOROUGHLY SEALED IN A MANNER APPROPRIATE TO THE WALL TYPE THAT IS BEING PENETRATED, I.E. GUTTER TIGHT, ADHESIVE, NON-PANED, AND FIRE RATED. EXPOSED COPING BOARD IS TO BE SEALED, TYPED AND FLANGED FOR BEST QUALITY APPEARANCE.
- PROVIDE ADEQUATE BLOCKING AS REQUIRED BY WALLS AND ROOF STRUCTURE TO SUPPORT ELECTRIC WATER COOLER, LAUNDRERIES, TOILET FIXTURES AND ACCESSORIES, SHAM BARS, ELECTRICAL PANELS, ACCESS ROOF LADDERS, MATERIALS, ETC.
- MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT MOUNTING HEIGHTS REQUIRED BY THE MOST RECENTS ISSUE OF THE TEXAS ACCESSIBILITY STANDARDS FOR ANY PARTICULAR APPLICATION INDICATED. REFER ANY QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE OWNER FOR FINAL DECISION.
- CONTRACTOR IS TO REFER TO MEP DRAWINGS AND PROJECT MANUAL FOR ANY HANGED ACCESS PANELS NOT INDICATED IN THE ARCH. DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS WITH DRYPWALL, TALL, E.I.P. AND PLASTER WORK.
- PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER.
- PRIOR TO LAYING OUT AND FRAMING WALLS VERIFY THERE IS SUFFICIENT SPACE FOR ALL PLUMBING, FUTURE, EQUIPMENT, APPLIANCES AND ELECTRICAL FIXTURES WITH THE MANUFACTURERS CUT SHEETS. ENSURE THERE IS SUFFICIENT SPACE FOR THE OPERATION OF ALL EQUIPMENT INCLUDING DOOR SWINGS AND THROW AS WELL AS REQUIRED CLEAR SPACE FOR VENTILATION, ETC.
- INTERIOR WITH A BALL BEING 10'-0" ABOVE THE ADJACENT EXTERIOR GRADE SHALL HAVE THEIR SILL SET AT A MINIMUM OF 2'-0" ABOVE THE FINISHED FLOOR OR HAVE HANDRAIL MEETING SECTION REQUIREMENTS.
- THE GC SHALL VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE PROVIDED BY OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE WORK IS STARTED.
- EROSION OR OMISSIONS IN SCHEDULES SUCH AS ROOM FINISH, DOOR, WINDOW, ETC. DO NOT RELIEVE THE GC FROM PERFORMING THE WORK AS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS.
- VERIFY ALL SIZE AND LOCATIONS FOR ALL OPENINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH THE TRADES INVOLVED. COORDINATE LOCATIONS AND NOT NEGOTIATE ON DRAWINGS WITH DESIGN TEAM AND OWNER.
- PRIOR TO CONSTRUCTING STAIRS AND OTHER ELEMENTS THE CONTRACTOR SHALL VERIFY THE BUILD FLOOR TO FLOOR CONDITION IN THE FIELD. CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING FLOOR FINISHES AND TAKE THEIR THICKNESS INTO ACCOUNT WHEN DETERMINING RISER AND TREAD DIMENSIONS. RISERS SHALL BE NO TALLER THAN 7" OR AS LIMITED BY CODE.
- PRIOR TO ELECTRICAL AND PLUMBING WORK IN, THE CONTRACTOR SHALL CONFIRM REQUIRED LOCATIONS FOR THESE SERVICES WITH CUTSHEETS FOR THE FIXTURES, APPLIANCES AND EQUIPMENT THAT WILL BE INSTALLED.

DRAWING SYMBOL LEGEND

	WINDOW TAG
	WALL TYPE
	DOOR TAG
	SECTION CUT TAG
	ELEVATION TAG
	DETAIL TAG

LOCATION MAP



SHEET LIST				
SHEET NUMBER	SHEET TITLE	SHEET ISSUE DATE	REV #	REV DATE
02 - GENERAL				
G-100	COVER SHEET & SITE PLAN	01/15/2021		
08 - ARCHITECTURAL				
A-100	LEVEL 1 FLOOR PLAN	01/15/2021		
A-101	LEVEL 2 FLOOR PLAN	01/15/2021		
A-200	OVERALL BUILDING ELEVATIONS	01/15/2021		
A-201	OVERALL BUILDING ELEVATIONS	01/15/2021		

APPLICABLE BUILDING CODES

2015 INTERNATIONAL PLUMBING CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE WITH ROCKWALL AMENDMENTS
2014 NATIONAL ELECTRICAL CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL RESIDENTIAL CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL FUEL & GAS CODE WITH ROCKWALL AMENDMENTS

PROJECT DIRECTORY

OWNER
CASTRO DEVELOPMENT
1008 CLERMONT ST
DALLAS, TX 75223

CONTACT:
JASON CASTRO
214.232.2750
JASON@CASTROPROPERTYGROUP.COM

ARCHITECT
OBJECT & ARCHITECTURE
4815 TERRY STREET
DALLAS, TX 75223

CONTACT:
RYAN M. WITHBROW
214.240.1995
RYAN@OBJ-ARC.COM

PROJECT INFORMATION

DESCRIPTION: NEW TWO STORY TWO FAMILY (DUPLEX) RESIDENCE

ADDRESS: 511 S. CLARK STREET
ROCKWALL, TX 75087

CITY: ROCKWALL
COUNTY: ROCKWALL COUNTY

LOT: 6
BLOCK: J.E. HARRIS SUBDIVISION

SITE INFORMATION

ZONING REGULATIONS
ZONE: TWO-FAMILY (DF)
MAN USE: TWO FAMILY RESIDENCE (DUPLEX)

FRONT SETBACK: 20 FT.
SIDE SETBACKS: 6 FT.
REAR SETBACK: 10 FT. FOR SINGLE FAMILY, 10 FT. OTHER STRUCTURES

UNIT DENSITY: NO MAXIMUM DWELLING UNIT DENSITY.
MAX ALLOWED HT: 32 FT.
LOT COVERAGE: 45% MAX

AREA CALCULATIONS

CONDITIONED AREAS:
UNIT 1 FIRST FLOOR A/C AREA: 638 SQ. FT.
UNIT 1 SECOND FLOOR A/C AREA: 772 SQ. FT.
UNIT 1 TOTAL A/C AREA: 1,408 SQ. FT.
UNIT 2 FIRST FLOOR A/C AREA: 786 SQ. FT.
UNIT 2 SECOND FLOOR A/C AREA: 1,106 SQ. FT.
UNIT 2 TOTAL A/C AREA: 1,892 SQ. FT.

UNCONDITIONED AREAS:
UNIT 1 FRONT PORCH/CARPORT AREA: 287 SQ. FT.
UNIT 2 FRONT PORCH COVERED AREA: 83 SQ. FT.
UNIT 2 GARAGE AREA: 271 SQ. FT.
UNIT 2 REAR PATIO COVERED AREA: 48 SQ. FT.

TOTAL UNCONDITIONED AREAS: 690 SQ. FT.
LOT AREA: 7,280 SQ. FT. (PER SURVEY)
LOT COVERED AREA: 2,112 SQ. FT.
COVERAGE: 29.3 %

CONDITIONED AREAS CALCULATED PER ANSI Z785 STANDARDS

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

01/15/2021

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

OBJECT

Object & Architecture

4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com

00703-01

CLARK DUPLEX

511 S. Clark Street
Rockwall, TX 75087

SUP APPROVAL

COVER SHEET & SITE PLAN



G-100



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 **511 S. Clark Street Rockwall, TX 75087**

SUBDIVISION **J.E. HARRIS SUBDIVISION**

LOT

6

BLOCK

GENERAL LOCATION **DOWNTOWN 2 NEIGHBORHOOD**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **TWO-FAMILY (2F)**

CURRENT USE **VACANT**

PROPOSED ZONING

PROPOSED USE **TWO-FAMILY (DUPLEX)**

ACREAGE **0.165**

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 **Castro Development LLC**

☐ APPLICANT

CONTACT PERSON **Jason Castro**

CONTACT PERSON

ADDRESS **16424 FALLKIRK DRIVE**

ADDRESS

CITY, STATE & ZIP **DALLAS, TX 75248**

CITY, STATE & ZIP

PHONE **214.232.2750**

PHONE

E-MAIL **jason@castropropertygroup.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.

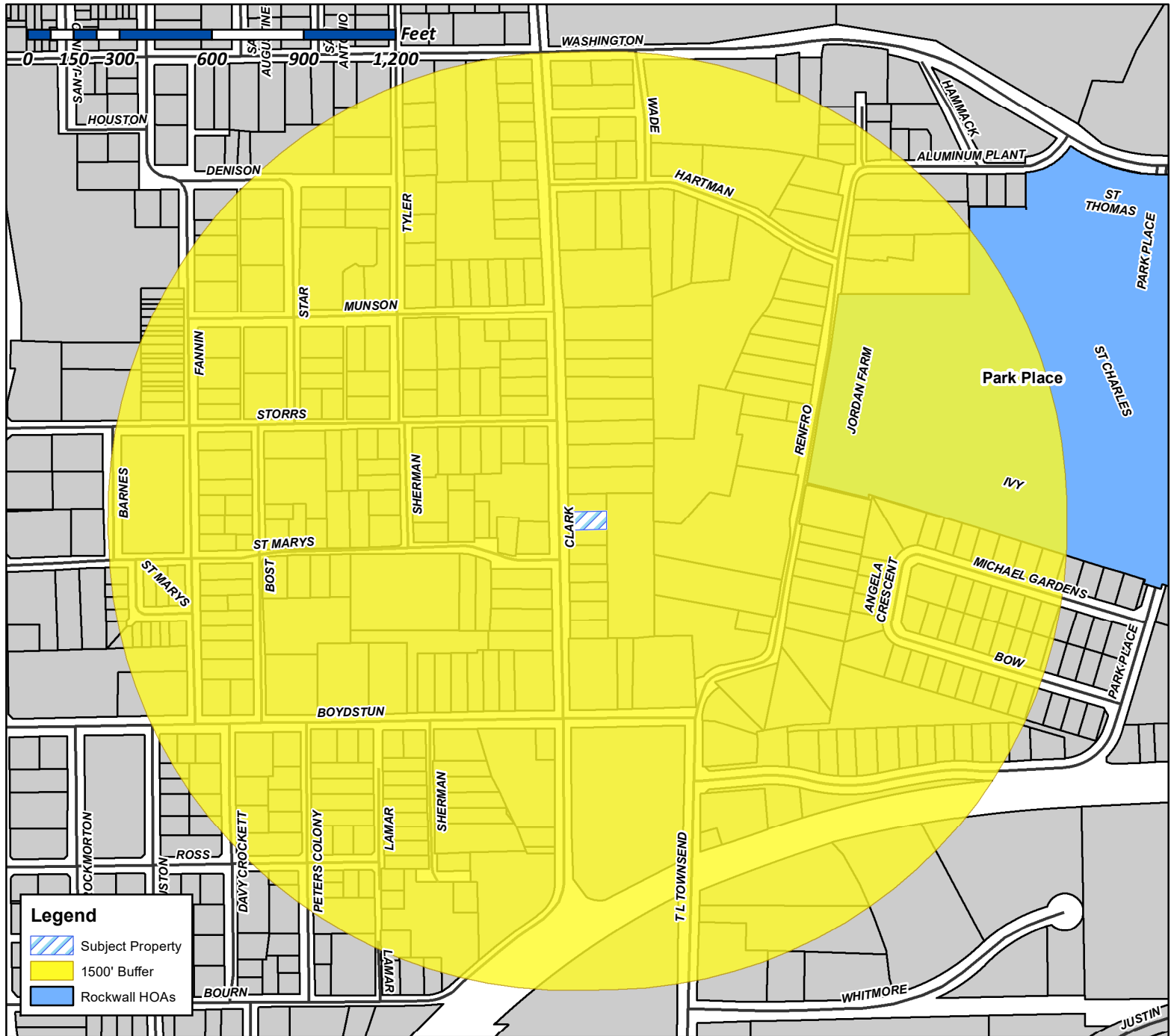
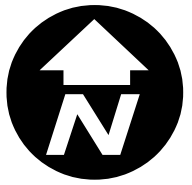




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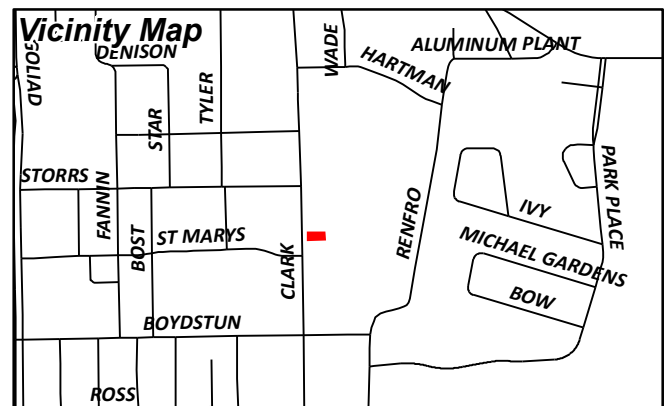
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Case Number: Z2021-015
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Two-Family (2F) District
Case Address: 511 S. Clark Street

Date Created: 5/13/2021

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



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, May 20, 2021 10:49 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-015]
Attachments: HOA Map Z2021-015.pdf; Public Notice (05.20.2021).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 *May 21, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 15, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 21, 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>.

Z2021-015 SUP for Residential Infill at 511 S. Clark Street

Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

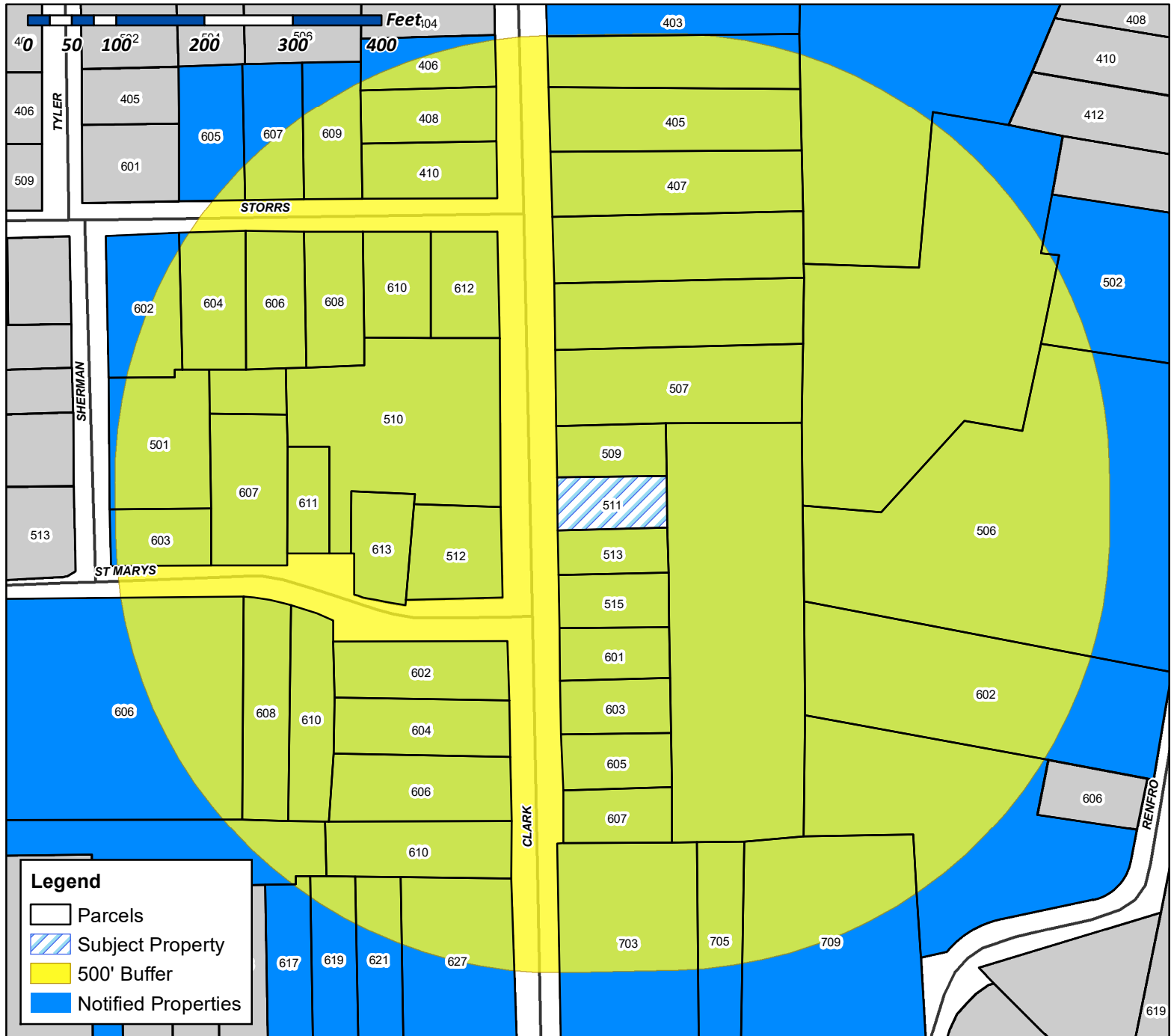
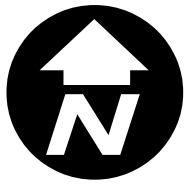
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City of Rockwall

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

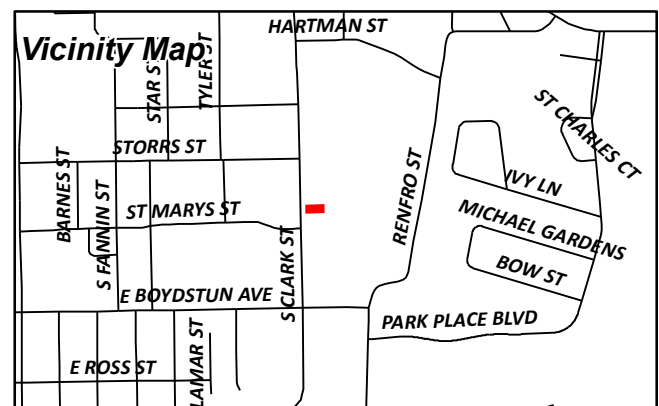
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Case Number: Z2021-015
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Two-Family (2F) District
Case Address: 511 S. Clark Street

Date Created: 5/13/2021

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



MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

ANGEL NADA
11014 ITASCA DR
DALLAS, TX 75228

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

HOGUE MIKE AND VICKY
1498 HUBBARD DR
FORNEY, TX 75126

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
215 GRIFFIN AVENUE
FATE, TX 75189

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

HAMANN KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
3299 ROCHELLE RD
ROCKWALL, TX 75032

BRYAN KYLE & HALEY BROOKE
401 E KAUFMAN ST
ROCKWALL, TX 75087

PITTMAN MICHAEL J JR & JANIS
401 S CLARK ST
ROCKWALL, TX 75087

PITTMAN MICHAEL J JR & JANIS
403 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
405 S CLARK STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
501 SHERMAN ST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
501 S CLARK
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
503 S CLARK
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

HAMANN KRISTIE M
509 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

HAMANN KRISTIE M
511 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
512 S CLARK
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
515 S CLARK ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
601 S CLARK ST
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
602 S CLARK ST
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
603 ST MARYS ST
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
604 S CLARK ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
606 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

OLIVO DANIELA AND ALFRED
607 SOUTH CLARK STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
608 ST MARYS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
610 S CLARK ST
ROCKWALL, TX 75087

SMITH CHARLES
611 E BOYDSTUN
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

ANGEL NADA
612 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
613 ST MARYS PL
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

WOODARD JENNIFER
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

KNOWLES CHRISTOPHER RICHARD AND
VICTORIA NGOC TRAN-KNOWLES
627 EAST BOYDSTUN AVENUE
ROCKWALL, TX 75087

HOGUE ALLEN
703 E BOYSTUN AVE
ROCKWALL, TX 75087

HOGUE ALLEN
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DEL BOSQUE RODOLFO
PO BOX 2437
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. Z2021-015: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark 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, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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:

David Gonzales
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, June 21, 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



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. Z2021-015: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

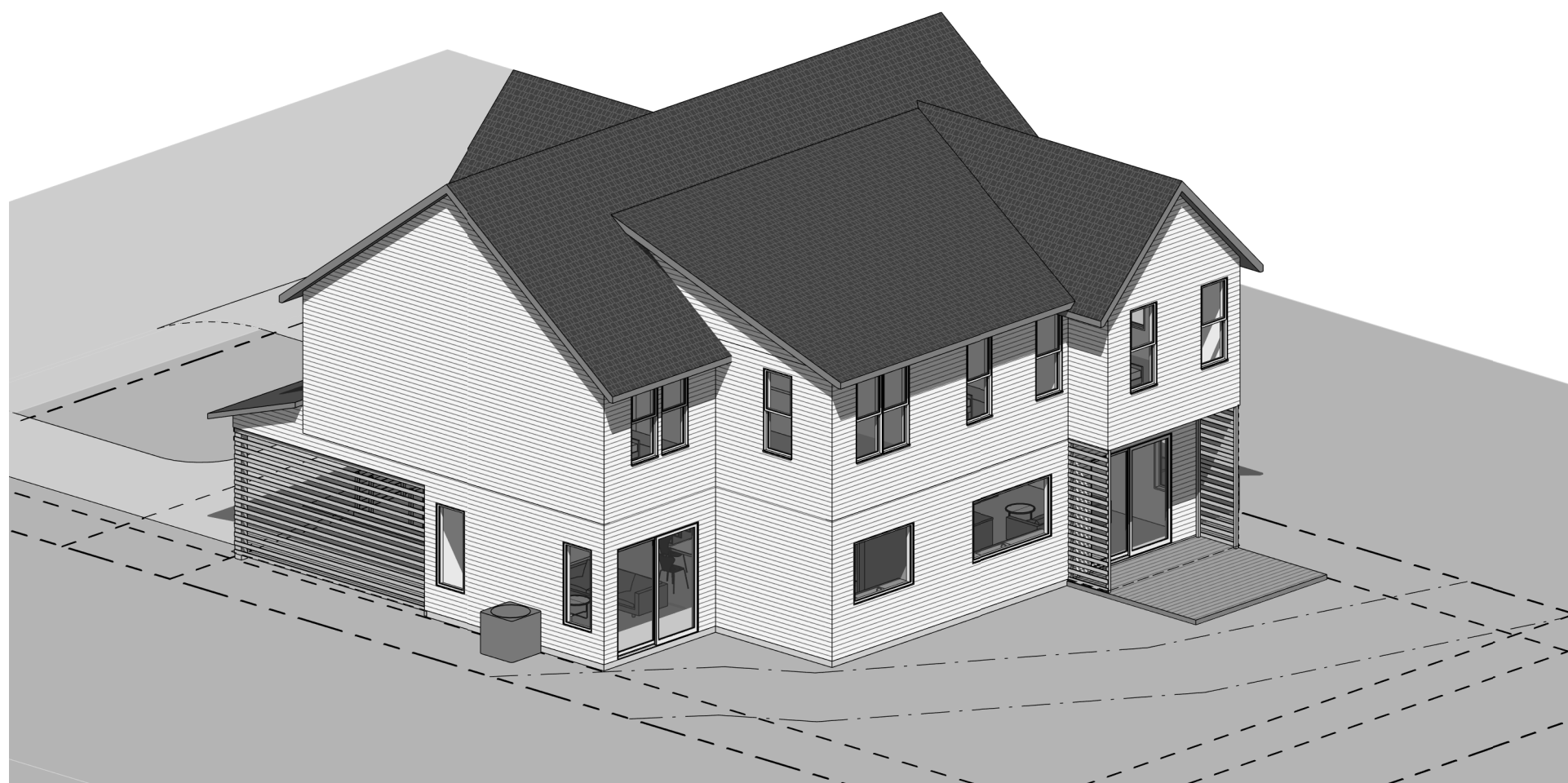
Address:

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

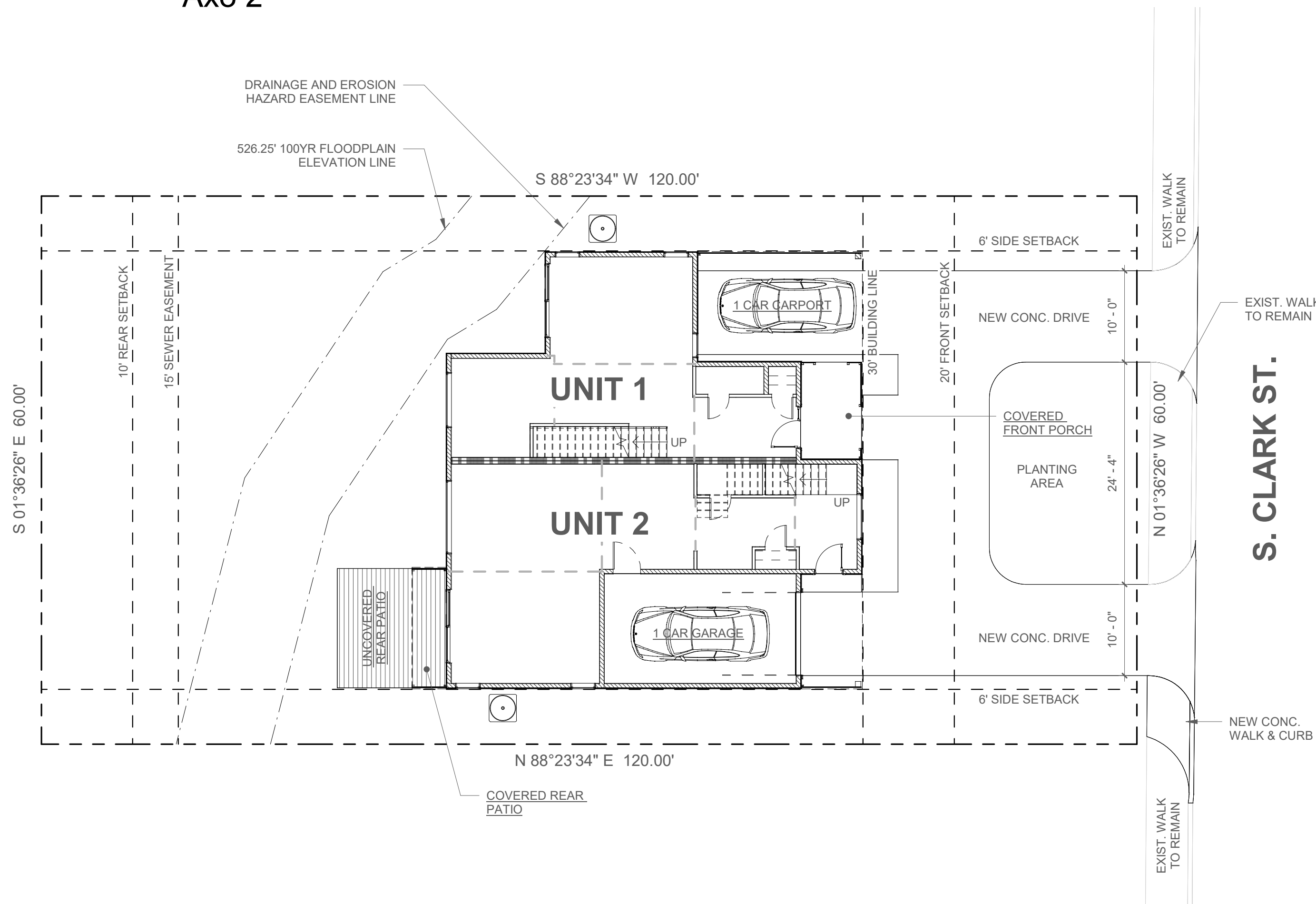
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Axo 1



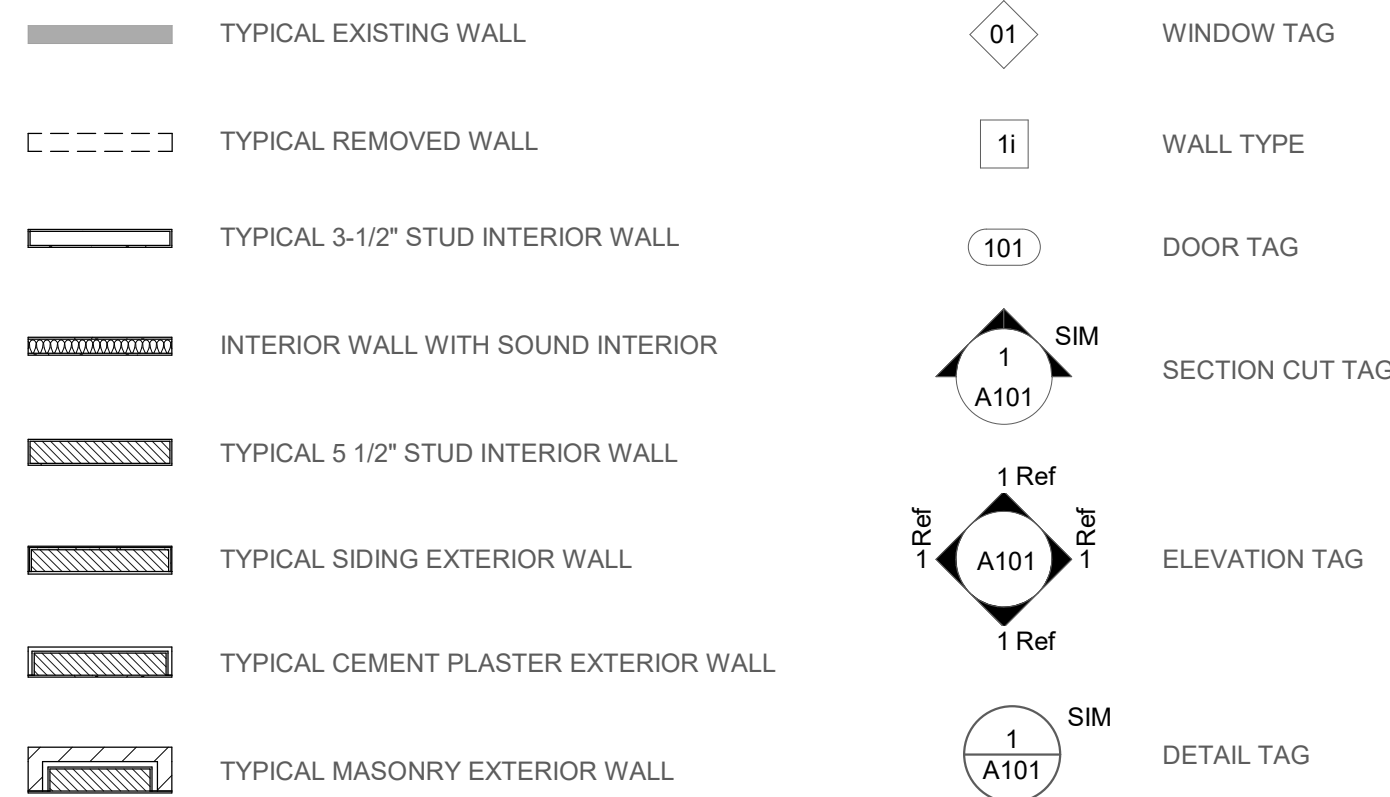
Axo 2



GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.
2. THE GC IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC. PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND/OR THE PROJECT. THE PROJECT BUILDING LAYOUT SHALL BE VERIFIED BY A LICENSED SURVEYOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY AND STATE CODES AND STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE PROPER COMPACTION OF ALL UTILITY COMPANY TRENCHES.
6. DIMENSIONS ARE PROVIDED FOR THE LOCATION OF PROJECT ELEMENTS. DRAWINGS SHALL NOT BE SEALED.
7. AS REQUIRED BY THE ICDOLLAS BUILDING CODE THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ANY WALL OR ASSEMBLY REQUIRED TO HAVE PROTECTED PENETRATIONS. THIS INCLUDES ALL FIRE WALLS, FIRE BARBERS, FIRE PARTITIONS AND SMOKE BARBERS. IDENTIFICATION SHALL BE ACHIEVED BY SIGN OR STENCILING AT SIZES AND LOCATIONS REQUIRED BY CODE.
8. ALL PENETRATIONS AT GYPSUM BOARD PARTITION WALLS ARE TO BE THOROUGHLY SEALED IN A MANNER APPROPRIATE TO THE WALL TYPE THAT IT IS BEING PENETRATED. IE. WEATHER TIGHT, ACOUSTICAL, NON-FIRED, AND FIRE RATED. EXPOSED GYPSUM BOARD IS TO BE SEALED, TAPED AND FLAT FLOATED FOR BEST QUALITY APPEARANCE.
9. PROVIDE ACCESSIBLE BLOCKING AS REQUIRED IN WALLS AND ROOF STRUCTURE TO SUPPORT ELECTRIC WATER COOLER, LAVATORIES, TOILET FIXTURES AND ACCESSORIES, GRAB BARS, ELECTRICAL PANELS, ACCESS ROOF LADDER, HANDRAILS, ETC.
10. MOUNTING HEIGHTS WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT MOUNTING HEIGHTS REQUIRED BY THE MOST RECENTS ISSUE OF THE TEXAS ACCESSIBILITY STANDARDS FOR ANY PARTICULAR APPLICATION INDICATED. REFER ANY QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE OWNER FOR FINAL DECISION.
11. CONTRACTOR IS TO REFER TO MEP DRAWINGS AND PROJECT MANUAL FOR ANY HINGED ACCESS PANELS NOT INDICATED IN THE ARCH. DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS WITH DRYPWALL, TILE, E.I.F.S. AND PLASTER WORK.
12. PENETRATIONS INTO OR THROUGH VERTICAL OR HORIZONTAL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY PROVIDE A DETAIL AND LISTING NUMBER.
13. PRIOR TO LAYING OUT AND FRAMING WALLS VERIFY THERE IS SUFFICIENT SPACE FOR ALL PLUMBING FIXTURES, EQUIPMENT, APPLIANCES AND ELECTRICAL FIXTURES WITH THE MANUFACTURERS CUT SHEETS. CONFIRM THERE SUFFICIENT SPACE FOR THE OPERATION OF ALL EQUIPMENT INCLUDING DOOR SWEEPS AND THROW AS WELL AS REQUIRED CLEAR SPACE FOR VENTILATION, ETC.
14. WINDOWS WITH A SILL MORE THAN 6'-0" ABOVE THE ADJACENT EXTERIOR GRADE SHALL HAVE THEIR SILL SET AT A MINIMUM OF 2'-0" ABOVE THE FINISHED FLOOR OR HAVE HORIZONTAL MEETING WITH SECTION FETD REQUIREMENTS.
15. THE GC SHALL VERIFY THE LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE PROVIDED BY OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE WORK IS STARTED.
16. ERRORS OR OMISSIONS IN SCHEDULES SUCH AS ROOM FINISH, DOOR, WINDOW, ETC. DO NOT RELIEVE THE GC FROM PERFORMING THE WORK AS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS.
17. VERIFY ALL SIZES AND LOCATIONS FOR FOR ALL OPENINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH THE TRADES INVOLVED. COORDINATE LOCATIONS NOT INDICATED ON DRAWINGS WITH THE TRADES INVOLVED.
18. PRIOR TO CONSTRUCTING STAIRS AND OTHER ELEMENTS THE CONTRACTOR SHALL VERIFY THE BUILT FLOOR TO FLOOR CONDITION IN THE FIELD. CONTRACTOR SHALL CONFIRM WITH THE OWNER FINISHED FLOOR MATERIALS AND TAKE THEIR THICKNESS INTO ACCOUNT WHEN DETERMINING RISER AND TREAD DIMENSION. RISER AND TREAD SHALL NOT BE LESS THAN 2'-0" AND 1'-0" RESPECTIVELY.
19. PRIOR TO ELECTRICAL AND PLUMBING RE-ENTRY, THE CONTRACTOR SHALL CONFIRM REQUIRED LOCATIONS FOR THESE SERVICES WITH CUTSHEETS FOR THE FIXTURES, APPLIANCES AND EQUIPMENT THAT WILL BE INSTALLED.

DRAWING SYMBOL LEGEND



LOCATION MAP



SHEET LIST

SHEET NUMBER	SHEET TITLE	SHEET ISSUE DATE	REV #	REV DATE
02 - GENERAL				
G-100	COVER SHEET & SITE PLAN	01/15/2021		
08 - ARCHITECTURAL				
A-100	LEVEL 1 FLOOR PLAN	01/15/2021		
A-101	LEVEL 2 FLOOR PLAN	01/15/2021		
A-200	OVERALL BUILDING ELEVATIONS	01/15/2021		
A-201	OVERALL BUILDING ELEVATIONS	01/15/2021		

APPLICABLE BUILDING CODES

2015 INTERNATIONAL LUMBERING CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE WITH ROCKWALL AMENDMENTS
2014 NATIONAL ELECTRICAL CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL RESIDENTIAL CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH ROCKWALL AMENDMENTS
2015 INTERNATIONAL FUEL & GAS CODE WITH ROCKWALL AMENDMENTS

PROJECT DIRECTORY

OWNER CASTRO DEVELOPMENT 1006 CLERMONT ST. DALLAS, TX 75223	ARCHITECT OBJECT & ARCHITECTURE 4815 TERRY STREET DALLAS, TX 75223
CONTACT: JASON CASTRO 214.232.2750 JASON@CASTROPROPERTYGROUP.COM	CONTACT: RYAN M. WITHROW 214.240.1995 RYAN@OBJ-ARC.COM

PROJECT INFORMATION

DESCRIPTION:	NEW TWO STORY TWO FAMILY (DUPLEX) RESIDENCE
ADDRESS:	511 S. CLARK STREET ROCKWALL, TX 75087
CITY:	ROCKWALL
COUNTY:	ROCKWALL COUNTY
LOT:	6
BLOCK:	J.E. HARRIS SUBDIVISION

SITE INFORMATION

ZONING REGULATIONS	
ZONE:	TWO-FAMILY (2F)
MAIN USE:	TWO FAMILY RESIDENCE (DUPLEX)
FRONT SETBACK:	20 FT.
SIDE SETBACKS:	6 FT.
REAR SETBACK:	10 FT. FOR SINGLE FAMILY, 10 FT. OTHER STRUCTURES
UNIT DENSITY:	NO MAXIMUM DWELLING UNIT DENSITY.
MAX ALLOWED HT:	32 FT.
LOT COVERAGE:	45% MAX

AREA CALCULATIONS	
CONDITIONED AREAS:	
UNIT 1 FIRST FLOOR A/C AREA:	636 SQ. FT.
UNIT 1 SECOND FLOOR A/C AREA:	772 SQ. FT.
UNIT 1 TOTAL A/C AREA:	1,408 SQ. FT.
UNIT 2 FIRST FLOOR A/C AREA:	786 SQ. FT.
UNIT 2 SECOND FLOOR A/C AREA:	1,106 SQ. FT.
UNIT 2 TOTAL A/C AREA:	1,892 SQ. FT.

CONDITIONED AREAS CALCULATED PER ANSI Z765 STANDARDS



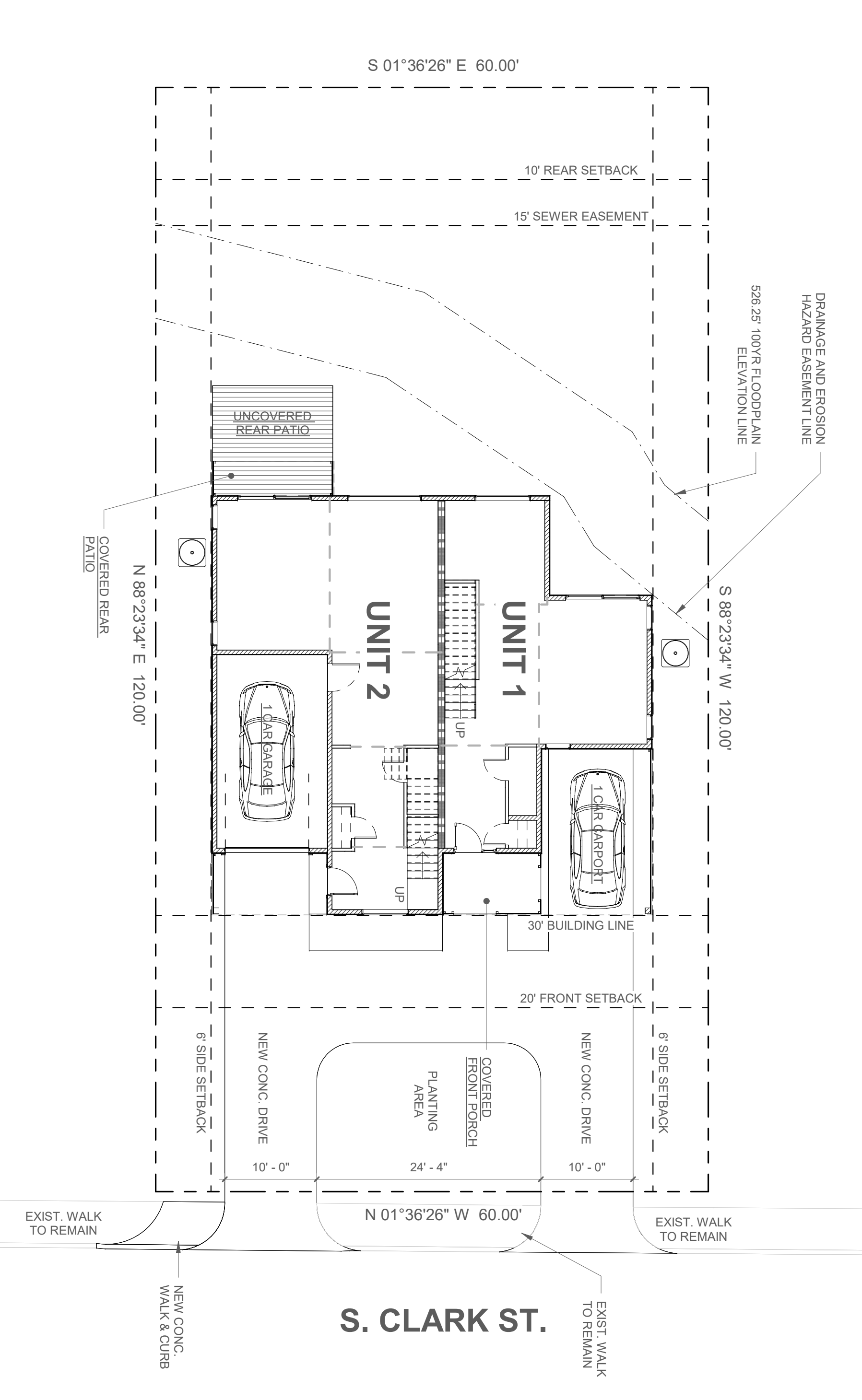
**CLARK
DUPLIX**

511 S. Clark Street
Rockwall, TX 75087

SUP APPROVAL

COVER SHEET & SITE PLAN

G-100





1 01-EAST
1/4" = 1'-0"



2 04-WEST
1/4" = 1'-0"

SHEET ISSUE DATE:
01/15/2021

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REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.

ARCHITECT

Object &
Architecture

4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com

00703-01

CLARK
DUPLEX

511 S. Clark Street
Rockwall, TX 75087

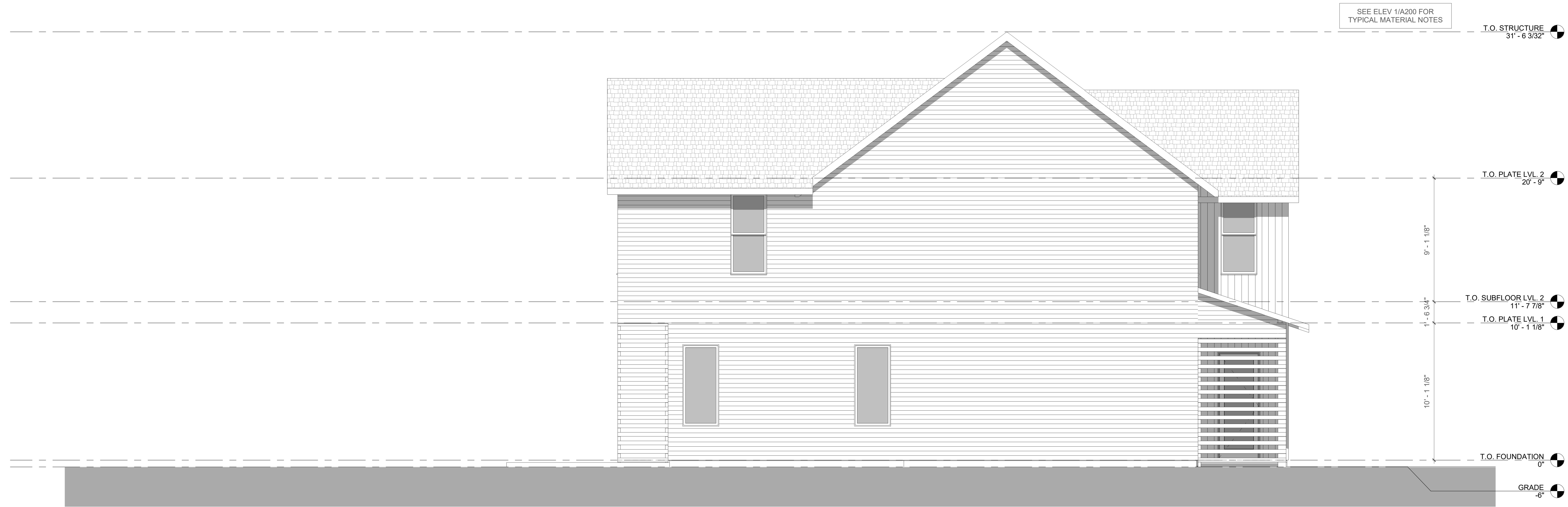
SUP APPROVAL

OVERALL
BUILDING
ELEVATIONS

A-200



1 02-NORTH
1/4" = 1'-0"



2 03-SOUTH
1/4" = 1'-0"

SHEET ISSUE DATE:
01/15/2021

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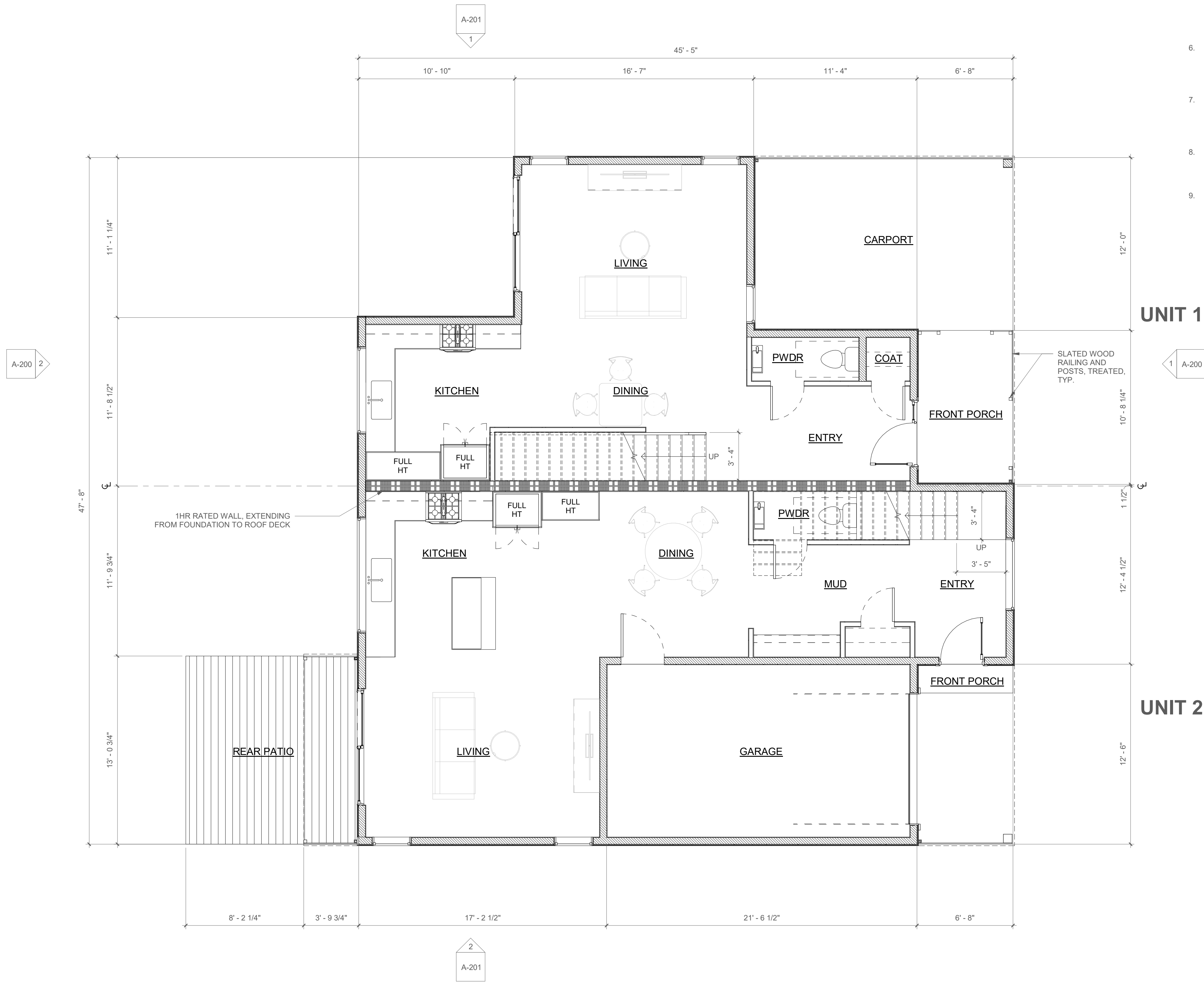
ARCHITECT
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00703-01

**CLARK
DUPLEX**
511 S. Clark Street
Rockwall, TX 75087
SUP APPROVAL

OVERALL
BUILDING
ELEVATIONS

A-201



GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO THE FACE OF THE STUD, UNLESS NOTED OTHERWISE SUCH AS TO FACE OF MASONRY (MASRY) OR BRICK. DIMENSIONS TO DOORS ARE TO THE FACE OF THE OPENING AND NOT OUTSIDE OF FRAME. DOORS MARKED WITH "FLUSH" ARE TO BE LOCATED SO THAT THE OPENING IS FLUSH WITH THE INDICATED WALL. WINDOWS NOT DIMENSIONED ARE TO BE LOCATED CENTERED WITHIN THE INDICATED OPENING.
2. U.N.O. ALL NEW WALLS TO RECEIVE 1/2" GYP BD SHEATHING EXCEPT IN WET LOCATIONS. WET LOCATIONS TO RECEIVE TILE ON 1/2" CEMENTITIOUS TILE BACKER OVER #15 TAR PAPER. ALL SHEATHING IN DAMP LOCATIONS SHALL RECEIVE WATER RESISTANT GYP BD.
3. WINDOWS MARKED "EGRESS" ON THE PLAN SHALL ADHERE TO THE 2015 DALLAS BUILDING CODE REQUIREMENTS FOR EGRESSIBLE OPENINGS.
4. PRIOR TO THE PURCHASE OF ANY PLUMBING FIXTURES OR APPLIANCES REFER TO THE DALLAS GREEN CODE PHASE 2 TO CONFIRM THAT FUTURE/APPLIANCE WILL MEET ALL FLOW RATE/WATER USAGE AND ENERGY EFFICIENCY REQUIREMENTS.
5. U.N.O. EXTERIOR WALLS ARE 2X6 STUD WALLS WITH CONTINUOUS SHEATHING (CONFIRM WITH STRUCTURAL DWGS). U.N.O. INTERIOR WALLS ARE 2X4 WOOD STUD WALLS WITH 1/2" GYP BD BOTH SIDES EXCEPT IN WET AND DAMP LOCATIONS.
6. BEFORE CONSTRUCTING STAIRS VERIFY ACTUAL BUILT FLOOR-TO-FLOOR HEIGHT IN THE FIELD. NOTIFY DESIGN TEAM OF ANY NECESSARY CHANGES. MAXIMUM ALLOWABLE RISER HEIGHT IS 7.6". MINIMUM HEADROOM AT STAIRS IS 8'-0".
7. MAINTAIN MINIMUM OF 24" CLEAR IN FRONT OF TOILETS. SELECT TOILET FIXTURES SUCH THAT DISTANCE FROM EDGE OF TOILET TO WALL IS MINIMUM OF 2'-0" ESPECIALLY IN BATHROOM LESS THAN 5'-0" WIDE.
8. AT ALL ENCLOSED STAIRS WITH ACCESS TO SPACE BENEATH STAIRS INSTALL 5/8" TYPE X GYP BD AT UNDERSIDE OF STAIRS AND SMOKE AND FIRE BLOCK AS REQUIRED BY CODE.
9. REFER TO SHEET A2.2 FOR TYPICAL FLASHING AT WINDOWS AND DOORS.

THESE DRAWINGS ARE THE INSTRUMENT AND PROPERTY OF DYAN WITROW AND ARE NOT TO BE REPRODUCED OR USED WITHOUT PRIOR CONSENT.

SHEET ISSUE DATE:
01/15/2021

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ARCHITECT
Object & Architecture
4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com



- GENERAL FLOOR PLAN NOTES
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ARCHITECT

Object &
Architecture

4815 Terry Street
Dallas, Texas 75223
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00703-01

CLARK
DUPLEX

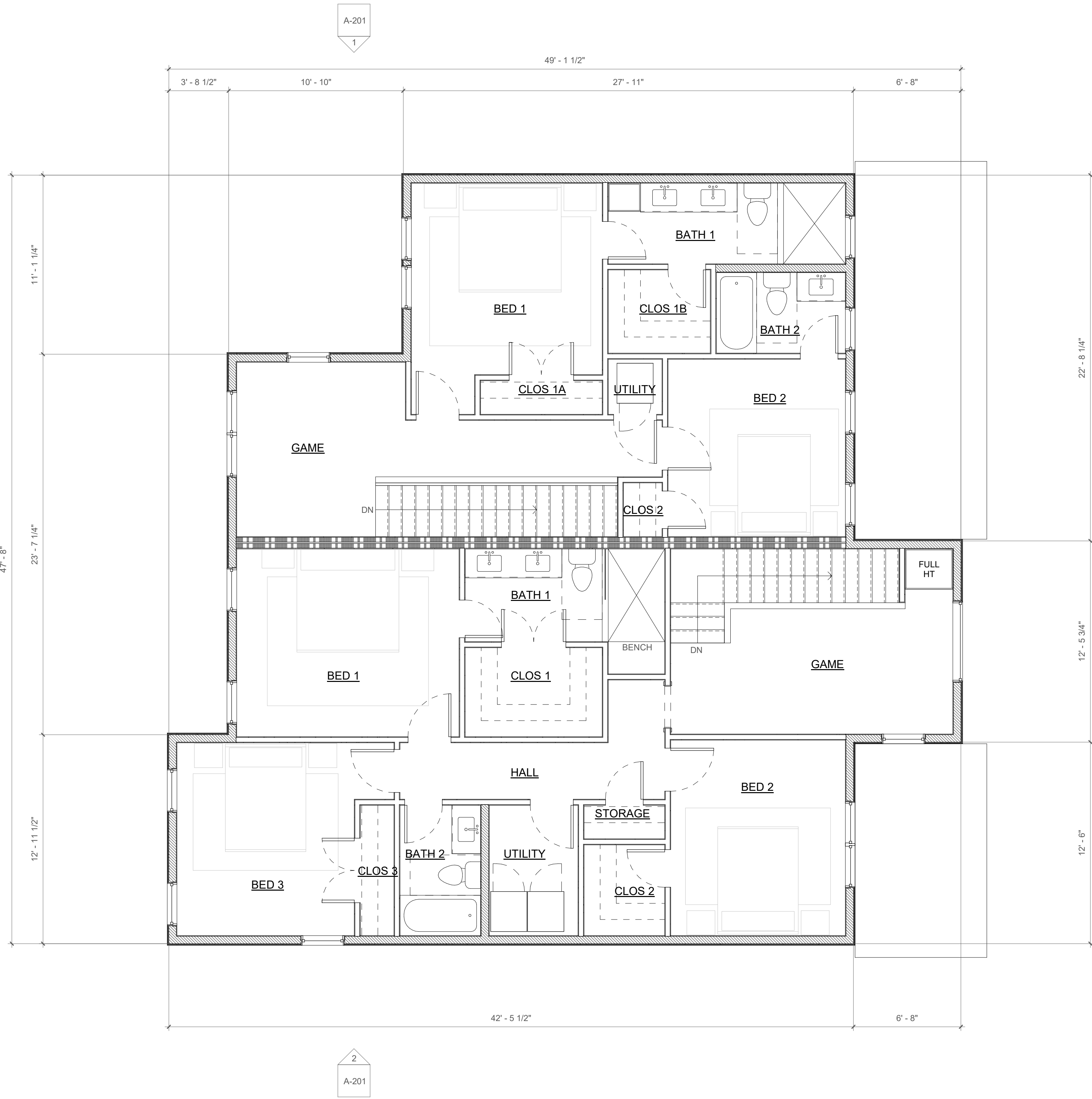
511 S. Clark Street
Rockwall, TX 75087

SUP APPROVAL

LEVEL 2 FLOOR
PLAN



A-101





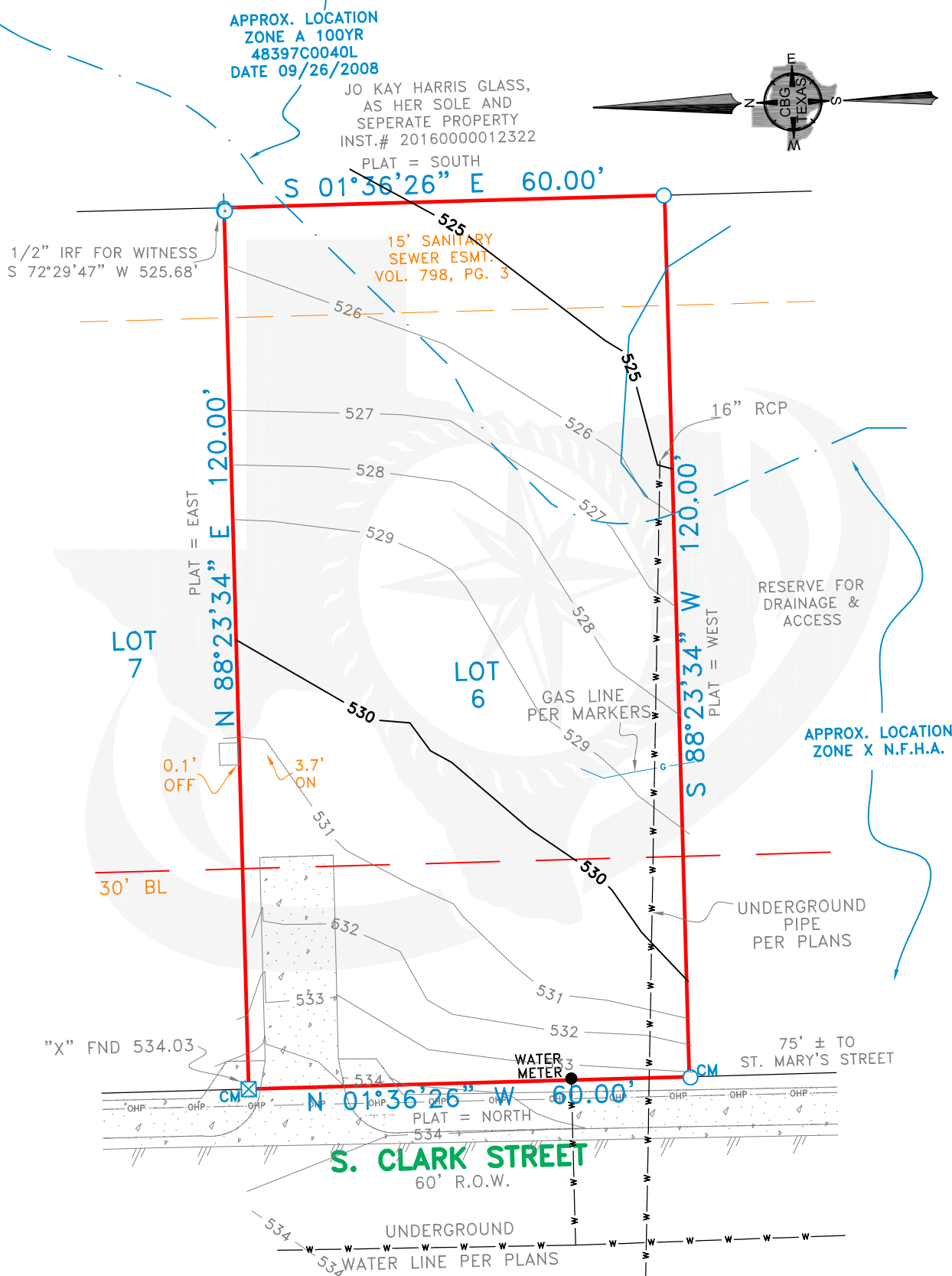
511 S. Clark Street

Lots 6, J.E. HARRIS SUBDIVISION OUT OF THE B.F. BOYDSTUN SURVEY, an Addition in Rockwall County, Texas, according to the Map or Plat recorded in Volume 1, Page 7 now in Cabinet A, Slide 7, Plat Records of Rockwall County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- /// EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: GF NO. DERIVED FROM PRIOR TITLE WORK ISSUED = 07/28/2020

ELEVATIONS DERIVED FROM TBM ROCKWALL MON. NO. 2884

BEARINGS ARE BASED OFF OF NAD 83 TEXAS NORTH CENTRAL

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and DOES lie within the 100 year flood zone. EXCEPT AS SHOWN

This survey is made in conjunction with the information provided by Castro Property Group. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: EAN

Scale: 1" = 20'

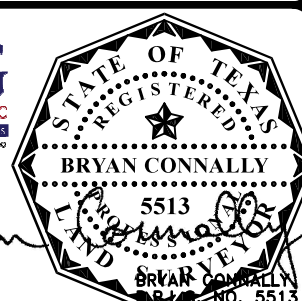
Date: 03/17/2021

GF No.: 20-509065-RL

Job No. 2013905-01



12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



Accepted by: Purchaser

Date: _____

Purchaser

Object & Architecture

Ryan Withrow, Architect
4815 Terry Street
Dallas, Texas 75223
214 240 1995
ryan@obj-arc.com
www.obj-arc.com

May 13, 2021

Castro - Clark Duplex
511 S. Clark Street
Rockwall, TX 75087

City of Rockwall,

We are proposing the development of a duplex residence (two single family units separated by a 1-hour rated wall running from foundation to the underside of the roof decking) on a vacant lot within a district that is currently zoned for two-family residences.

The new duplex residence is proposed to be a total of 3,300 sqft of conditioned area with a two car garage. Unit One is 1,408 sqft of conditioned area and Unit Two is 1,892 sqft of conditioned area. Unit One will have two bedrooms, two full bathrooms, a powder bath, an open living/kitchen/dining area, a game/landing area, and a utility room. Unit Two will have three bedrooms, two full bathrooms, a powder bath, an open living/kitchen/dining area, a game room, and a utility room.

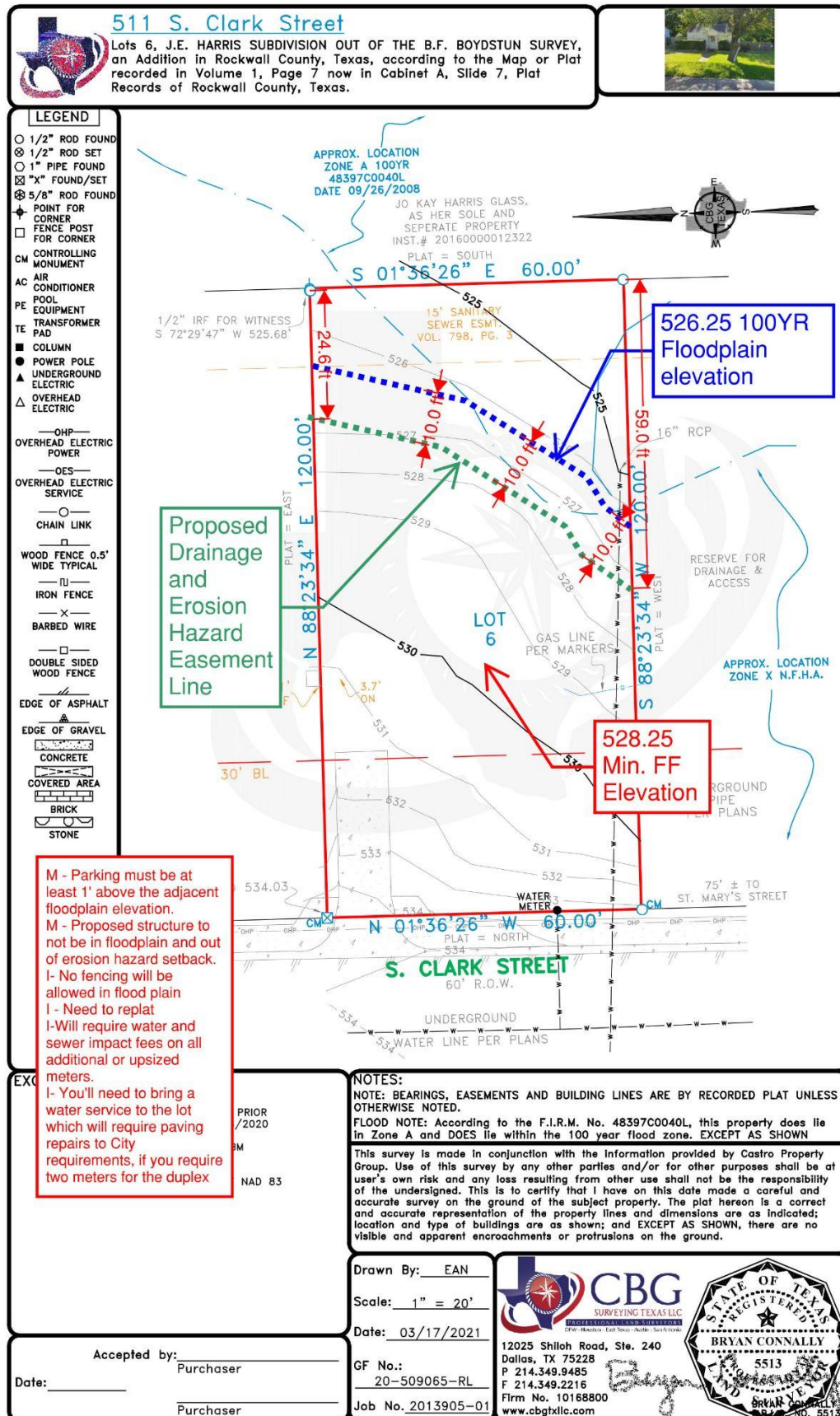
The residence will have a modern farmhouse style utilizing durable fiber cement lap siding and fiber cement board and batten siding and asphalt shingle roofing. The dwellings will meet the 2015 IECC with a minimum of R-19 batt insulation in the exterior walls, R-38 insulation at the roof, and windows with proposed U-value of 0.33 and an SHGC of 0.26.

This property has a portion of the lot which is within the 100yr floodplain. Our topographic survey is included in the application package and has been reviewed by City of Rockwall engineers. On the following page I have included their markups which we have taken into consideration when designing this duplex residence.

I hope that you find this application to be complete and satisfactory. If you have any questions about the information above, please feel free to contact me.

Sincerely,

Ryan Withrow, Architect
Object & Architecture PLLC
TBAE License #26945



Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
402 S Clark Street	Single-Family Home	1987	1,090	216	Brick
403 S Clark Street	Single-Family Home	1966	720	N/A	Siding
404 S Clark Street	Single-Family Home	1983	1,097	N/A	Brick
405 S Clark Street	Single-Family Home	2006	1,682	N/A	Brick
406 S Clark Street	Single-Family Home	1990	1,348	144	Brick
408 S Clark Street	Single-Family Home	2006	2,049	N/A	Brick
410 S Clark Street	Single-Family Home	1989	1,112	N/A	Siding
501 S Clark Street	Single-Family Home				
503 S Clark Street	Other	1975	N/A	600	Metal
507 S Clark Street	Single-Family Home	1975	884	670	Brick
509 S Clark Street	Single-Family Home	1945	768	240	Siding
510 S Clark Street	Other	1970		N/A	Metal
511 S Clark Street	Vacant		Subject Property		
512 S Clark Street	Other	1960		N/A	Siding
513 S Clark Street	Single-Family Home	1966	744	N/A	Siding
402 & 404 Storrs Street	Duplex	N/A	N/A	N/A	Brick
406, 500, & 502 Storrs Street	Tri-Plex	N/A	N/A	N/A	Brick
504-A & 504-B Storrs Street	Duplex	1999	1,260	N/A	Brick
518 & 520 Storrs Street	Duplex	1999	1,260	N/A	Brick
514 & 516 Storrs Street	Duplex	1989	1,270	N/A	Brick
510 & 512 Storrs Street	Duplex	1985	1,218	N/A	Brick
602 Storrs Street	Single-Family Home	1890	3,222	N/A	Siding
604 Storrs Street	Single-Family Home	1990	1,262	48	Siding
605 Storrs Street	Single-Family Home	1980	1,554	370	Siding
606 Storrs Street	Single-Family Home	1990	929	N/A	Siding
607 Storrs Street	Single-Family Home	1993	1,170	N/A	Siding
608 Storrs Street	Single-Family Home	1950	735	196	Siding
609 Storrs Street	Single-Family Home	1990	1,168	N/A	Siding
610 Storrs Street	Single-Family Home	1985	1,130	100	Siding
612 Storrs Street	Single-Family Home	1960	696	320	Siding
Averages:		1978	1,233		



402 S Clark Street



403 S Clark Street



404 S Clark Street



405 S Clark Street



406 S Clark Street



408 S Clark Street



410 S Clark Street



501 S Clark Street



503 S Clark Street



507 S Clark Street



509 S Clark Street



510 S Clark Street



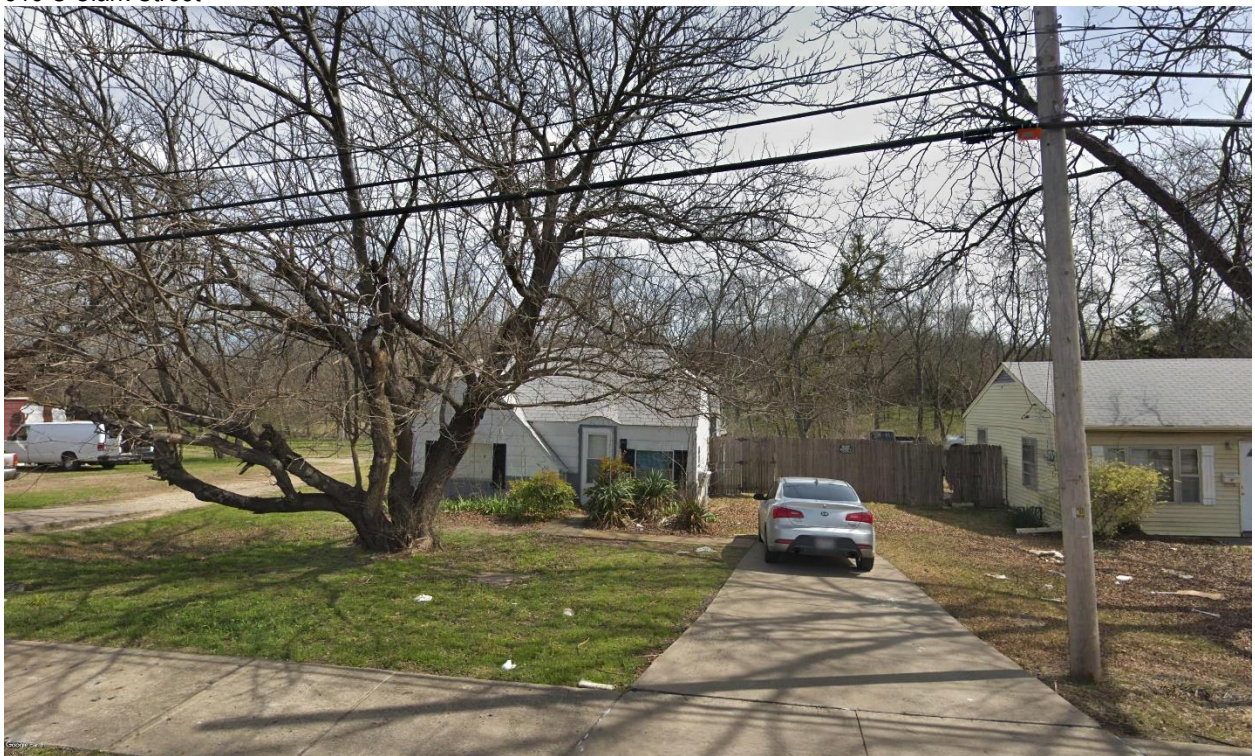
511 S Clark Street



512 S Clark Street



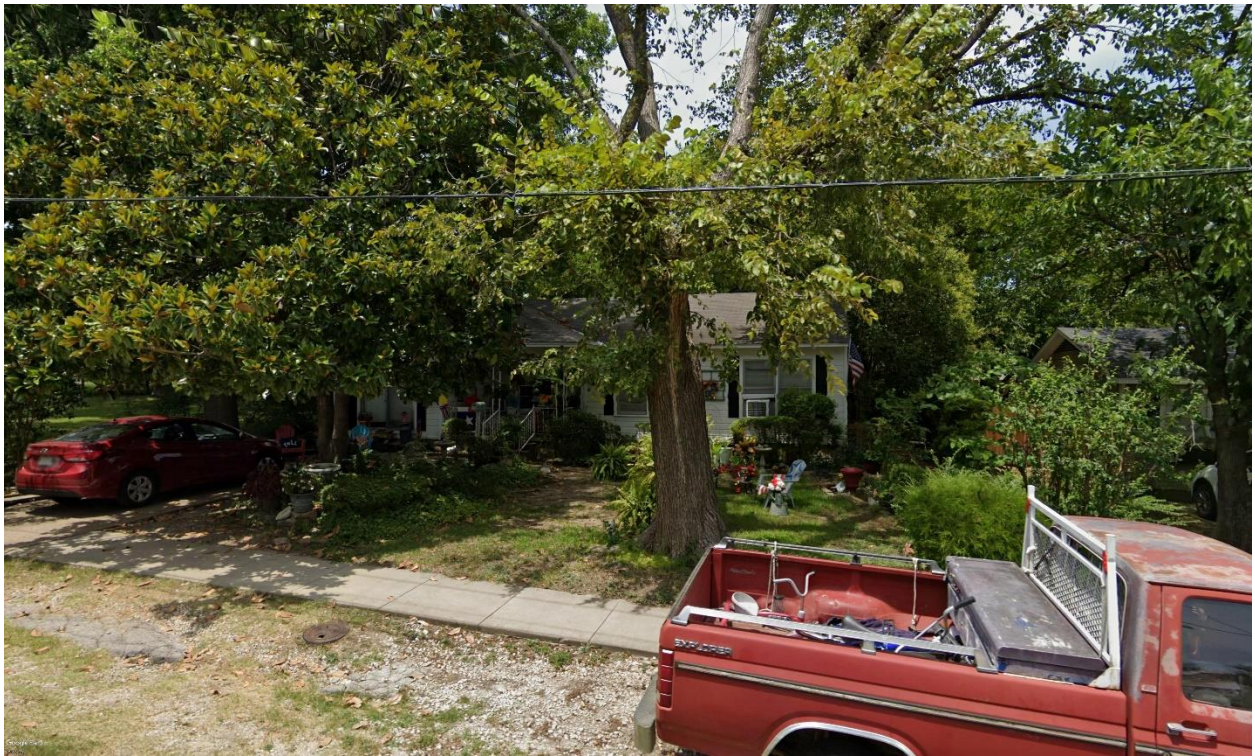
513 S Clark Street



601 S Clark Street



604 Storrs Street



605 Storrs Street



606 Storrs Street



607 Storrs Street



608 Storrs Street



609 Storrs Street



610 Storrs Street



612 Storrs Street

402 & 404 Storrs Street

Write a description for your map.

Legend



406, 500, & 502 Storrs Street

Write a description for your map.

Legend



504-A & 504-B Storrs Street

Legend



Google Earth

©2020 Google
©2021 Google

485 ft

510 & 512 Storrs Street

Legend



Google Earth

©2020 Google
©2021 Google

5.46 ft



518 & 520 Storrs Street

Legend



Google Earth

©2020 Google
©2021 Google



4.17 ft

514 & 516 Storrs Street

Legend



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 DUPLEX ON A 0.165-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, HARRIS 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 Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a duplex on a 0.165-acre parcel of land being described as Lot 6 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a duplex in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.11, *Two-Family (2F) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a duplex 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 duplex on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the duplex has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

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

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

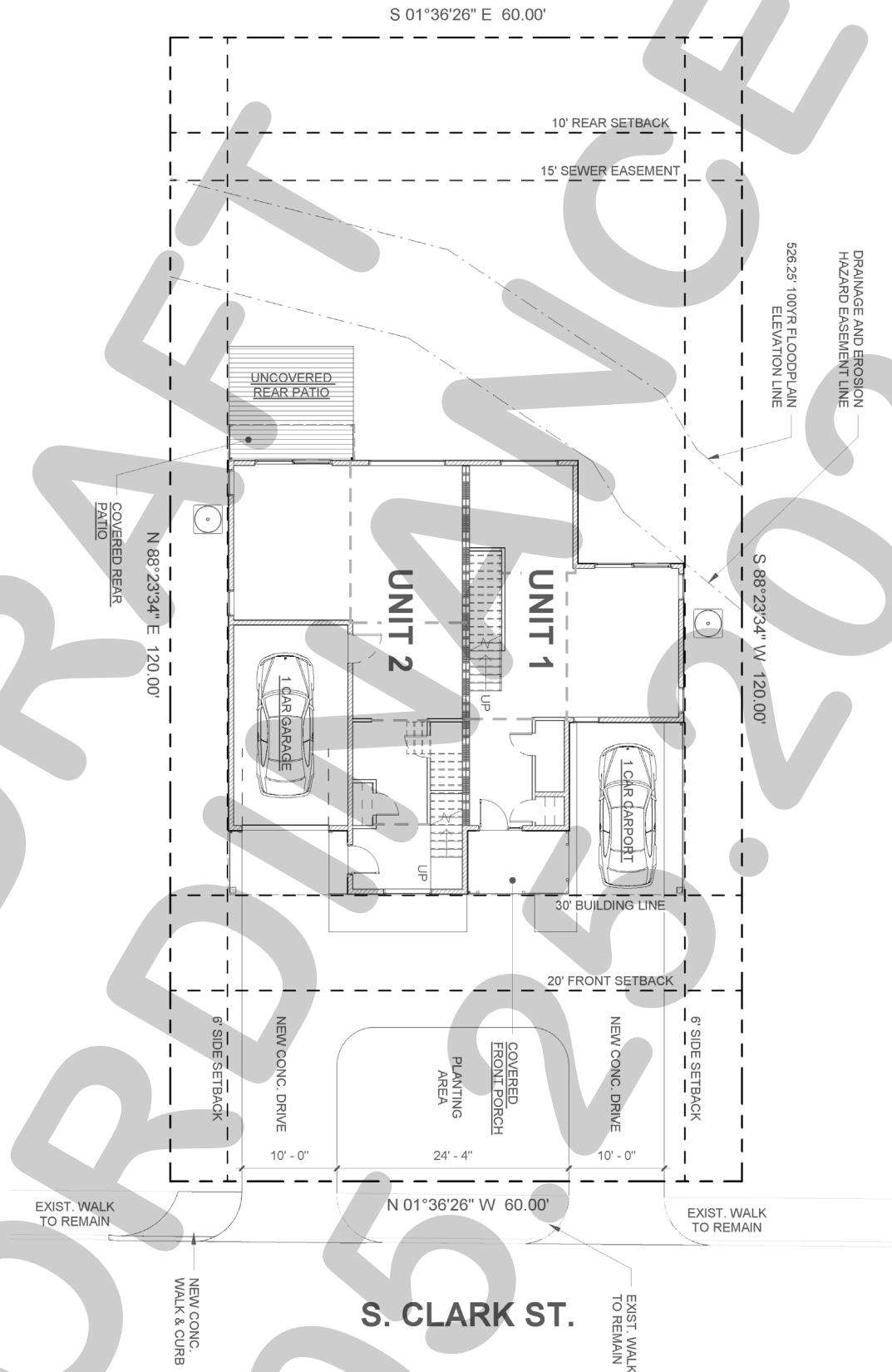
Exhibit 'A'
Location Map and Survey

Address: 511 S. Clark Street

Legal Description: Lot 6, Harris Addition



Exhibit 'B':
Residential Plot Plan



[illegible]

A-200

SUP APPROVAL

CLARK
DUPLEX

00703-01

Object &
Architecture
4815 Terry Street
Dallas, Texas 75223
www.obj-arc.com

THIS DOCUMENT IS NOT FOR
REGULATORY APPROVAL.
PERMITTING OR CONSTRUCTION.

01/15/2021

[illegible]

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: Z2021-016
PROJECT NAME: SUP for Detached Garage at 361 Willowcrest
SITE ADDRESS/LOCATIONS: 361 WILLOWCREST, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mike Mishler of Mishler Builders, Inc. on behalf of John Curanovic for the approval of a Specific Use Permit (SUP) allowing a detached garage that does not conform to the maximum square footage requirements on a 1.948-acre parcel of land identified as Lot 23 of the Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 361 Willowcrest, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	05/20/2021	Approved w/ Comments
05/20/2021: 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 a detached garage that does not conform to the maximum square footage requirements on a 1.948-acre parcel of land identified as Lot 23 of the Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 361 Willowcrest.			
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 (Z2021-016) in the lower right-hand corner of all pages on future submittals.			
I.4 The subject property is zoned Single Family Estate 1.5 (SFE-1.5) District.			
I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single Family Estate 1.5 (SFE-1.5) District shall adhere to the following requirements:			
(1) Number of Accessory Structures Permitted per Lot: 2			
(2) Maximum SF of Detached Garage: 625 SF			
(3) Minimum Rear Yard Setback: 10 Feet			
(4) Minimum Side Yard Setback: 25 Feet			
(5) Distance Between Buildings: 10 Feet			
(6) Maximum Building Height: 15 Feet			
In addition, if more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF.			
I.6 In this case there is an existing accessory building on the subject property. The request made by the applicant is for the size of the accessory building that exceeds the maximum permitted size for accessory structures in a Single-Family Estate 1.5 (SFE-1.5) District by 2,576 SF (i.e. 400 SF – 2,976 SF = -2,576 SF).			
I.7 The Unified Development code (UDC) requires that the minimum roof pitch for all structures in a residential district to be 3:12, however the applicant is requesting a 2:12 roof pitch. Included in this Specific Use Permit (SUP) request is for a roof pitch that does not meet the minimum standards for a residential district as stipulated by the Unified Development Code (UDC).			
M.8 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.			
M.9 Please review the attached Draft Ordinance prior to the May 25, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 1, 2021.			
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 June 1, 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 June 15, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 25, 2021.

I.11 The projected City Council meeting dates for this case will be June 21, 2021 [1st Reading] and July 6, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Needs Review

05/17/2021: The building exceeds the allowable area to be classified as a private garage per the IBC 406.3. The occupancy classification shall be determined by the Building Official.

If classified as an "S" (storage) occupancy, then fire hydrant and fire apparatus access roadway coverage will be required.

If classified as a "U" occupancy, then fire apparatus access roadway coverage is not required and fire hydrant coverage shall be within 600-ft of all portions of the exterior walls of the building.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	05/20/2021	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-016

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 361 Willocrest

SUBDIVISION Willowcrest Estates

LOT 23 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE SFH

PROPOSED ZONING _____

PROPOSED USE SFH

ACREAGE 1.948

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 John Curanovic

☐ APPLICANT Mishler Builders, Inc.

CONTACT PERSON _____

CONTACT PERSON Mike Mishler

ADDRESS 361 Willowcrest

ADDRESS 1009 Ivy Ln.

CITY, STATE & ZIP Rockwall, TX 75082

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-938-1171

PHONE 214-502-3895

E-MAIL drcuranovic@yahoo.com

E-MAIL mishlerbuilders@cbglobal.net

NOTARY VERIFICATION [REQUIRED]

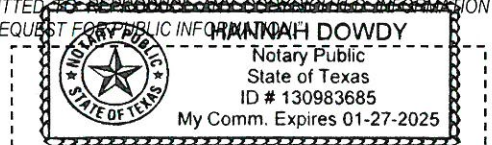
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN CURANOVIC [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 229.22 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF May, 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 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 May, 2021.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 01-27-2025



City of Rockwall

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

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

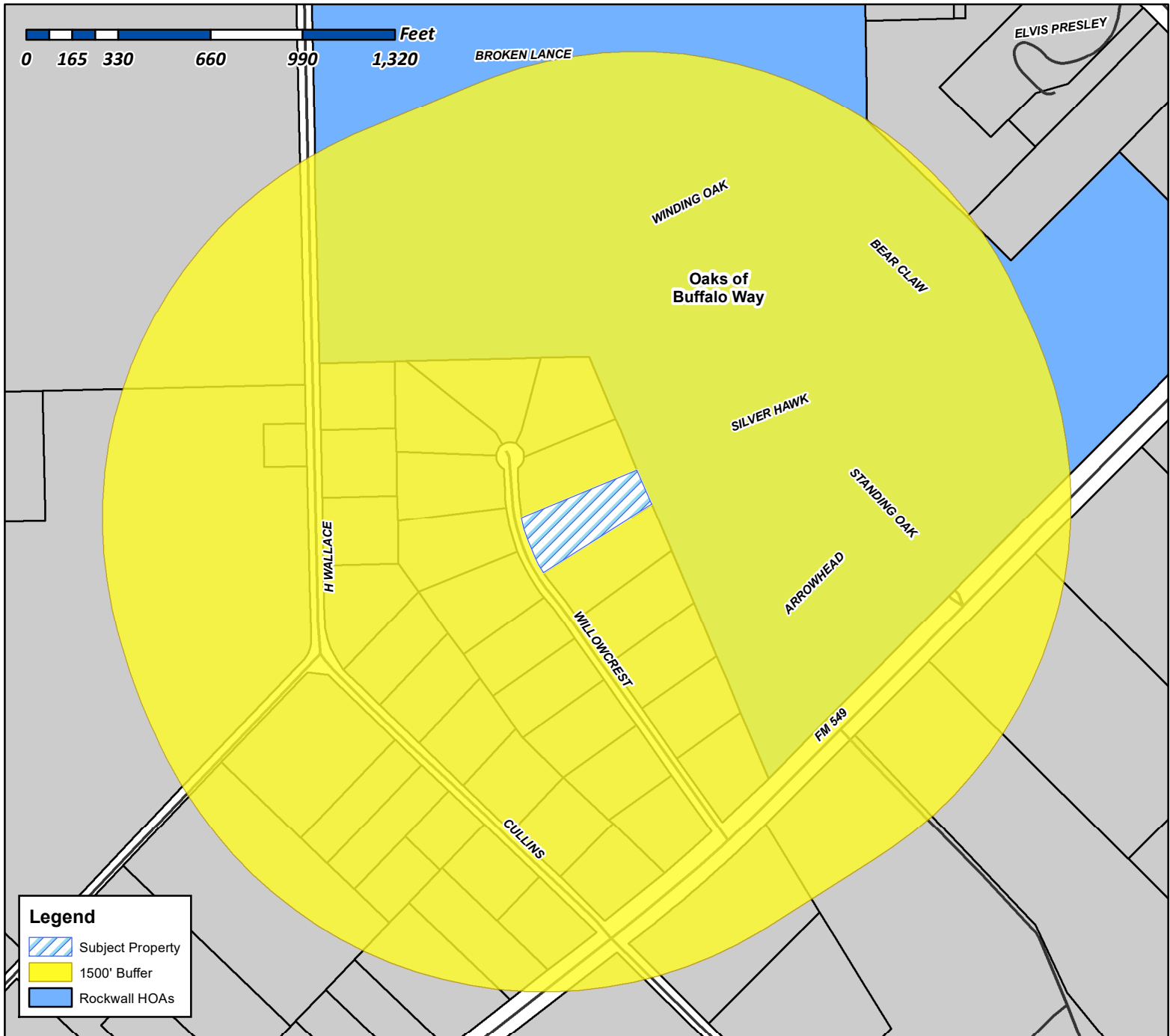




City of Rockwall

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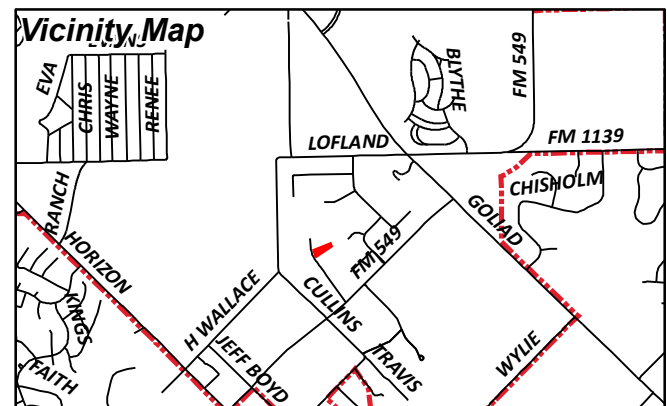
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Case Number: Z2021-016
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5) District
Case Address: 361 Willowcrest

Date Created: 5/14/2021

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



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, May 20, 2021 10:49 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-016]
Attachments: HOA Map Z2021-016.pdf; Public Notice (05.19.2021).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 *May 21, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 15, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 21, 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>.

Z2021-016 SUP for a Detached Garage at 361 Willowcrest

Hold a public hearing to discuss and consider a request by Mike Mishler of Mishler Builders, Inc. on behalf of John Curanovic for the approval of a *Specific Use Permit (SUP)* allowing a detached garage that does not conform to the maximum square footage requirements on a 1.948-acre parcel of land identified as Lot 23 of the Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 361 Willowcrest, 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/>

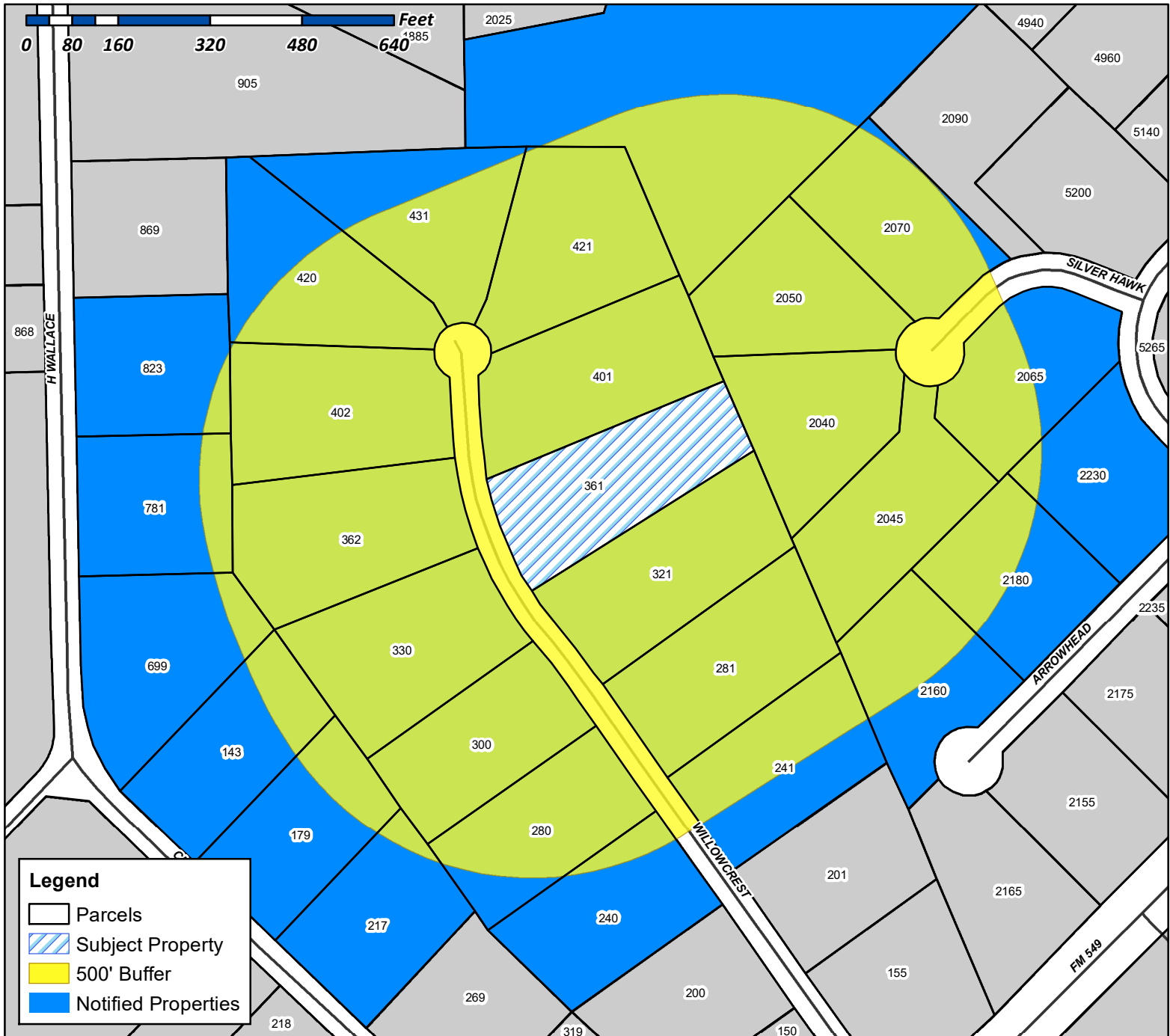
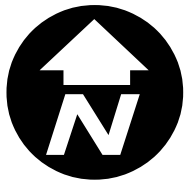
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City of Rockwall

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

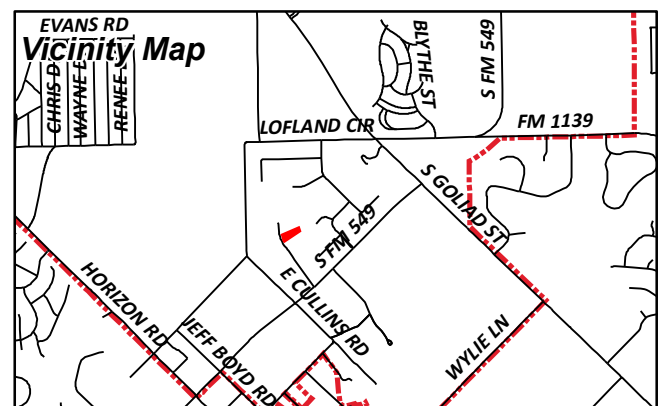
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Case Number: Z2021-016
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5) District
Case Address: 361 Willowcrest

Date Created: 5/14/2021

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



PINKSTON RONALD L & KAREN L
143 CULLINS RD
ROCKWALL, TX 75032

SWINFORD TYSON AND JENNIVEE
179 CULLINS ROAD
ROCKWALL, TX 75032

CALLAHAN CHRISTOPHER S & SHARILYN K
2040 SILVER HAWK CT
ROCKWALL, TX 75032

KISSELBURGH JULIANNE J
2045 SILVER HAWK CT
ROCKWALL, TX 75032

BEARER WILLIAM DOUGLAS AND ANDREA JEAN
2050 SILVER HAWK COURT
ROCKWALL, TX 75032

LEE JAMES D & FONN C
2065 SILVER HAWK CT
ROCKWALL, TX 75032

JOHNSTON MARGARITA
2070 SILVER HAWK CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

THRASH MARTHA
217 W CULLINS ROAD
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

SWIERCINSKY CAPRICE
240 WILLOWCREST
ROCKWALL, TX 75032

NICHOLS JAMES AND
LYNNE HOANG
241 WILLOWCREST DR
ROCKWALL, TX 75032

HARMAN STEPHEN SCOTT & REBECCA A
280 WILLOWCREST
ROCKWALL, TX 75032

KOZIOL JOHN C & VIRGINIA R
281 WILLOWCREST
ROCKWALL, TX 75032

PRATT DAVID
300 WILLOWCREST
ROCKWALL, TX 75032

SULLIVAN DAVID W & SHAWNA
321 WILLOWCREST
ROCKWALL, TX 75032

ADAMS JEFFREY BLAKE & CATHY
330 WILLOWCREST
ROCKWALL, TX 75032

CURANOVIC JOHN
361 WILLOWCREST
ROCKWALL, TX 75032

BAUGHER JAMES M AND
MARY BETH BAUGHER
362 WILLOWCREST
ROCKWALL, TX 75032

ATHERTON PETER JOHN
401 WILLOWCREST
ROCKWALL, TX 75032

LEE ARON AND CARLIE HENDRICKSON-LEE
402 WILLOWCREST DRIVE
ROCKWALL, TX 75032

MILLER JASON D & JANITH L
420 WILLOWCREST
ROCKWALL, TX 75032

REZAZADEH SEYED M & MAHIN
421 WILLOWCREST
ROCKWALL, TX 75032

SWAIN BRENT MERRICK
431 WILLOWCREST
ROCKWALL, TX 75032

STEVENS DWAYNE ETUX
699 H WALLACE LN
ROCKWALL, TX 75032

GREGG RODNEY P
781 H WALLACE LN
ROCKWALL, TX 75032

MERRITT PAUL C & LOUISE
823 H WALLACE LN
ROCKWALL, TX 75032

OAKS OF BUFFALO WAY LLC
C/O HOMEOWNERS ASSOC.
PO BOX 1633
ROCKWALL, TX 75087

ATHERTON PETER JOHN
PO BOX 2402
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. Z2021-016: Specific Use Permit for a Detached Garage

Hold a public hearing to discuss and consider a request by Mike Mishler of Mishler Builders, Inc. on behalf of John Curanovic for the approval of a Specific Use Permit (SUP) allowing a detached garage that does not conform to the maximum square footage requirements on a 1.948-acre parcel of land identified as Lot 23 of the Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 361 Willowcrest, 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, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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:

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

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

Your comments must be received by Monday, June 21, 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



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. Z2021-016: Specific Use Permit for a Detached Garage

Please place a check mark on the appropriate line below:

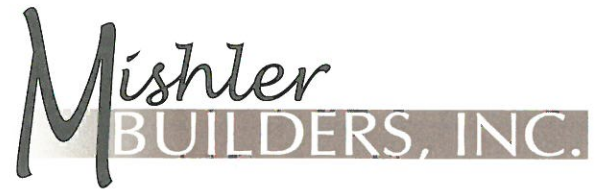
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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.

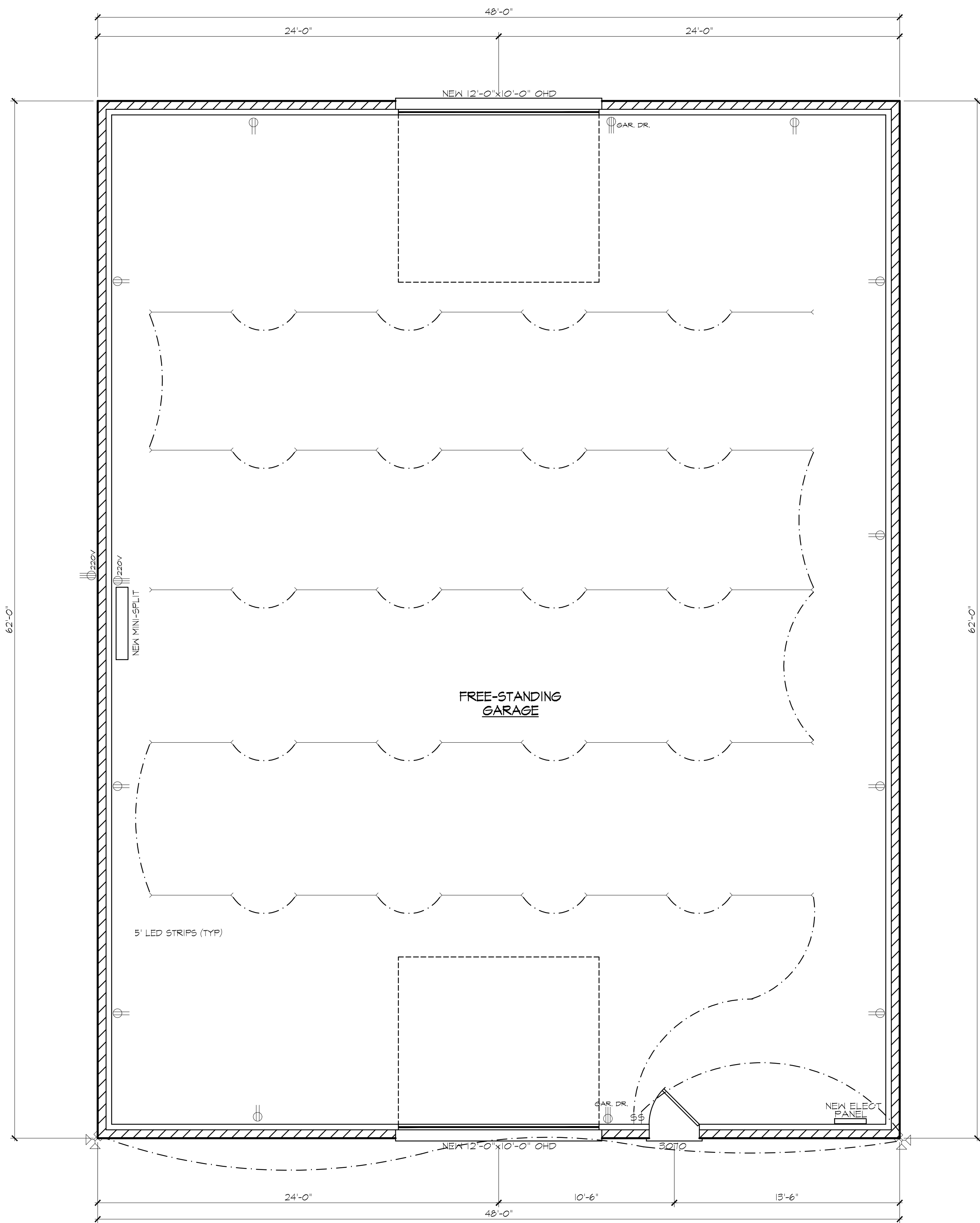
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Re: 361 Willowcrest Dr, Rockwall, TX 75032

We are proposing to construct a 48' x 62' metal building with brick veneer to match existing home at the rear of the property. Roof will be metal R-panel. Height not to exceed 15'.

A 10' wide concrete drive will be constructed from the existing garage pad to the new garage.



AREA CALCULATIONS

GARAGE ADDITION = 2,913 S.F.

ELECTRICAL LEGEND

- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT
- DUPLEX
- COUNTERTOP DUPLEX
- SPLIT WIRED DUPLEX
- QUADRUPLEX
- WATER PROOF
- FLOOR DUPLEX
- GFI DUPLEX
- PHONE OUTLET
- TV OUTLET
- THERMOSTAT
- SMOKE DETECTOR
- JUNCTION
- 220 VOLT OUTLET
- CEILING LIGHT
- RECESSED CEILING LIGHT
- FLOODLIGHT
- WALL HUNG LIGHT
- EYEBALL LIGHT
- RECESSED EYEBALL LIGHT
- VENT
- VENT AND LIGHT
- HEAT AND LIGHT
- HEAT AND VENT
- HEAT, VENT AND LIGHT
- OUTDOOR SPEAKER
- 3' FLUORESCENT
- 4' FLUORESCENT
- 4' FLUORESCENT DBL
- CEILING FAN WITH LIGHT
- WALL MOUNT
- BAR LIGHT
- GARAGE LIGHT

BUILDERS NOTES:

COMMON ANGLE 45 UNLESS NOTED

NOTE:

ALL FIXTURES NOTED IN THIS LEGEND ARE TO BE SPECIFIED BY OWNER/BUILDER
VERIFY ALL LOCATIONS

PLANS by

MICHAEL V. LAND
EMAIL: plans@landesign.com
N. COLLINS BLVD
BIRMINGHAM, AL 35203
PHONE: 205.262.2025
FAX: 205.262.2025

361 WILLOWCREST
MISHLER BUILDERS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.
OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD.
LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

PLAN NO.

DATE

04/22/2021

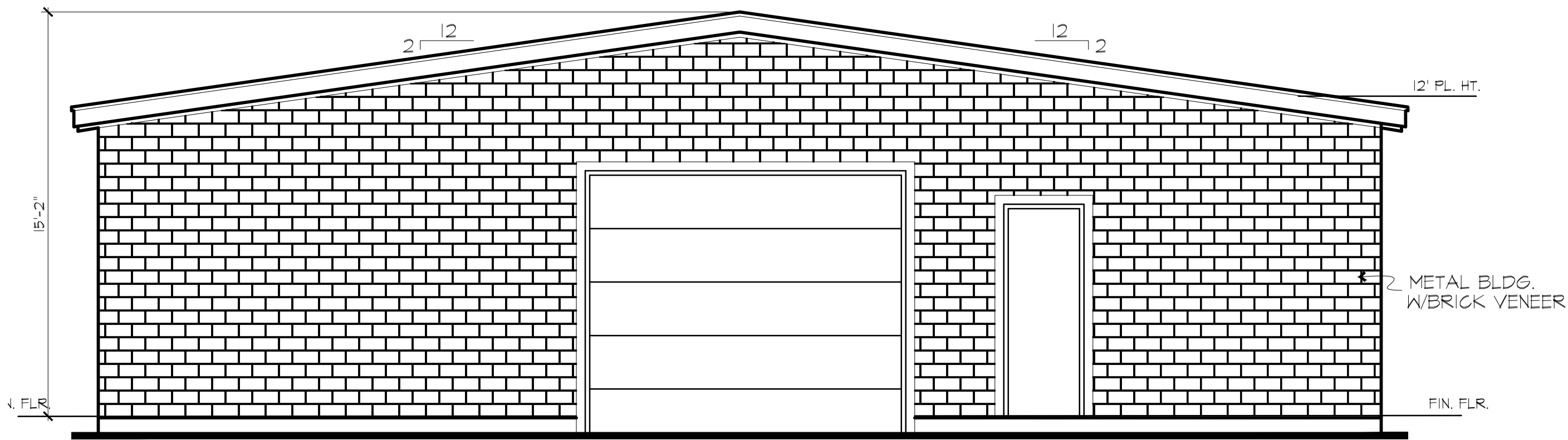
04/26/2021

05/13/2021

05/17/2021

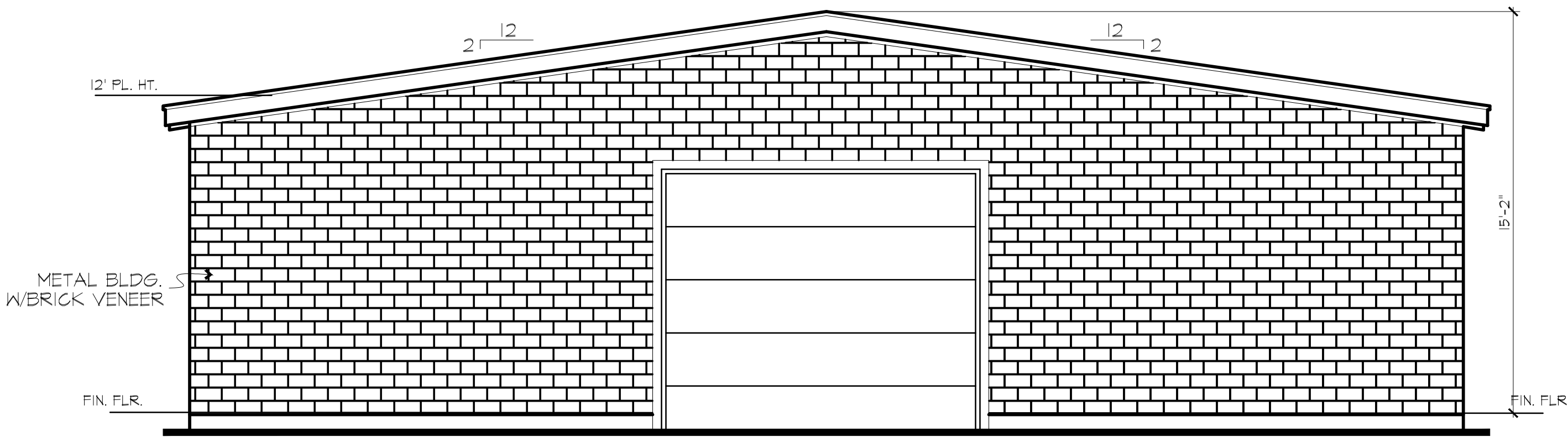
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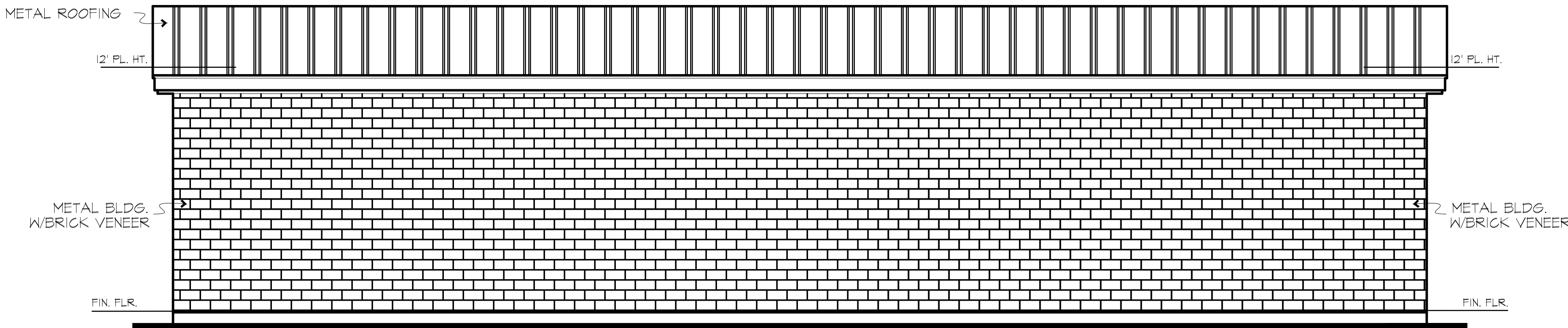
FRONT ELEVATION

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



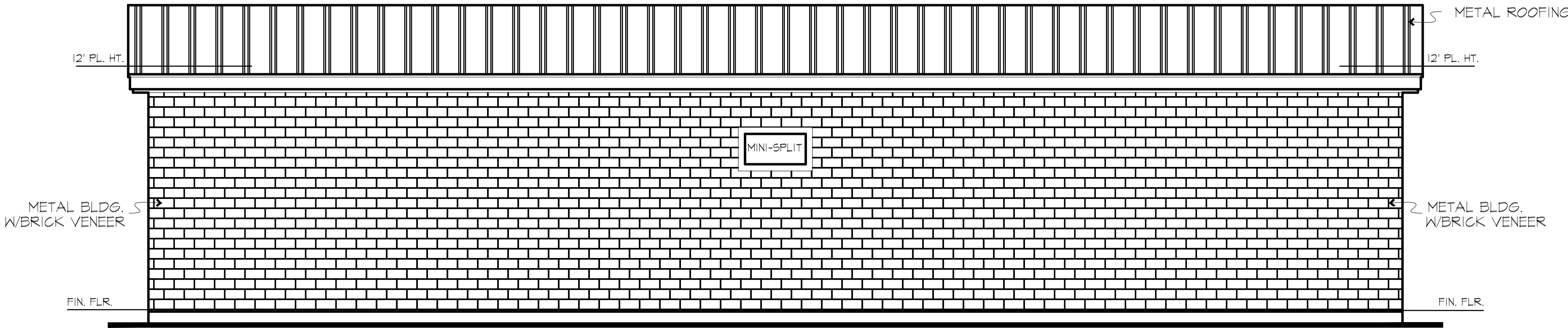
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

PLANS
by
MICHAEL V. LAND
EMAIL: plans@landmfg.com
N. COLLINS BLVD
BIRMINGHAM, AL 35205
PHONE: 472.250.2025
FAX: 472.250.2805

361 WILLOWCREST
MISHLER BUILDERS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS. MISHLER BUILDERS DOES NOT WARRANT THE ACCURACY OF THESE PLANS. MISHLER BUILDERS DOES NOT SCALE THESE DRAWINGS. MISHLER BUILDERS RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

PLAN NO.
03213189
DATE
04/22/2021
04/26/2021
05/13/2021
05/17/2021
-
-

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 ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 1.948-ACRE TRACT OF LAND, IDENTIFIED AS LOT 23, WILLOWCREST ESTATES ADDITION, 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 Mishler of Mishler Builders, Inc. on behalf of John Curanovic for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 1.948-acre tract of land described as Lot 23 Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 1.5 (SFE-1.5) District, addressed as 361 Willowcrest, 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 *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 3,000 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15'-2".
- (4) The *Subject Property* shall not have more than two (2) accessory buildings constructed on it.

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 JULY, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A'
Zoning Exhibit

Address: 361 Willowcrest

Legal Description: Lot 23, Willowcrest Estates Subdivision



Exhibit 'B':
Residential Plot Plan

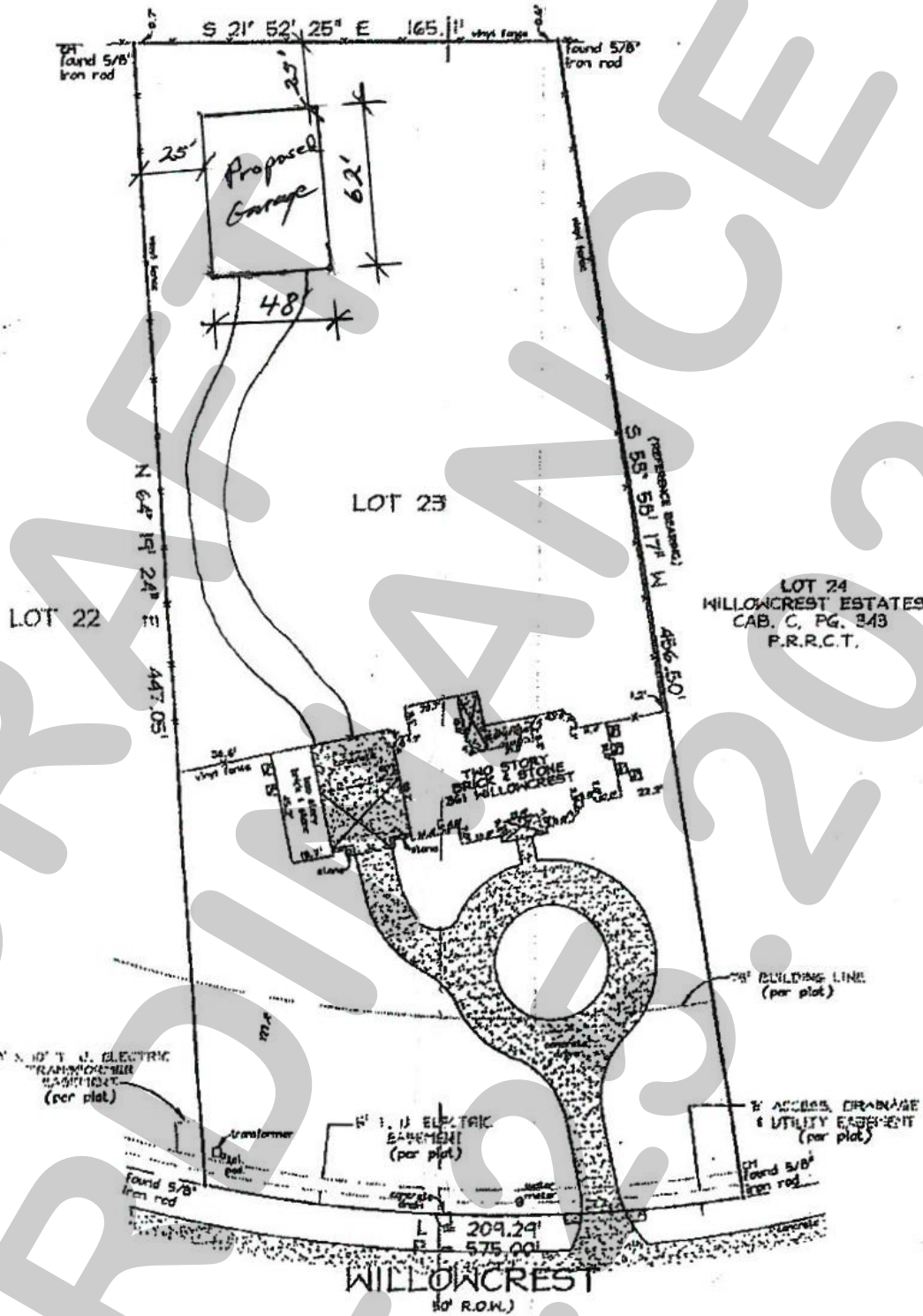
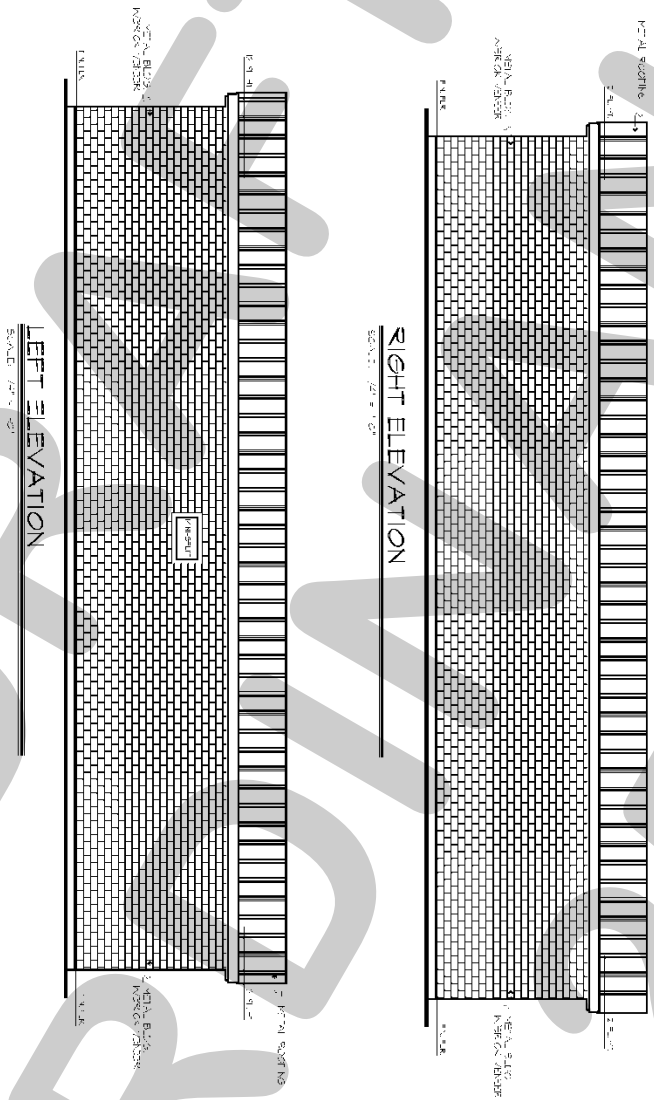
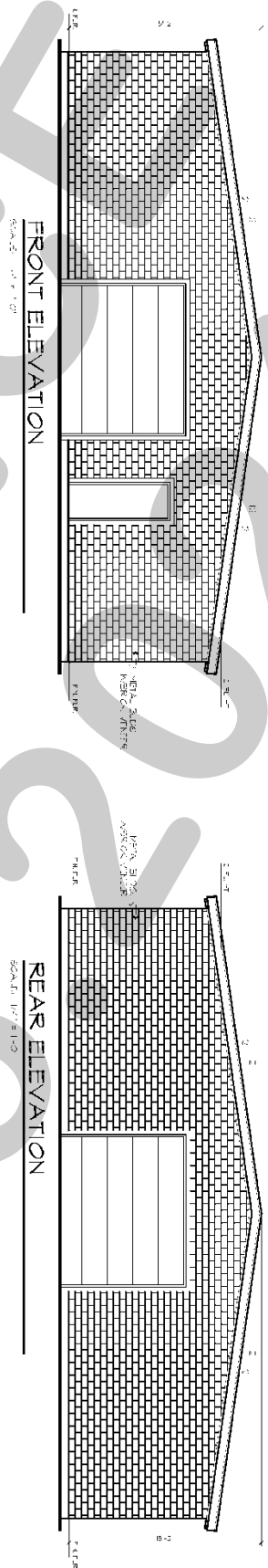


Exhibit 'C':
Elevations



PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: Z2021-017
PROJECT NAME: Zoning Change from AG to LI
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	05/20/2021	Needs Review
05/20/2021: Z2021-017; Change of Zoning from AG to LI Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) 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 David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com .			
I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.			
I.4 Please note the scheduled meetings for this case:			
1) Planning & Zoning Work Session meeting will be held on May 25, 2021.			
2) Planning & Zoning Public Hearing meeting will be held on June 15, 2021.			
3) City Council Public Hearing will be held on June 21, 2021. (1st Reading of Ordinance)			
4) City Council meeting will be held on July 6, 2021. (2nd Reading of Ordinance)			
I.5 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. The City requires that a representative(s) be present for these meetings.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees
- 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 plat the property.
- I - Need written permission from the gas company to build across their easement

Drainage Items:

- I - Detention is required.
- I - Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- I - Manning's C-value is per zoning type.
- I - Dumpster areas to drain to oil/water separator and then to the storm lines.
- I - No vertical walls allowed in detention easements

Roadway Paving Items:

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed.
- I - Drive isles to be 24' wide.
- I - 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.
- I - Any street paving that is removed for tie-ins will require full panel concrete replacement.
- I - Driveway radii to be 30' minimum.
- I - Driveway radius must be at least 10' away from the curb inlet.
- I - Dedicate half of the 65' ROW for Airport Road (32.5' from Centerline)
- I - 5' wide sidewalk, 2' inside the ROW, along all frontage.
- I - Must meet City's driveway spacing requirements

Water and Wastewater Items:

- I - Show proposed utility lines (Water, Sewer, etc.)
- I - Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- I - Water line is on the North side of the street. full panel concrete replacement is required.

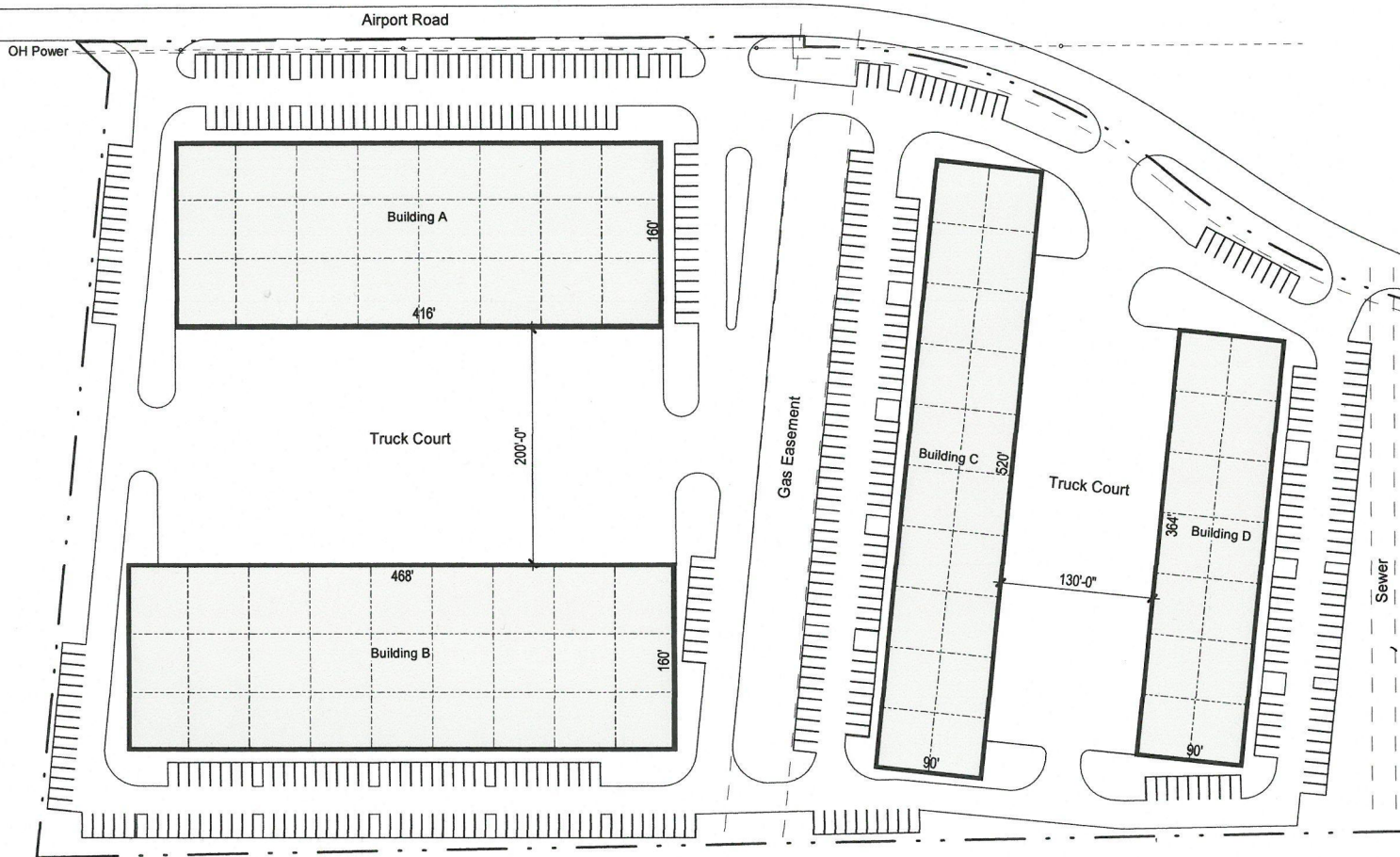
Landscaping:

- 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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			



General Items:

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- I - Impact Fees
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- I - 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.
- I - Any street paving that is removed for tie-ins will require full panel concrete replacement.
- I - Driveway radii to be 30' minimum.
- I - Driveway radius must be at least 10' away from the curb inlet.
- I - Dedicate half of the 65' ROW for Airport Road (32.5' from Centerline)
- I - 5' wide sidewalk, 2' inside the ROW, along all frontage.
- I - Must meet City's driveway spacing requirements

Water and Wastewater Items:

- I - Show proposed utility lines (Water, Sewer, etc.)
- I - Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- I - Water line is on the North side of the street. full panel concrete replacement is required.

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".



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-017

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 Airport Road (Rockwall CAD Property ID: 11011)

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION South Side of Airport Road East of S. John King

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Agricultural

PROPOSED ZONING LI

PROPOSED USE Warehouse/Distribution Center

ACREAGE 17.03

LOTS [CURRENT] 1

LOTS [PROPOSED] 4

☒ **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 RBB/GCF Properties, LP

☒ APPLICANT Intrepid Equity Investments, LLC

CONTACT PERSON Robert B. Baldwin III

CONTACT PERSON Tyler Wood

ADDRESS 4500 Christopher Drive

ADDRESS 4131 Spicewood Springs Rd. Suite E4

CITY, STATE & ZIP Austin, TX 78746

CITY, STATE & ZIP Austin, TX 78759

PHONE 512-751-4500

PHONE 214-909-9202

E-MAIL rbbaldwin3@me.com

E-MAIL twood@intrepid-equity.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tyler Wood ^{Owner's Representative} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

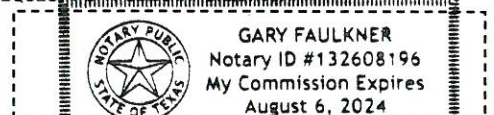
^{Owner's Representative}

"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 \$ 455.45 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 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."

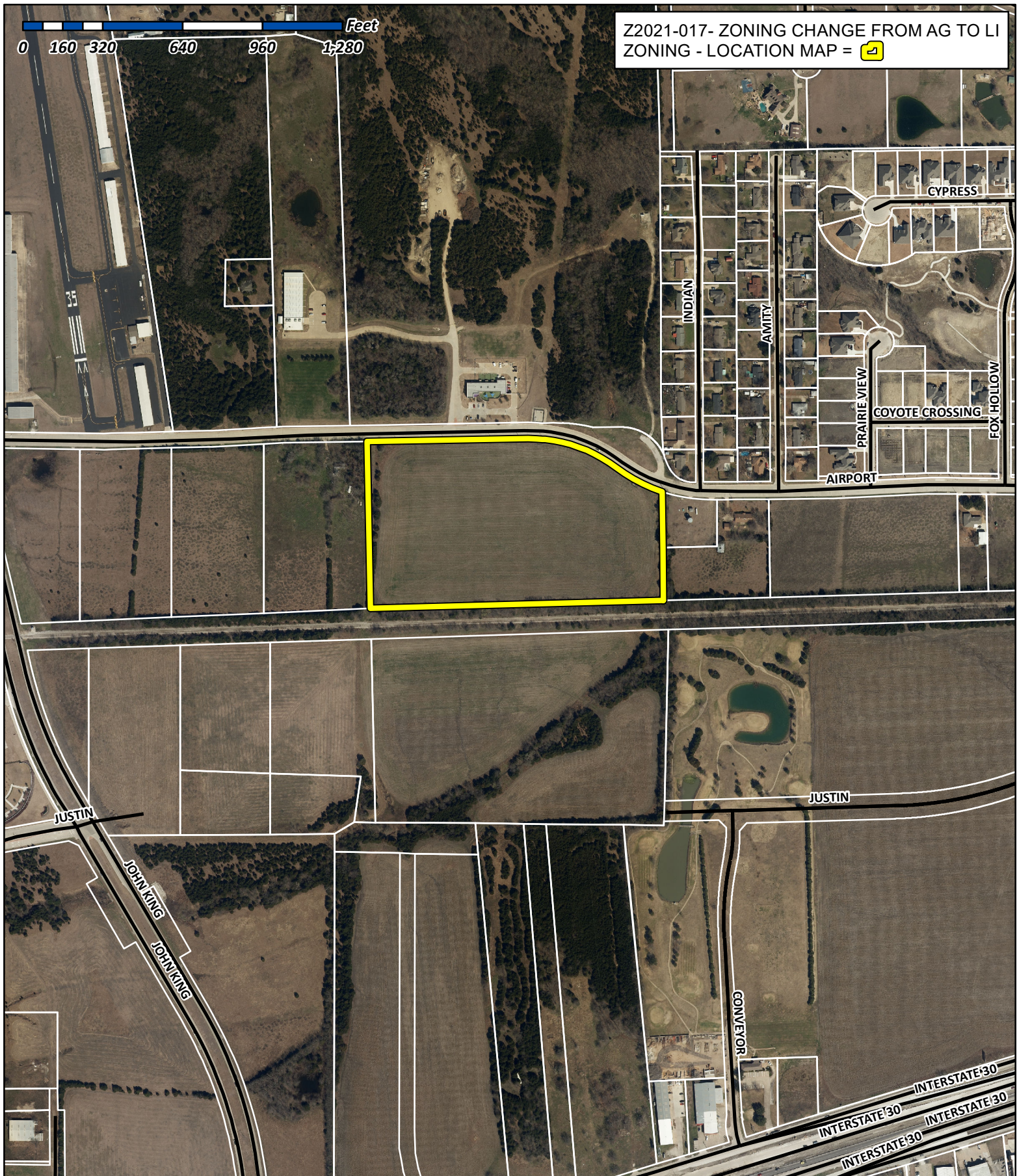
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

^{Owner's Representative} OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Aug. 6, 2024



City of Rockwall

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

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

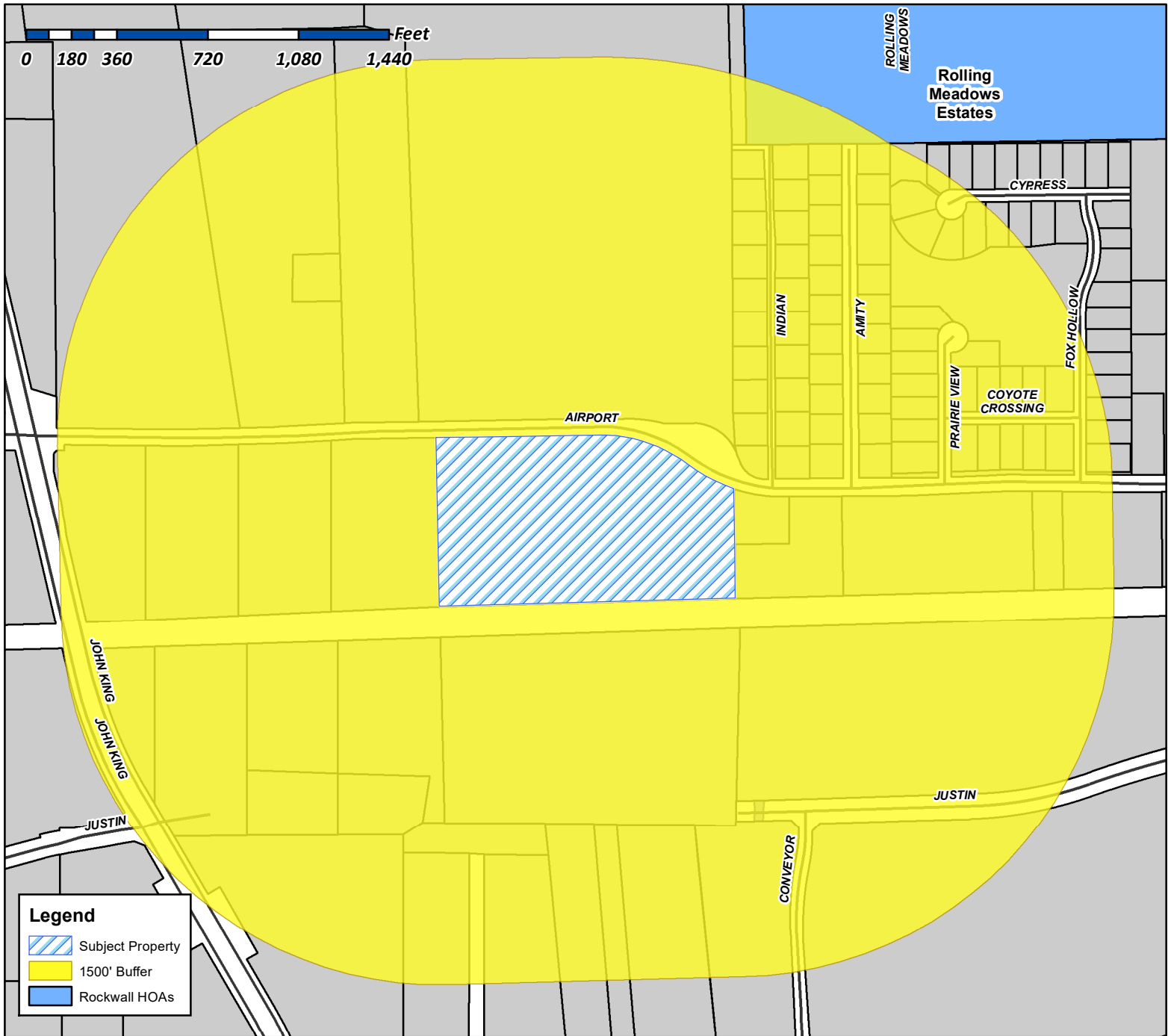




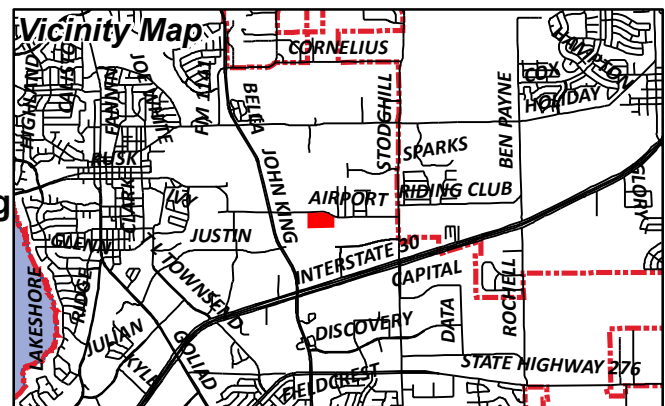
City of Rockwall

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

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Case Number: Z2021-017
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of Airport Rd. East of John King



Date Created: 5/17/2021

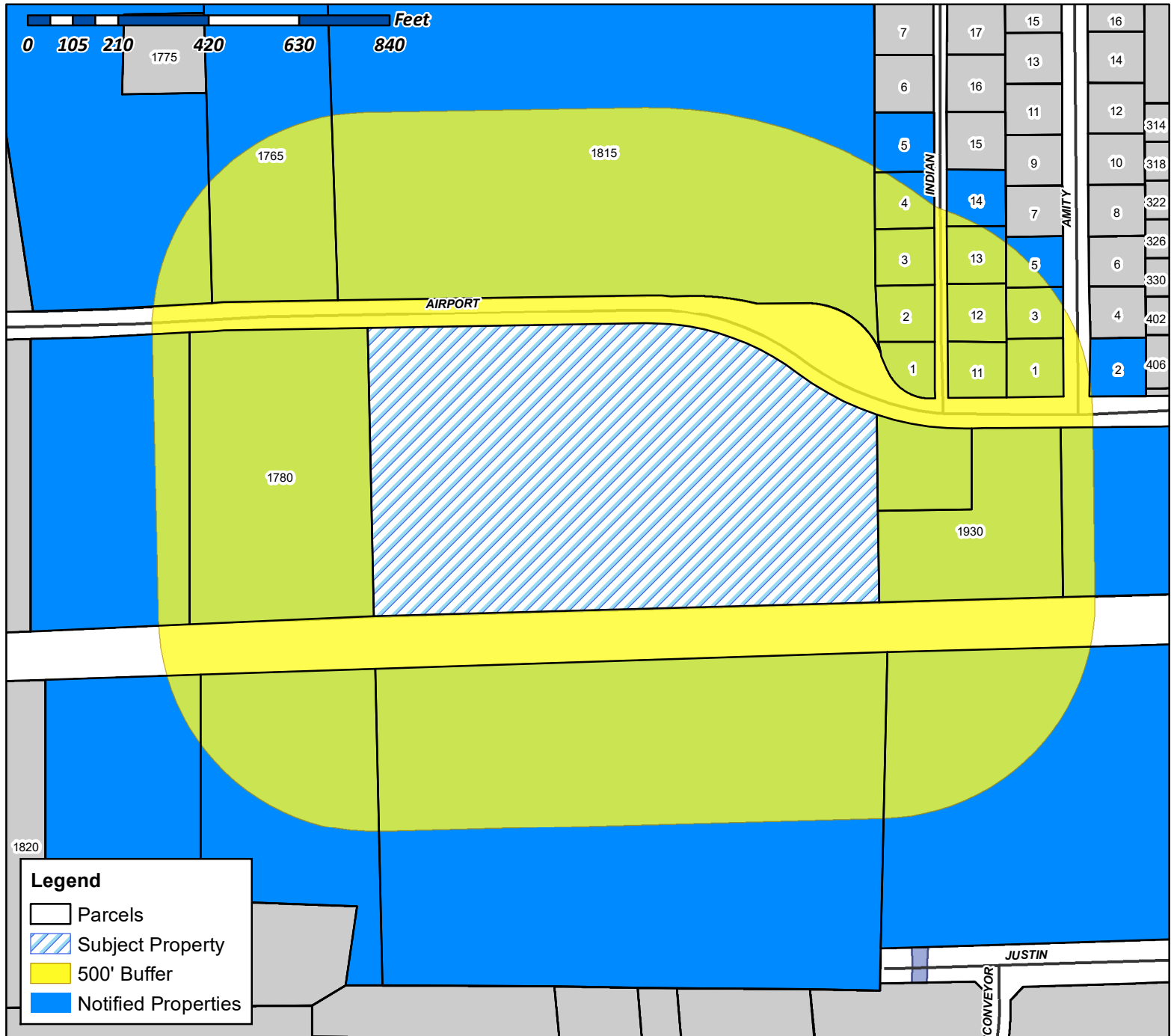
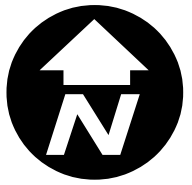
For Questions on this Case Call (972) 771-7745



City of Rockwall

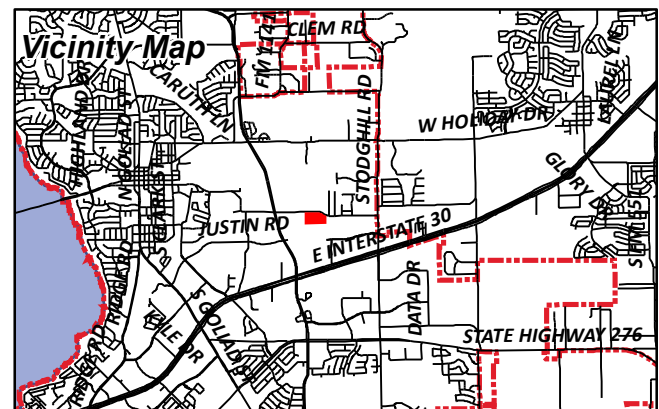
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DAVIS LISA M
1 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
1 INDIAN TRL
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

ATHEY JACKIE RAY
1780 AIRPORT RD
ROCKWALL, TX 75087

GARRETT RANDY SCOTT
1930 AIRPORT RD
ROCKWALL, TX 75087

KHAN ZIAUR RASHID
2 AMITY LN
ROCKWALL, TX 75087

WACK LINDSEY P & DONNETTE
2 INDIAN TRL
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
3 AMITY LANE
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH
306 EAST RUSK ST
ROCKWALL, TX 75087

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP 11029 LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

TABIRA JACOB M & MARIA A
4 INDIAN TRL
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

RBB/GCF PROPERTIES LP
P O BOX 1526
AUSTIN, TX 78767

ATHEY JACKIE RAY
P.O. BOX 219
LAVON, TX 75166

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

WACK LINDSEY P & DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, 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. Z2021-017: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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:

David Gonzales
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, June 21, 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



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. Z2021-017: Zoning Change from AG to LI

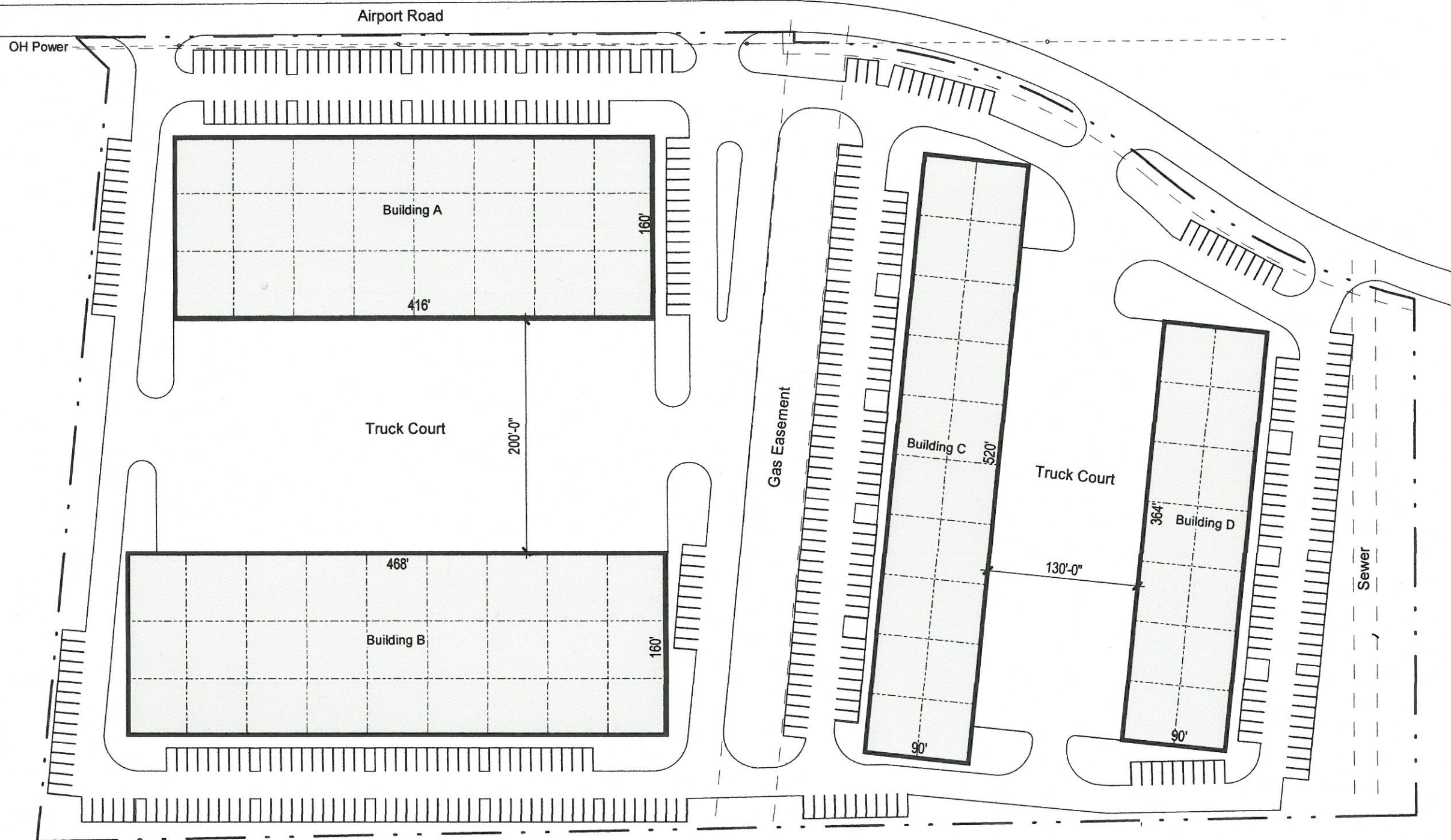
Please place a check mark on the appropriate line below:

- ☐ 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

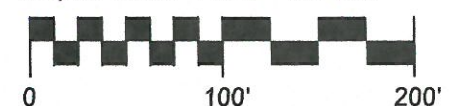


Entire Site	17.03 ac
Building A	66,560 SF
Building A Parking	110
Building B	74,880 SF
Building B Parking	116
Building C	46,800 SF
Building C Parking	119
Building D	32,760 SF
Building D Parking	90



TRUE
NORTH

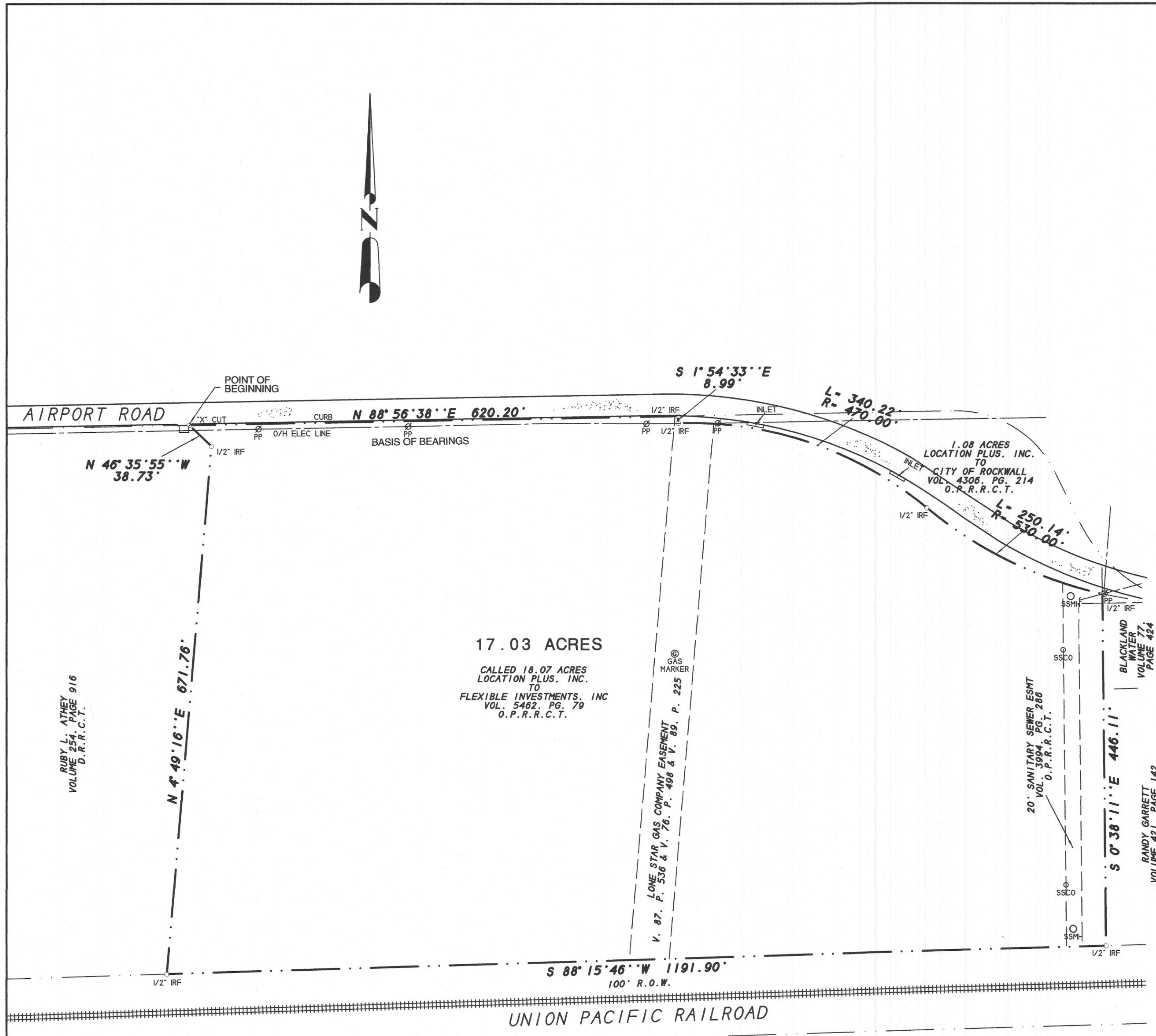
Graphic Scale: 1 inch = 100 feet



Airport Road, Rockwall
OPTION 1

ALLIANCE
 ARCHITECTS

DATE: 20XX-XX-XX



DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07 acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023 acres tract of land, said point being at the Southwest corner of a 2.90 acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76 feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73 feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00 feet, a tangent of 177.95 feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84 feet along said right-of-way line, an arc distance of 340.22 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00 feet, a tangent of 127.44 feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82 feet along said right-of-way line, an arc distance of 250.14 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11 feet to the POINT OF BEGINNING and containing 741,739 square feet or 17.03 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 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 5462, PAGE 79, O.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 Flexible Investments, Inc. at Airport Road, 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 4th day of September, 2019.



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



SYMBOL LEGEND	
TV	TELEPHONE CABLE ROVER
GA	GAS METER
EL	ELECTRIC METER
EL	ELECTRIC JUNCTION BOX
EL	ELECTRIC SUBSTATION
EL	ELECTRIC LIGHT POLE
EL	ELECTRIC WATER METER
EL	ELECTRIC LIGHT POLE
EL	ELECTRIC LIGHT POLE
EL	ELECTRIC LIGHT POLE
EL	ELECTRIC LIGHT POLE

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

SURVEY DATE: September 4, 2019
SCALE: 1" = 100'
CLIENT: FLEXIBLE
GF: NONE

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07 acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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BALDWIN INTERESTS

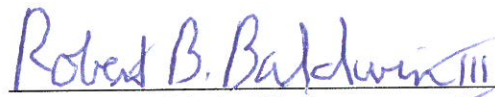
April 29, 2021

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

Re: Letter of Authorization for the submission and processing of a zoning application for approximately 17.03 acres located on Airport Road, Rockwall, TX (the "Property") legally described as A0102.D HARR TRACT 4, 17.923 ACRES

Mr. Miller:

I, Robert B Baldwin III, own the Property. I have contracted to sell the Property with Intrepid Equity Investments, LLC ("Applicant") and do hereby authorize Applicant to file and process a zoning application on the Property and to address related land use matters. This authorization shall remain valid until expressly revoked in writing.

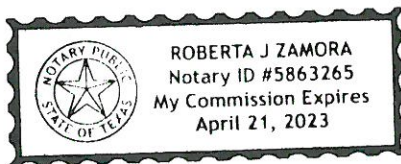


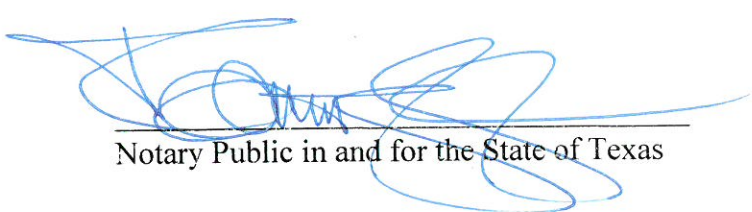
Robert B Baldwin III, Owner

State of Texas

County of Travis

This instrument was acknowledged before me on this 29th day of April, 2021, by Robert B Baldwin III.




Notary Public in and for the State of Texas

Summary of Explanation

This application requests Light Industrial (LI) zoning on the subject property to facilitate the eventual development and construction of approximately 220,000 square feet of warehouse and distribution buildings, delivered in multiple phases. These buildings will be built to flexibly accommodate both regional warehouse users and local office/warehouse requirements that are under-served in Rockwall county area.

Intrepid Equity Investments, which focuses on enabling targeted economic development by developing thoughtful, functional spaces for commerce, or platforms for growth. With that goal, the Applicant appreciates of the opportunity to work with the City of Rockwall on this request and the project. Intrepid's core investment strategy is focused on suburban growth markets similar to that of Rockwall. The goal is always to work in tandem with local authorities to enable projects that cater to businesses that are intentional in creating long-term locations that are beneficial to business, their employees, and the City alike.

Applicant believes that the approval of this request and the subsequent construction of the Project will be additive to the notable and increasing velocity of job creation occurring in Rockwall. Based on initial market reactions to this potential development, Intrepid is confident the Project will be successful.

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

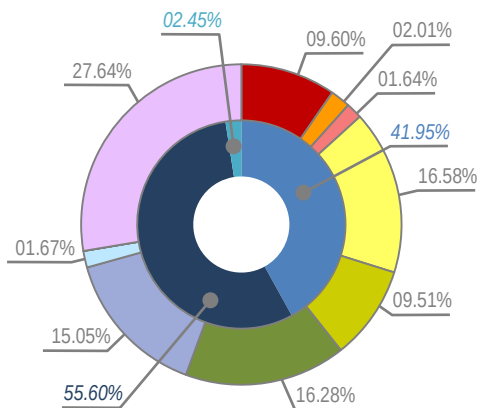
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

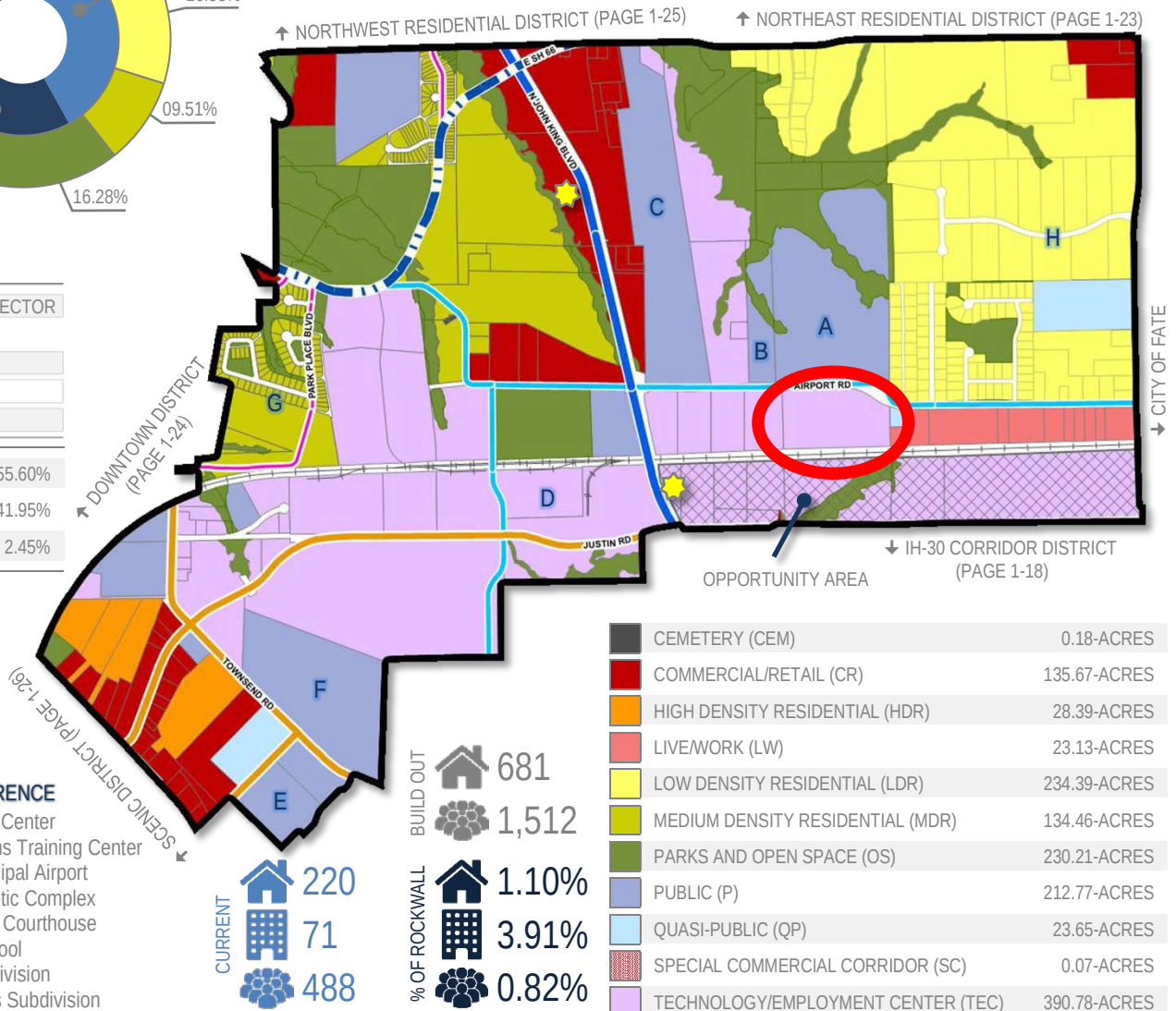
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	
COMMERCIAL	55.60%
RESIDENTIAL	41.95%
MIXED USE	2.45%



POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utey Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna; as an Accessory	(2)	(1)	P

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR 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, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tyler Wood of Intrepid Equity Investments, LLC for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) District, located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

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

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07-acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023-acres tract of land, said point being at the Southwest corner of a 2.90-acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90-feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76-feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73-feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20-feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00-feet, a tangent of 177.95-feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84-feet along said right-of-way line, an arc distance of 340.22-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00-feet, a tangent of 127.44-feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82-feet along said right-of-way line, an arc distance of 250.14-feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11-feet to the POINT OF BEGINNING and containing 741,739 square-feet or 17.03-acres of land.

City of Rockwall, Texas

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: Z2021-018
PROJECT NAME: Zoning Change from AG to LI
SITE ADDRESS/LOCATIONS:

CASE CAPTION:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	05/20/2021	Needs Review

05/20/2021: Z2021-018; Change of Zoning from AG to LI

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

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard.

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

I.4 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 25, 2021.
- 2) Planning & Zoning Public Hearing meeting will be held on June 15, 2021.
- 3) City Council Public Hearing will be held on June 21, 2021. (1st Reading of Ordinance)
- 4) City Council meeting will be held on July 6, 2021. (2nd Reading of Ordinance)

I.5 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. The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved w/ Comments

05/20/2021: M - Will need infrastructure study to determine if ex. sewer line must be upsized. (Review fees apply)

Informational Comments for Site Plan and Engineering are below.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees
- 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 plat the property.

Drainage Items:

- I - Detention is required. Will have to use Unit Hydrograph Method and perform Detention/Flood Study (Review Fee Apply)
- I - Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- I - No detention allowed in flood plain
- I - No vertical walls allowed in detention easement
- I - Manning's C-value is per zoning type.
- I - Dumpster areas to drain to oil/water separator and then to the storm lines.
- I - Show floodplain and cross-sections.
- I - Will need a Flood Study and LOMR if "touching" the floodplain. (includes a review retainer.)
- I - Will need a wetland and WOTUS determination if disturbing the flood plain

Roadway Paving Items:

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed.
- I - Drive isles to be 24' wide.
- I - 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.
- I - Any street paving that is removed for tie-ins will require full panel concrete replacement.
- I - Driveway radii to be 30' minimum.
- I - Driveway radius must be at least 10' away from the curb inlets.
- I - 5' wide sidewalk, 2' inside the ROW, along all frontage.
- I - Must build left turn lane at Capital/ Corporate Crossing.
- I - Main street into development will need to come in at Capital Blvd intersection.

Water and Wastewater Items:

- I - Show proposed utility lines (Water, Sewer, etc.)
- I - Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- I - Sewer existing to north of property.
- I - Sewer Pro-Rata of \$2773.07/acre.
- I - May tie into the 16" water line in Corporate Crossing. Must loop line into the 8" in Technology Way.
- M - Will need infrastructure study to determine if ex. sewer line must be upsized. (Review fees apply)

Landscaping:

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			

0 265 530 1,060 1,590 2,120 Feet

Z2021-018- ZONING CHANGE FROM AG TO LI
ZONING - LOCATION MAP = 

General Items:

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- I - 4% Engineering Inspection Fees
- I - Impact Fees
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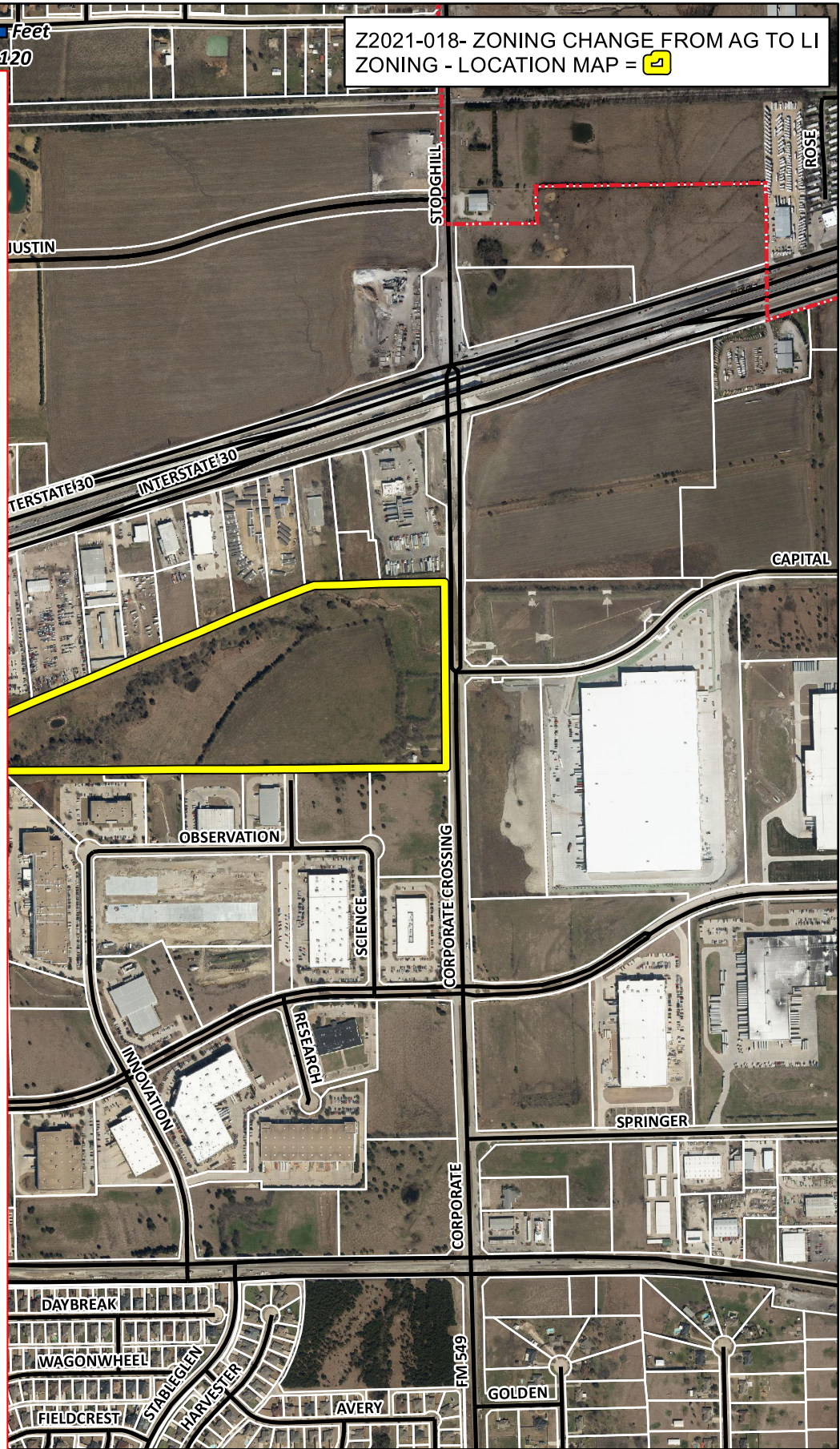
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- I - Driveway radius must be at least 10' away from the curb inlets.
- I - 5' wide sidewalk, 2' inside the ROW, along all frontage.
- I - Must build left turn lane at Capital/ Corporate Crossing.
- I - Main street into development will need to come in at Capital Blvd intersection.

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- M - Will need infrastructure study to determine if ex. sewer line must be upsized. (Review fees apply)

Landscaping:

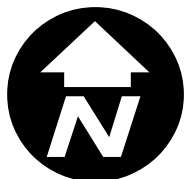
- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



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.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1515 Corporate Crossing

SUBDIVISION Unplatted - John Lockhard Survey Abstract No. 134

LOT N/A (unplatted) BLOCK N/A

GENERAL LOCATION West of intersection of Corporate Crossing and Capital Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Undeveloped

PROPOSED ZONING LI

PROPOSED USE Warehouse

ACREAGE 43.237 AC

LOTS [CURRENT]

N/A

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 Hitt Family, L.P.

☒ APPLICANT Kimley-Horn and Associates, Inc.

CONTACT PERSON L.R. Tipton

CONTACT PERSON Dan Gallagher, P.E.

ADDRESS 3412 S. FM 548

ADDRESS 13455 Noel Road
Suite 700

CITY, STATE & ZIP Royse City Tx 75181

CITY, STATE & ZIP Dallas, TX 75240

PHONE 214 213 5087

PHONE 972-776-1780

E-MAIL lrtip@yahoo.com

E-MAIL dan.gallagher@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

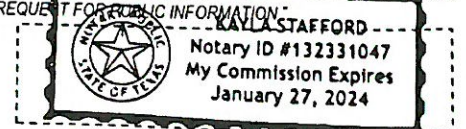
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L.R. Tipton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 800 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MAY, 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 AND DISSEMINATE 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 5th DAY OF MAY, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES JAN 27 2024

BROWN MICHAEL
10661 FM 1565
TERRELL, TX 75160

LINE 5 HOLDINGS LP
1201 N RIVERFRONT BLVD SUITE 100
DALLAS, TX 75207

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

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DALLAS, TX 75240

MOORE MICHAEL F
557 MARIAH BAY DR
HEATH, TX 75032

SWBC ROCKWALL LP
5949 SHERRY LN SUITE 750
DALLAS, TX 75225

CAVENDER INVESTMENT PROPERTIES E LTD
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TYLER, TX 75703

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

ROCKWALL ECONOMIC DEVELOPMENT
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P O BOX 968
ROCKWALL, TX 75087

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JAMES E ZAFERIS & JOANNA ZAFERIS
P. O. BOX 86404
LOS ANGELES, CA 90086

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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. Z2021-018: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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:

David Gonzales
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, June 21, 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



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. Z2021-018: Zoning Change from AG to LI

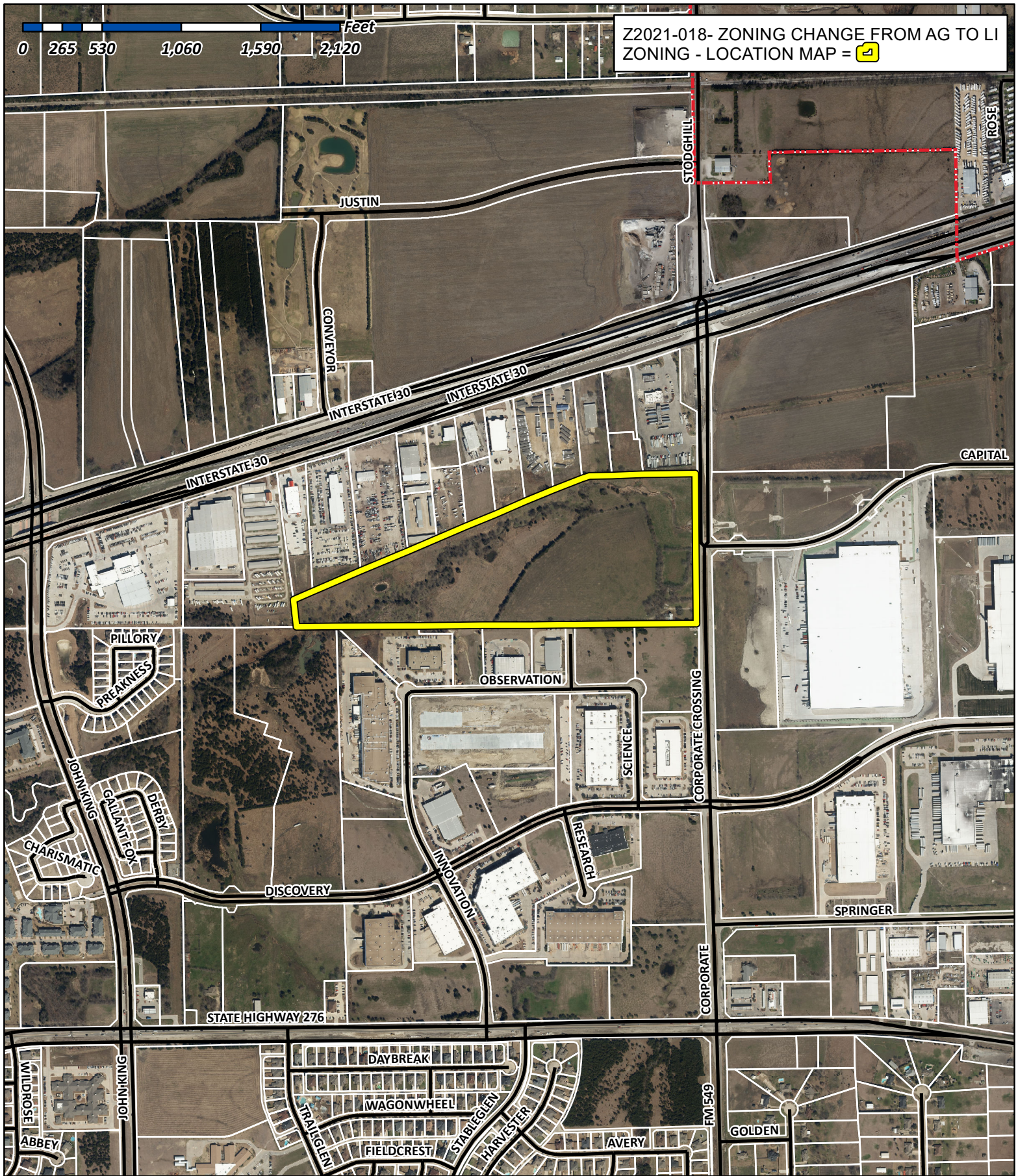
Please place a check mark on the appropriate line below:

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

Name:	
Address:	

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

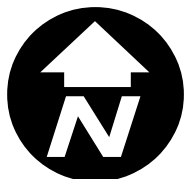
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

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.

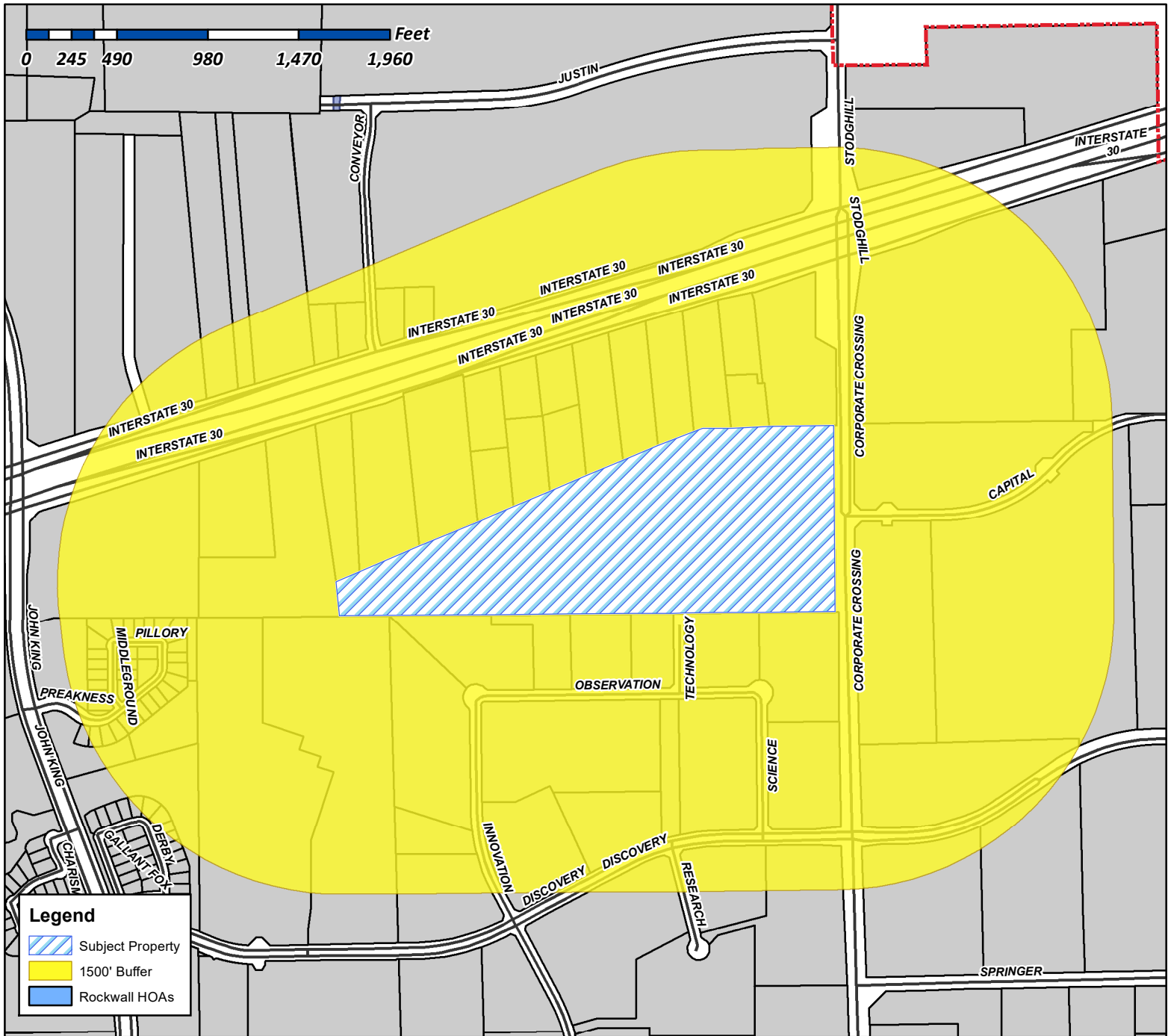
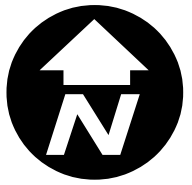




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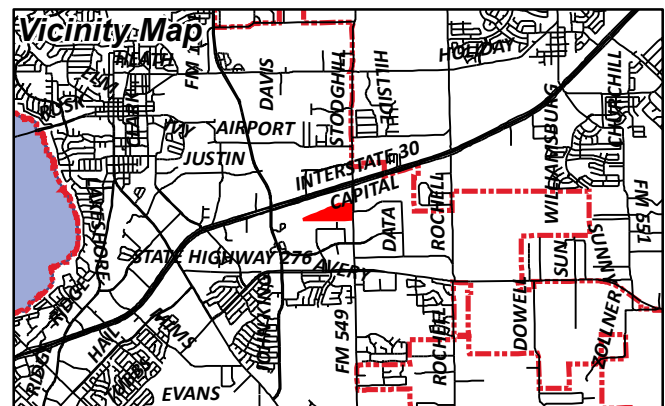
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Case Number: Z2021-018
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: West of Intersection of Capital Blvd. & Corporate Crossing

Date Created: 5/17/2021

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

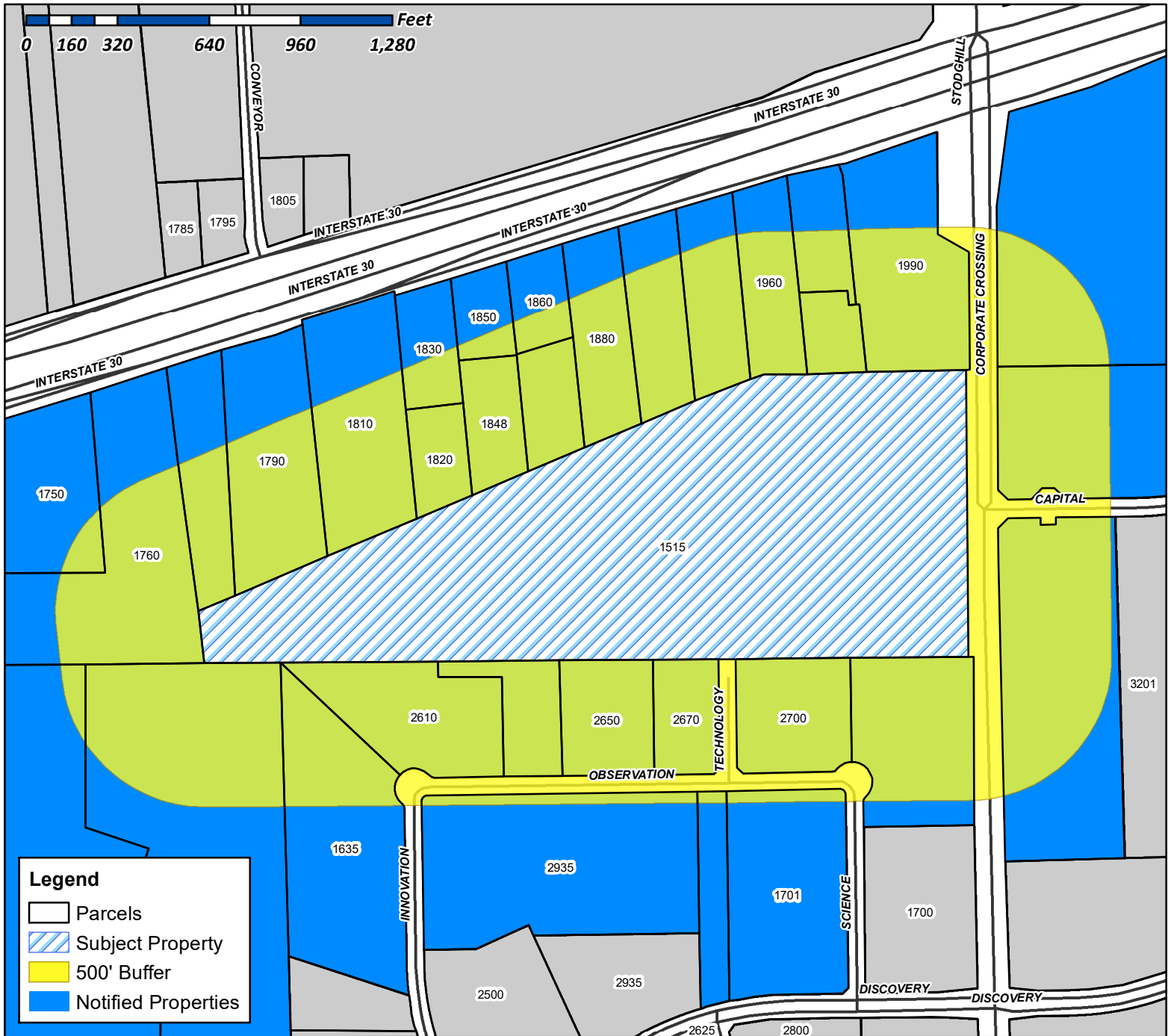




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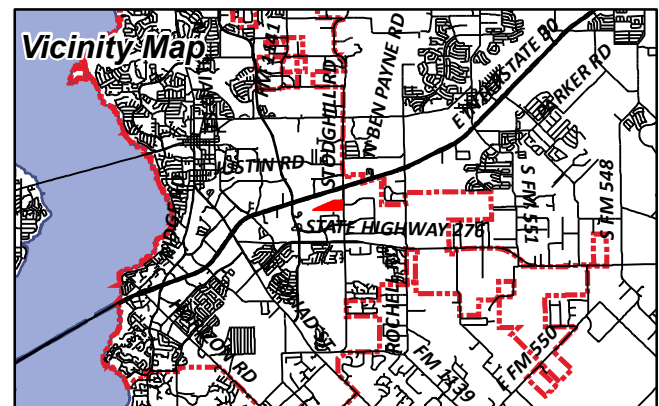
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Property Owner and/or Resident of the City of Rockwall:

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

ZONING DESCRIPTION

"ROCKWALL HITT TRACT"

BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a part of a called 44.5 acre tract described as the "Second Tract" in the Warranty Deed from H.M. Gray to F.D. Hitt, recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas, and conveyed to the Hitt Family Limited Partnership by deed recorded in Volume 1875, Page 238 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point in the west right-of-way line of F.M. 549 (Corporate Crossing - a variable width right-of-way) and being the northwest corner of a called 0.373 acre tract of land described as a Right-of Way Dedication in the Warranty Deed to the City of Rockwall recorded in Instrument No. 2011-00451623, Official Public Records, Rockwall County, Texas;

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

South 0°45'31" West, a distance of 54.87 feet;

South 0°42'48" East, a distance of 948.61 feet to the southwest corner of said 0.373 acre tract;

THENCE South 89°29'36" West, passing at a distance of 15.00 feet the northeast corner of Lot 2 Block E of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 377, Plat Records, Rockwall County, Texas; continuing with the common line of said 44.5 acre tract and the following tracts of land; said Lot 2, Block E, Lot 4, Block E; of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20200000008932, Plat Records, Rockwall County, Texas; the north terminus line of Technology Way (a 50-foot right-of-way), as shown on plat recorded under Cabinet D, Slide 175, Plat Records, Rockwall County, Texas; Lot 1, Block C, of Nolan Power Building, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 259, Plat Records, Rockwall County, Texas; Lots 2, 3R, and 4, Block C, of Rockwall Technology Park, an addition to the City of Rockwall, Texas; according to the plat thereof recorded in Cabinet E, Slide 329, Plat Records, Rockwall County, Texas; and a called 21.280 acre tract of land described in the Special Warranty Deed to SWBC Rockwall, LP, recorded in Instrument No. 20180000000613, Official Public Records, Rockwall County, for a total distance of 2689.40 feet to the southwest corner of said 44.5 acre tract of land;

THENCE North 3°00'29" West, a distance of 184.74 feet to the south line of Lot 1, Block 1, of Service King IH-30, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet J, Slide 109, Plat Records, Rockwall County, Texas;

THENCE North 67°13'27" East, with the common line of said 44.5 acre tract and the following tracts of land; Lot 1, Block 1 of said Service King IH-30 addition; Lot 1, Block 1, of Rockwall Kia, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 279, Plat Records, Rockwall County, Texas; a called 6.01 acre tract of land described in the

Special Warranty Deed to Rockwall AA RE LLC, recorded in Instrument No. 20190000011194, Official Public Records, Rockwall County, Texas; a called 1.6291 acre tract of land described in the Warranty Deed with Vendor's Lien to Rockwall Storage Solutions, LLC, recorded in Instrument No. 20140000010313, Official Public Records, Rockwall County, Texas; Lot 2, DBK Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 241, Plat Records, Rockwall County, Texas; a called 1.86 acre tract of land described in the Warranty Deed to Myasin Investments, LLC, recorded in Instrument No. 20180000016565, Official Public Records, Rockwall County, Texas; Lot 1, Block 1, Cavender's Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2015000003652, Official Public Records, Rockwall County, Texas; a called 6.2475 acre tract of land described in the Warranty Deed to Michael F. Moore, recorded in Instrument No. 200300000275494, Official Public Records, Rockwall County, Texas; and Lot 1, Block 1, YA-HOO Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 342, Plat Records, Rockwall County, Texas; for a total distance of 2144.85 feet to an angle point in the common line of said 44.5 acre tract of land and said YA-HOO Subdivision;

THENCE North 89°00'12" East, with the common line of said 44.5 acre tract and the following tracts of land; said Lot 1, Block 1, YA-HOO Subdivision; a called 3.195 acre tract of land described in the Warranty Deed in lieu of foreclosure, to Ginaluca Robino and Mary C. Goss, recorded in Instrument No. 2007-00374776, Official Public Records, Rockwall County, Texas, and Lot 1, Block A, of Love's Addition No. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 377, Plat Records, Rockwall County, Texas; passing at a distance of 695.41 feet the southeast corner of Lot 1, Block A of said Loves Addition, for a total distance of 710.41 feet to the **POINT OF BEGINNING** and containing 43.24 acres of land more or less.

NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

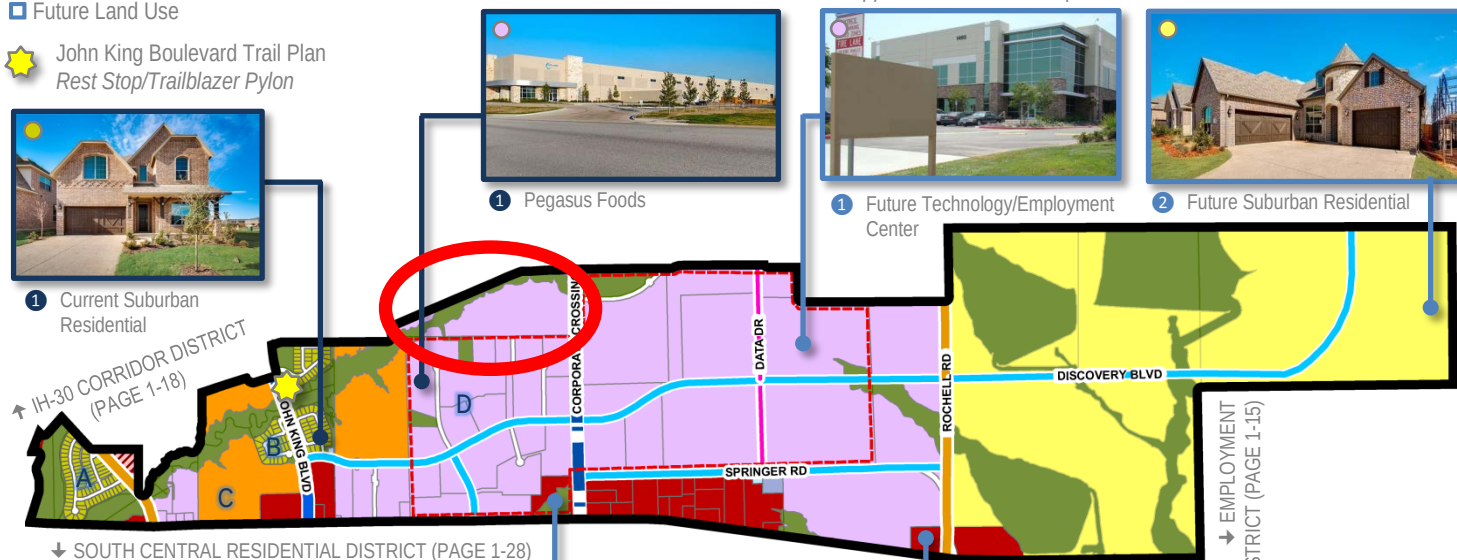
POINTS OF REFERENCE

- A. Townsend Village Subdivision
- B. Rockwall Downes Subdivision
- C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
- D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

- ★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon



COMMERCIAL	53.90%
RESIDENTIAL	46.10%
MIXED USE	0.00%

MINOR COLLECTOR	
M4D	
M4U	
P6D	
TXDOT 4D	

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

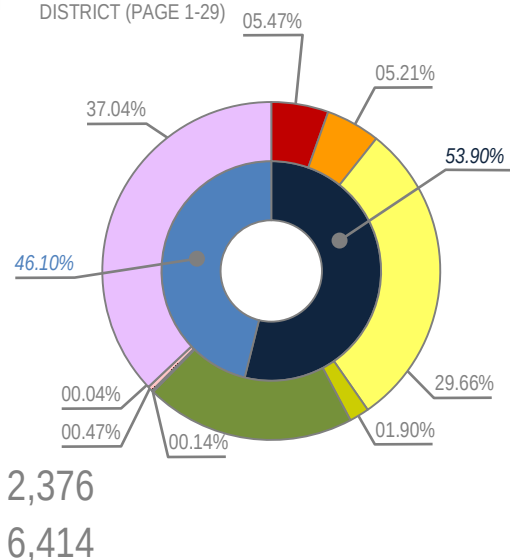
- Technology/Employment Center.** Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
- Suburban Residential.** The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
- Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
- John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



3. Future Neighborhood/Convenience Centers

701
64
1,556

2,376
6,414



LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

LEGEND: Land Use <i>NOT</i> Permitted P Land Use Permitted <i>By-Right</i> P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna; as an Accessory	(2)	(1)	P

LEGEND:		PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT		
	Land Use <u>NOT</u> Permitted			
P	Land Use Permitted <i>By-Right</i>			
P	Land Use Permitted with Conditions			
S	Land Use Permitted Specific Use Permit (SUP)			
X	Land Use Prohibited by Overlay District			
A	Land Use Permitted as an Accessory Use			
LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna		(3)	(2)	S
Antenna, for an Amateur Radio		(4)	(3)	A
Antenna Dish		(5)	(4)	A
Commercial Freestanding Antenna		(6)	(5)	P
Mounted Commercial Antenna		(7)	(6)	P
Bus Charter Service and Service Facility		(8)		P
Helipad		(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment		(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses		(11)		P
Private Streets		(12)		S
Radio Broadcasting		(13)		P
Railroad Yard or Shop		(14)		S
Recording Studio		(15)		P
Satellite Dish		(16)		A
Solar Energy Collector Panels and Systems		(17)	(7)	A
Transit Passenger Facility		(18)		S
Trucking Company		(19)		P
TV Broadcasting and Other Communication Service		(20)		P
Utilities Holding a Franchise from the City of Rockwall		(21)		P
Utility Installation Other than Listed		(22)		S
Utility/Transmission Lines		(23)		S
Wireless Communication Tower		(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 43.237-ACRE TRACT OF LAND IDENTIFIED AS TRACT 11 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dan Gallagher, PE of Kimley-Horn and Associates, Inc. for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [*FM-549*] and Capital Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the

future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

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

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A'
Legal Description

BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a part of a called 44.5-acre tract described as the "Second Tract" in the Warranty Deed from H.M. Gray to F.D. Hitt, recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas, and conveyed to the Hitt Family Limited Partnership by deed recorded in Volume 1875, Page 238 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point in the west right-of-way line of F.M. 549 (Corporate Crossing - a variable width right-of-way) and being the northwest corner of a called 0.373-acre tract of land described as a Right-of Way Dedication in the Warranty Deed to the City of Rockwall recorded in Instrument No. 2011-00451623, Official Public Records, Rockwall County, Texas;

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

South 0°45'31" West, a distance of 54.87-feet;

South 0°42'48" East, a distance of 948.61-feet to the southwest corner of said 0.373-acre tract;

THENCE South 89°29'36" West, passing at a distance of 15.00-feet the northeast corner of Lot 2 Block E of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 377, Plat Records, Rockwall County, Texas; continuing with the common line of said 44.5-acre tract and the following tracts of land; said Lot 2, Block E, Lot 4, Block E; of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20200000008932, Plat Records, Rockwall County, Texas; the north terminus line of Technology Way (a 50-foot right-of-way), as shown on plat recorded under Cabinet D, Slide 175, Plat Records, Rockwall County, Texas; Lot 1, Block C, of Nolan Power Building, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 259, Plat Records, Rockwall County, Texas; Lots 2, 3R, and 4, Block C, of Rockwall Technology Park, an addition to the City of Rockwall, Texas; according to the plat thereof recorded in Cabinet E, Slide 329, Plat Records, Rockwall County, Texas; and a called 21.280-acre tract of land described in the Special Warranty Deed to SWBC Rockwall, LP, recorded in Instrument No. 20180000000613, Official Public Records, Rockwall County, for a total distance of 2689.40-feet to the southwest corner of said 44.5-acre tract of land;

THENCE North 3°00'29" West, a distance of 184.74-feet to the south line of Lot 1, Block 1, of Service King IH-30, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet J, Slide 109, Plat Records, Rockwall County, Texas;

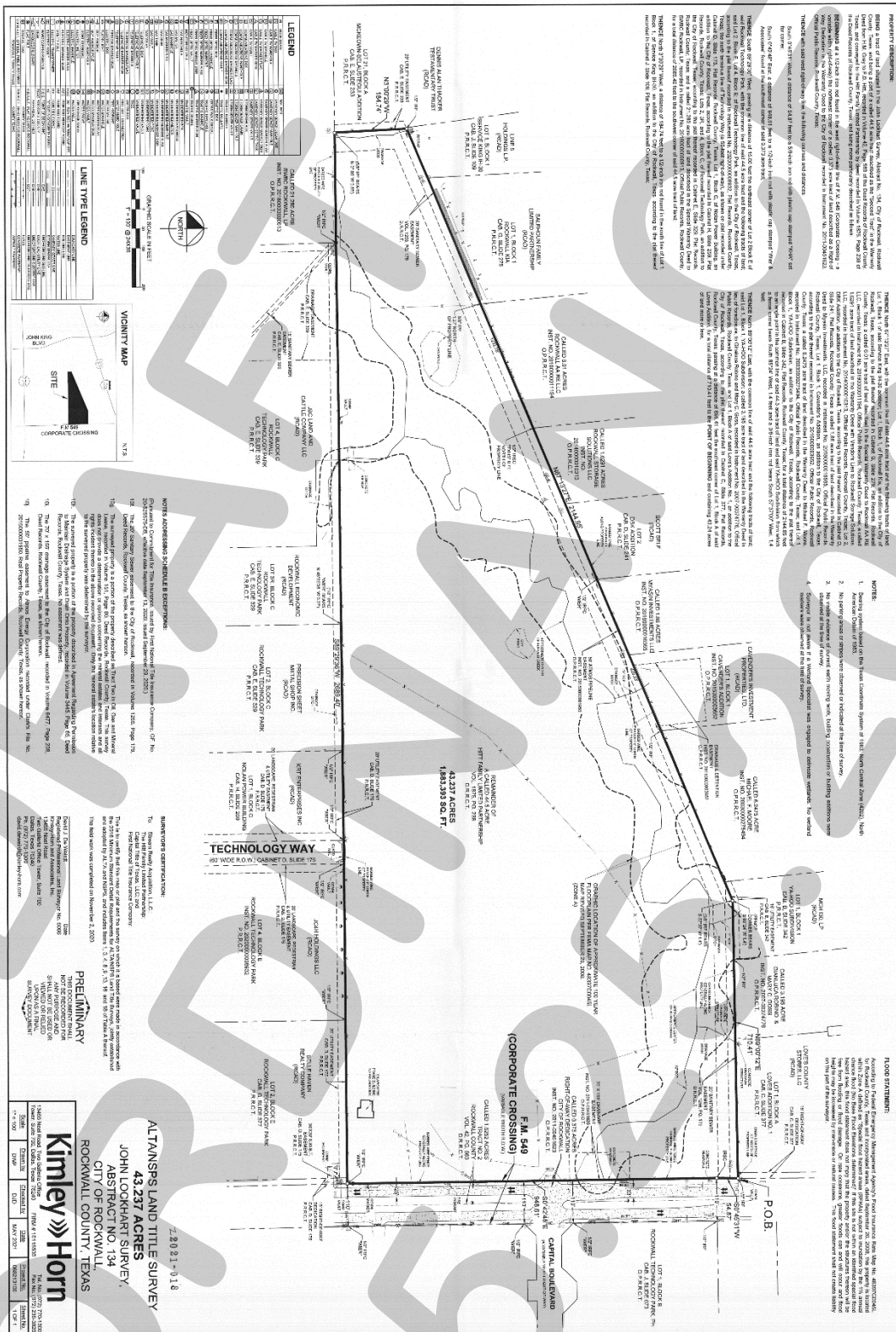
THENCE North 67°13'27" East, with the common line of said 44.5-acre tract and the following tracts of land; Lot 1, Block 1 of said Service King IH-30 addition; Lot 1, Block 1, of Rockwall Kia, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 279, Plat Records, Rockwall County, Texas; a called 6.01-acre tract of land described in the Special Warranty Deed to Rockwall AA RE LLC, recorded in Instrument No. 20190000011194, Official Public Records, Rockwall County, Texas; a called 1.6291-acre tract of land described in the Warranty Deed with Vendor's Lien to Rockwall Storage Solutions, LLC, recorded in Instrument No. 20140000010313, Official Public Records, Rockwall County, Texas; Lot 2, DBK Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 241, Plat Records, Rockwall County, Texas; a called 1.86-acre tract of land described in the Warranty Deed to Myasin Investments, LLC, recorded in Instrument No. 20180000016565, Official Public Records, Rockwall County, Texas; Lot 1, Block 1, Cavender's Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No.

Exhibit 'A'
Legal Description

2015000003652, Official Public Records, Rockwall County, Texas; a called 6.2475-acre tract of land described in the Warranty Deed to Michael F. Moore, recorded in Instrument No. 20030000275494, Official Public Records, Rockwall County, Texas; and Lot 1, Block 1, YA-HOO Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 342, Plat Records, Rockwall County, Texas; for a total distance of 2144.85-feet to an angle point in the common line of said 44.5-acre tract of land and said YA-HOO Subdivision;

THENCE North 89°00'12" East, with the common line of said 44.5-acre tract and the following tracts of land; said Lot 1, Block 1, YA-HOO Subdivision a called 3.195-acre tract of land described in the Warranty Deed in lieu of foreclosure, to Ginaluca Robino and Mary C. Goss, recorded in Instrument No. 2007-00374776, Official Public Records, Rockwall County , Texas, and Lot 1, Block A, of Love's Addition No. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 377, Plat Records, Rockwall County, Texas; passing at a distance of 695.41-feet the southeast corner of Lot 1, Block A of said Loves Addition, for a total distance of 710.41-feet to the **POINT OF BEGINNING** and containing 43.24-acres of land more or less.

Exhibit 'B' Zoning Exhibit





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 25, 2021

SUBJECT: Z2021-019; 2019-2020 Annual Update to the OURHometown Vision 2040 Comprehensive Plan

On December 3, 2018 the City Council adopted the OURHometown Vision 2040 Comprehensive Plan (*Ordinance No. 18-48*). The new Comprehensive Plan was designed to be a *living document* or a plan that could be updated to account for changes in the community as the community continues to experience growth over the next 20-years. In order to achieve this the City Council adopted *Resolution No. 19-23*, which established a standing Comprehensive Plan Advisory Committee (CPAC). This committee is intended to review the plan on an annual basis and provide recommendations to the City Council aimed at addressing changes to the goals and policy statements and land use plan necessary to ensure the plans continued relevance.

In 2019, the first annual update was initiated on February 28, 2020; however, due to COVID-19 the CPAC was unable to meet until June 3, 2020. At this meeting, staff proposed several changes and received feedback and direction from the CPAC. Unfortunately, a follow up meeting was delayed due to an increase in development cases, and staff choose to incorporate the 2019 changes into the 2020 update. On April 21, 2021, the CPAC again met with staff to discuss the proposed changes to the plan, and after reviewing the changes voted 7-0 [*with Board Member Michael Hunter being absent at the time of voting*] to recommend approval of the changes to the Planning and Zoning Commission and City Council. A memorandum provided to the CPAC outlining the proposed changes is in the attached packet for the Planning and Zoning Commission's review.

In response to the CPAC's recommendation, staff is bringing forward a draft ordinance that would make the recommended changes. In accordance with the City's Charter, the City Manager has reviewed the proposed changes and is in agreement with the CPAC's recommendation. The proposed schedule for this amendment as follows:

Planning and Zoning Commission Work Session: May 25, 2021

Planning and Zoning Commission Public Hearing: June 15, 2021

City Council Public Hearing and First Reading: June 21, 2021

City Council Second Reading: July 6, 2021

In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff and a member of the CPAC will be available at the meeting on May 25, 2021.



CITY OF ROCKWALL

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Comprehensive Plan Advisory Committee (CPAC)

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 21, 2021

SUBJECT: 2019/2020 Annual Update of the OURHometown Vision 2040 Comprehensive Plan

On October 21, 2019, the City Council adopted a resolution (*i.e. Resolution No. 19-23*), which established a standing Comprehensive Plan Advisory Committee (CPAC). The City Council also directed staff to invite all members of the original CPAC back to fill the seven (7) vacancies for the new committee. This updated CPAC committee will be responsible for reviewing all changes at the annual review and providing direction for staff moving forward. A copy of the approved resolution has been included in the attached packet for the CPAC's review.

UPDATE (March 16, 2020): On March 16, 2020, the City Council adopted *Resolution No. 20-02*, which changed the wording of *Resolution No. 19-23* to state that the "...Comprehensive Plan Advisory Committee (CPAC) shall consist of a minimum of seven (7) members ...". At the same meeting the City Council added Michael Hunter. Mr. Hunter is a Rockwall resident and the Executive Director of the North Texas Community Development Corporation.

UPDATE (April 21, 2021): At the last Comprehensive Plan Advisory Committee (CPAC) meeting on June 3, 2020, the CPAC discussed the proposed updates and asked staff to [1] review the requirements for SCS Ponds in the City (*i.e. stormwater carrying capacity goals*), [2] review the possibility of decommissioning the Squabble Creek and Buffalo Creek Wastewater Treatment Plants, and [3] looking into a plan for the SH-205 corridor. With regard to these items, staff has asked the Amy Williams, City Engineer/Director of Public Works to come speak to the CPAC to help address the CPAC's questions. Staff has also prepared updates concerning the changes approved by the City Council regarding Future Land Use designations and boundary changes that have been approved since the adoption the plan. Recently, two (2) members of the CPAC have resigned and the City Council has appointed Jim Turner -- a *Rockwall resident* -- to the Committee.

ACTION NEEDED AT THE APRIL 21, 2021: Staff is requesting the CPAC review the proposed changes to the Comprehensive Plan, outlined below and contained in the attached packet, and provide a recommendation to the Planning and Zoning Commission and City Council.

2019-2020 ACHIEVEMENTS CONCERNING IMPLEMENTATION STRATEGIES

Over the last year, staff has been able to achieve all of the 2019 implementation strategies and a number of the implementation strategies for subsequent years. Below is a list of all of staff's achievements for this review period:

2019: Completed Strategies

- (1) Action Plan. Create an online version of the plan that can be used to track staff's progress, update the community of any changes to the plan through the review process, and allow for continued community interaction.

Action: Planning and Zoning Department staff have created an online version of the Comprehensive Plan that shows staff's progress with regard to the implementation of the strategies identified in the plan. In addition, a full PDF version of the plan has been made available through the City's website.

Resources:

- (a) <https://sites.google.com/site/rockwallplanning/comprehensive-planning/ourhometown-vision-2040-comprehensive-plan>
- (b) <http://www.rockwall.com/pz/Planning/Documents/Comprehensive%20Plan.pdf>

- (2) Regulations. Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.

Action: On September 3, 2019 the City Council approved *Ordinance No. 19-32*, which was drafted to address actions taken by the Legislature as part of the 86th Legislative Session. This ordinance contained information attempting to address changes made to

the City's ability to regulate buildings materials (*i.e.* HB2439) and changes made to the City's development process (*i.e.* HB3167). As part of this amendment, staff imposed changes to Article 08, *Landscape and Fencing Standards*, of the Unified Development Code that mirrored the changes indicated in the Comprehensive Plan regarding fencing and screening. Specifically, staff incorporated increased screening standards allowing the Planning and Zoning Commission the ability to increase landscape buffers, and require three (3) tiered screening with a wrought iron fences in lieu of a masonry wall. These changes addressed the goals and policies contained in Chapter 01, *Land Use and Growth Management*, and Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan.

Resources:

(a) [http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf) [Section 05; Article 08]

- (3) Policies & Actions. Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.

Action: Shortly after the adoption of the Comprehensive Plan, Captain Ed Fowler of the Rockwall Police Department started to attend pre-application meetings to convey CPTED guidelines to applicants looking to develop in the City of Rockwall. In addition, the Police Department has been added to the development review process, and has been making comments concerning CPTED and safety guidelines as a part of the review of development submittals. Staff has found that this free, new program has been welcomed by the development community, and Captain Fowler has met many willing developers on-site to evaluate their proposed developments with regard to CPTED guidelines. Per Captain Fowler, the biggest achievement of this new program has been the expanded knowledge conveyed to the development community concerning construction site safety and the prevention of construction site theft.

- (4) Capital & Finance. Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projections.

Action: On November 4, 2019, the City Council adopted updated impact fees for roadway, water, and wastewater facilities. In addition, the Water and Wastewater Master Plans were adopted by the City Council on December 2, 2019.

- (5) Capital & Finance. Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.

Action: After the adoption of the Comprehensive Plan, Planning and Zoning Department staff incorporated an infrastructure section into their zoning case memos. This section conveys to the City Council the anticipated infrastructure necessary to serve a proposed development. In addition, the City of Rockwall is now requiring an infrastructure study be performed on all properties tied to zoning requests that propose a zoning classification that is more intense than what is depicted on the Future Land Use Map contained in the Comprehensive Plan.

2021: Completed Strategies

- (1) Guidelines. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.

Action: On March 18, 2019, the City Council reviewed the IH-30 Commercial Corridor Planning Study and identified the elements of the Planning Framework and Implementation Strategies that needed to be incorporated into the Comprehensive Plan. Based on the City Council's findings staff has integrated these items into Appendix 'B', *Corridor Plans*, and revised the *IH-30 Corridor District's* District Strategies.

Resources:

(a) <http://www.rockwall.com/pz/Planning/Documents/IH-30%20Corridor%20Planning%20Study.pdf>

2023: Completed Strategies

- (1) Policies & Actions. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.

Action: Planning and Zoning Department staff have created a model that estimates the potential costs or fiscal impacts of a proposed zoning change compared to the existing and anticipated costs associated with a property's current zoning. This model is currently

being utilized on all development submittals for zoning changes, and the output sheet from the model is being incorporated into the Planning and Zoning Commission's and City Council's development packets.

2024: Completed Strategies

- (1) Policies & Actions. Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.

Action: As stated above, Planning and Zoning Department staff have created a model that estimates the potential costs or fiscal impacts of a proposed zoning change compared to the existing and anticipated costs associated with a property's current zoning. This model uses cost of service, assessed value and taxable value to forecast the potential changes of a zoning change.

2019/2020 PROPOSED CHANGES TO THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The following are the changes that are recommended by staff based on the changes in the City's development patterns and cases approved by the City Council over the last year.

Future Land Use Changes

- (1) Zoning Changes. Since the implementation of the OURHometown Vision 2040 Comprehensive Plan the City has had three (3) zoning changes that require changes to the Future Land Use Map. These changes are as follows:
 - (A) Z2018-032. This zoning change involved the property at 1100 & 1300 E. Washington Street adjacent to the Park Place Subdivision. The zoning change involved changing the zoning from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial, and townhome land uses (*see the Concept Plan below*). The property is located within the *Central District*, and the approved zoning change changed the Future Land Use Map from a *Commercial/Industrial* designation to a *High Density Residential*, *Commercial/Retail*, and *Technology/Employment Center* designation. This zoning change was adopted prior to the adoption of the Comprehensive Plan, but was not incorporated into the document because it was already in the process of being reviewed for approval.

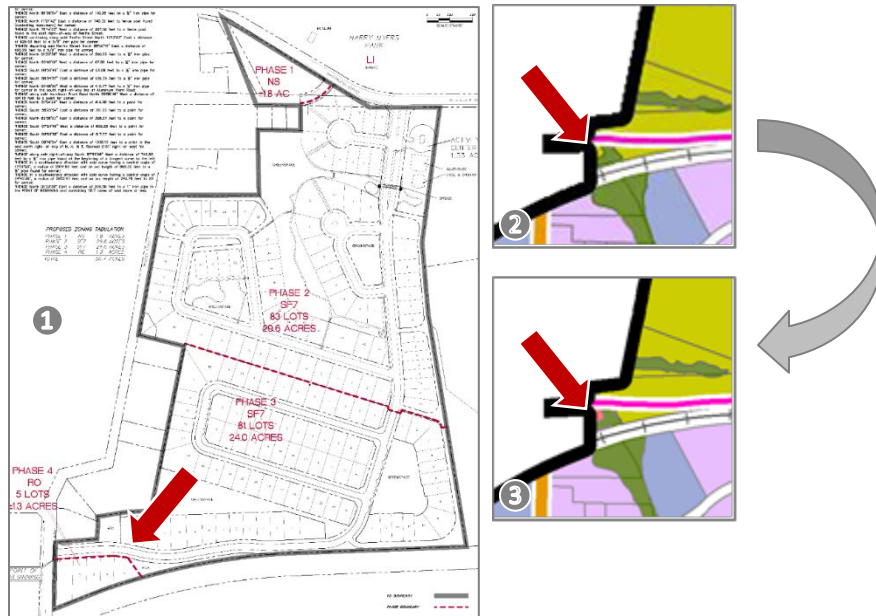
Figure 1: Zoning Exhibits for Z2018-032



1: Zoning Concept Plan; **2:** Future Land Use Map prior to Z2018-032; **3:** Future Land Use Map with changes adopted with Z2018-032.

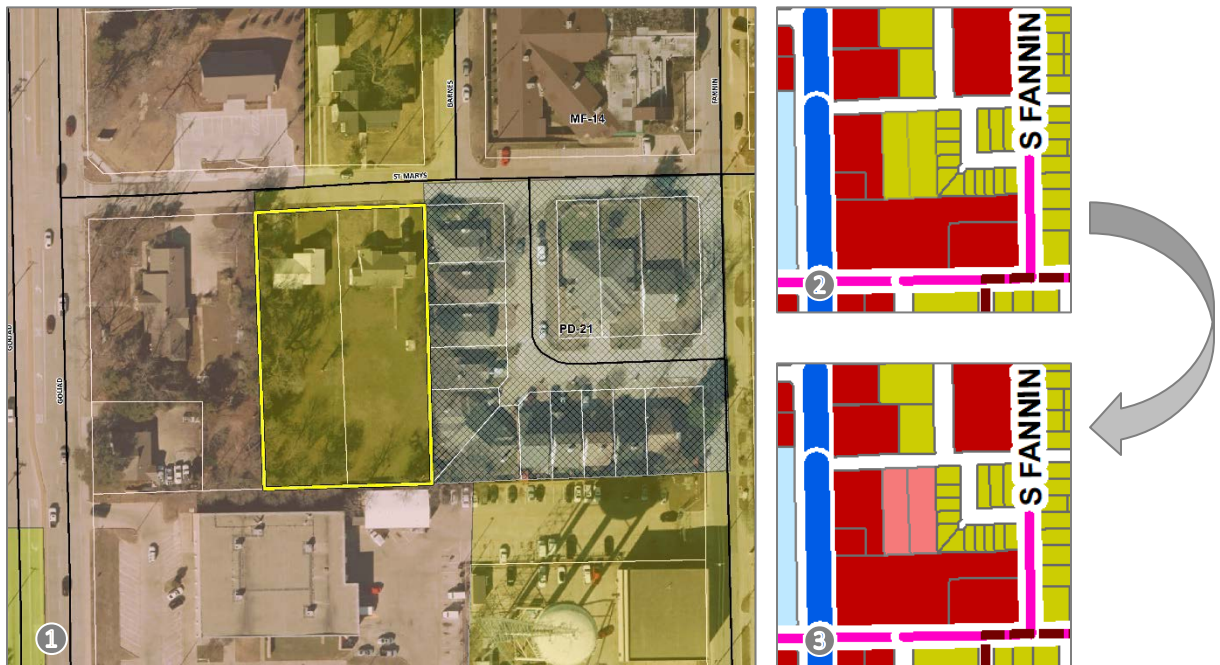
- (B) Z2018-057. This zoning change involved a portion of the Park Place Subdivision adjacent to Townsend Drive. The zoning change involved amending Planned Development District 59 (PD-59) to incorporate a 0.786-acre tract of land zoned Heavy Commercial (HC) District into the concept plan and re-designated it Residential-Office (RO) District -- *which was allowed in Area 3 under the existing plan* -- to only this area. Area 3 was then re-designated to Single-Family 7 (SF-7) District land uses (*see the Concept Plan below*). The property is located within the *Central District*, and the approved zoning change changed the Future Land Use Map from a *Medium Density Residential* designation to a *Live/Work* designation.

Figure 2: Zoning Exhibits for Z2018-057



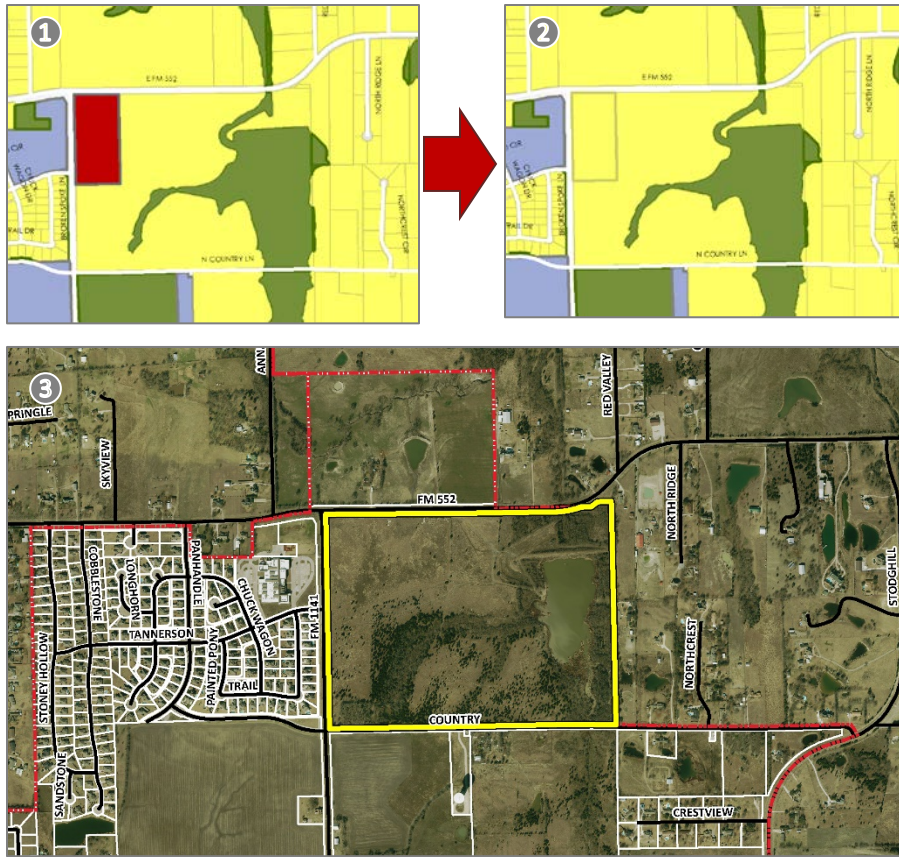
①: Zoning Concept Plan; ②: Future Land Use Map prior to Z2018-057; ③: Future Land Use Map with changes adopted with Z2018-057; **RED ARROW**: Area Affected by Z2018-057.

- (C) Z2018-006 & Z2018-007. This zoning change involved rezoning two (2) residential properties (i.e. 106 & 108 St. Mary's Street) from a Single Family 7 (SF-7) District to a Residential-Office (RO) District. These properties are located within the *Downtown*



①: Location Map with Zoning Prior to the Zoning Change; ②: Future Land Use Map prior to Z2018-006 & Z2018-007; ③: Future Land Use Map with changes adopted with Z2018-006 & Z2018-007.

- (D) Z2020-056. This zoning change involved rezoning a 121.16-acre tract of land from Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District to allow a 260-lot residential subdivision. The zoning change also necessitated a change to the Future Land Use Map, re-designating a 16.36-acre portion of the property from Commercial Retail to Low Density Residential.



①: Future Land Use Map Prior to the Zoning Change; ②: Future Land Use Map after Z2020-056; ③: Location Map

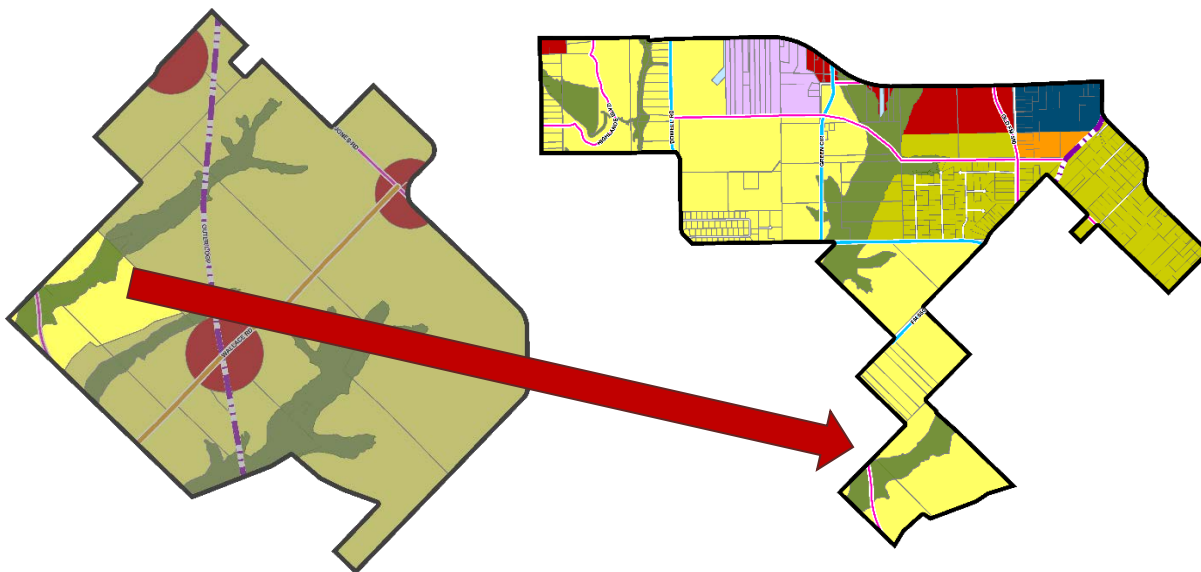
(2) Annexation Changes. Since the implementation of the OURHometown Vision 2040 Comprehensive Plan the City has had one (1) annexation that has affected changes to the Future Land Use Map. This change is as follows:

(A) A2018-005. This annexation case involved annexing a 79.564-acre tract of land on the north side of SH-276. The annexation of this property increased the City's Extraterritorial Jurisdiction (ETJ) to the east (see exhibit below).

Figure 3: Annexation Exhibits and Changes



- (3) Extraterritorial Jurisdiction (ETJ) Changes. Since the implementation of the OURHometown Vision 2040 Comprehensive Plan the City has had one (1) change to the Extraterritorial Jurisdiction (ETJ) that affects changes to the Future Land Use Map. This change involved removing 3,775.8-acres of the 4,088.09-acres that the City Council brought into the ETJ on July 10, 2017. This effectively removes the Southeast Estates District from the Future Land Use Plan. The remaining acreage of 312.29-acres was added to the South Central Estates District, and increased the acreage of this district from 2,825.49-acres to 3,137.78-acres. This change is depicted below:



Land Use District Strategy Changes

- (1) Overview Map. The overview map was updated to show the new corporate boundaries of the City and the resulting expanded Extraterritorial Jurisdiction (ETJ).
- (2) Central District. The *Central District* land use district was amended to reflect the zoning change referenced in Section (1)(A) of the Future Land Use section of this memorandum.
- (3) Downtown District. The *Downtown District* land use district was amended to reflect the zoning change referenced in Section (1)(B) of the Future Land Use section of this memorandum.
- (4) Harbor District. The *District Strategies* contained within the *Harbor District* were amended to incorporate a new strategy that addressed the incorporation of *Pocket Parks/Pedestrian Features and Trails*. This new strategy outlines the plan to incorporate various public and private pocket parks, greenspaces, trails, and pedestrian features that can create unique spaces within the district. The strategy also highlights how these spaces should create a logical transition to the Harbor Fountain and Park adjacent to the waterfront. Some of the examples that have recently been included in approved site plans and projects are: [1] the pedestrian mall adjacent to Summer Lee Drive included with the TRU Hilton Hotel project, [2] the play cubes and private park/greenspace that was included adjacent to Harbor Heights Drive, [3] the entry signage and public park incorporated with the Ridge Road Retail Center along Glen Hill Way at the entry to the Harbor adjacent to Ridge Road, and [4] the pedestrian mall leading down to the Harbor Fountain that was incorporated into the Harbor Village Condominiums adjacent to Lakefront Trail. Building off the entry signage off of Ridge Road that was established by the City Council as part of the Ridge Road Retail tree mitigation settlement agreement, staff has identified additional potential locations where entry signage could be incorporated into the Harbor District.
- (5) IH-30 Corridor District. The *IH-30 Corridor District* was taken out of *Reserve* and the recommendations from the *IH-30 Corridor Planning Study* were incorporated into this section. This consisted of adding *District Strategies* that included [1] Corridor Strategies, [2] Regional Center, [3] Open Space, and [4] John King Boulevard. Staff also incorporated a *Corridor Zones Map* that outlines the intent of each of the corridor zones and identifies the strategic properties recognized in the *IH-30 Corridor Planning Study*.
- (6) Innovation District. The inset map and land use acreages and percentages were updated to reflect the annexation referenced in Section (2)(A) of the Future Land Use section of this memorandum.

- (7) Land Use Plan Summary. The *Summary of Land Use Plan in Acres by District, Land Use Designation and Land Use* chart was updated with the new acreages for the *Innovation District* resulting from the annexation referenced in Section (2)(A) of the Future Land Use section of this memorandum. Based on this change, the percentages at the bottom of the chart were also updated.

Changes to the Chapters

- (1) Chapter 01, Land Use and Growth Management. The *Technology/Employment Centers (TEC)* and *Business Centers (BC)* Land Use Plan Designations were changed to remove the Research/Technology (RT) District from the *Zoning Districts* section. The purpose of this change is the Research/Technology (RT) District was removed as a zoning district from the Unified Development Code (UDC).

Master Thoroughfare Plan Changes

- (1) Principal Arterial, Three (3) Lane, Undivided Roadway (P3U). On the Master Thoroughfare Plan there is a designation for a P3U (*principal arterial, three [3] lane, undivided roadway*) that is located on the north/south and east/west couplets through the downtown; however, there was no corresponding street cross section for this roadway. To correct this staff has created a cross section that can be incorporated with the other street cross sections in Chapter 04, *Infrastructure*.

Appendix Changes

- (1) IH-30 Corridor Planning Study. The Planning Framework, Corridor Strategies, and Implementation Plan approved by the City Council has been integrated into Appendix 'B', *Corridor Plans*, of the Comprehensive Plan. These sections provide additional complementary information contained in the *IH-30 Corridor District* Land Use District pages in Chapter 01, *Land Use and Growth Management*.
- (2) Map Updates. The maps contained in Appendix 'C', *Maps*, of the Comprehensive Plan need to be updated to show the adopted changes to the City's Extraterritorial Jurisdiction (ETJ). In addition, the Future Land Use Map needs to be amended to show the changes detailed above in the *Future Land Use Changes* section of this case memo.

Implementation Schedule Changes

- (1) Regulations Implementation Schedule; IS#1. Due to the approval of SB2/HB347 in the 86TH Legislative Session, the City of Rockwall no longer has the ability to unilaterally annex property located within the City's Extraterritorial Jurisdiction (ETJ). This change alleviates the need for an annexation plan; however, staff and management are rethinking how this affects the City's strategies with regard to growth management. It is anticipated that this *Implementation Strategy* will be updated as part of the 2022 update.
- (2) Date Changes to the Implementation Plan Schedules. Attached to this memorandum is an updated *Implementation Schedule*. The changes are being proposed to allow staff more time to bring forward the proposed deliverables. The reasons for the delay are tied to the events that have transpired over the past 18-months and an increase in the number of development cases being processed by the Planning and Zoning Department.
 - (a) Regulations Implementation Schedule
 - (1) *IS#2; Review of Parking Standards*: From 2020 to 2022.
 - (2) *IS#8; Review of the Mandatory Parkland Dedication Ordinance*: From 2021 to 2022.
 - (3) *IS#17; Review of the Residential Adjacency Standards*: From 2020 to 2022.
 - (b) Guidelines Implementation Schedule
 - (1) *IS#8; Visual Preference Survey*: From 2020 to 2023.
 - (c) Capital & Financial Implementation Schedule
 - (1) *IS#7; Vacant Property Infrastructure Study*: From 2021 to 2023.



● COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- ② Secondary Land Uses: Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- ③ Zoning Districts: Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Shops at Stone Creek
- ② Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- ③ Walmart Neighborhood Market Shopping Center



● COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- ② Secondary Land Uses: Warehouse and Outside Storage
- ③ Zoning Districts: Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- ① Areas Adjacent to National Drive
- ② Areas Adjacent to Sids Road

● BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. restaurants and commercial-retail) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- ② Secondary Land Uses: Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- ③ Zoning Districts: Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Trend Tower

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

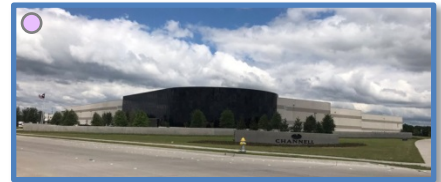
The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. *Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
- 2 Secondary Land Uses: Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
- 3 Zoning Districts: Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Rockwall Technology Park
- 2 Channell Commercial Corporation



SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
- 2 Secondary Land Uses: Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
- 3 Zoning Districts: Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 N. Goliad Street Between East Fork Road and the Downtown
- 2 West Side of Ridge Road after the SH-205/Ridge Road Split
- 3 N. Goliad Street Across from the YMCA



MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian friendly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

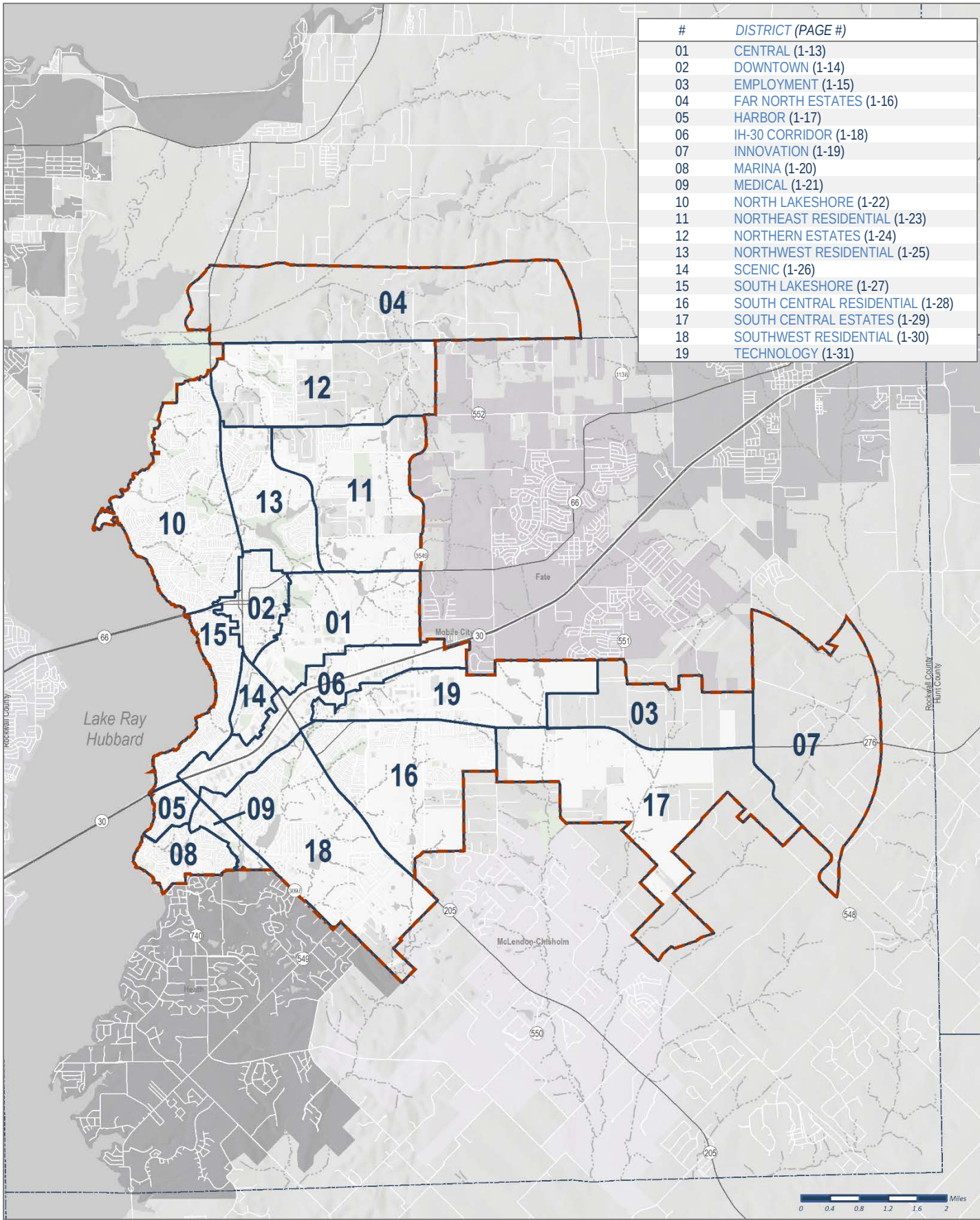
- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Parks, Open Space, Trails, and Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Rockwall Commons
- 2 Harbor District

DOWNTOWN (DT)

00 OVERVIEW MAP



01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

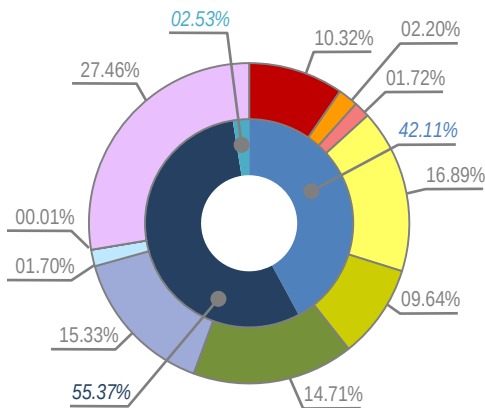
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

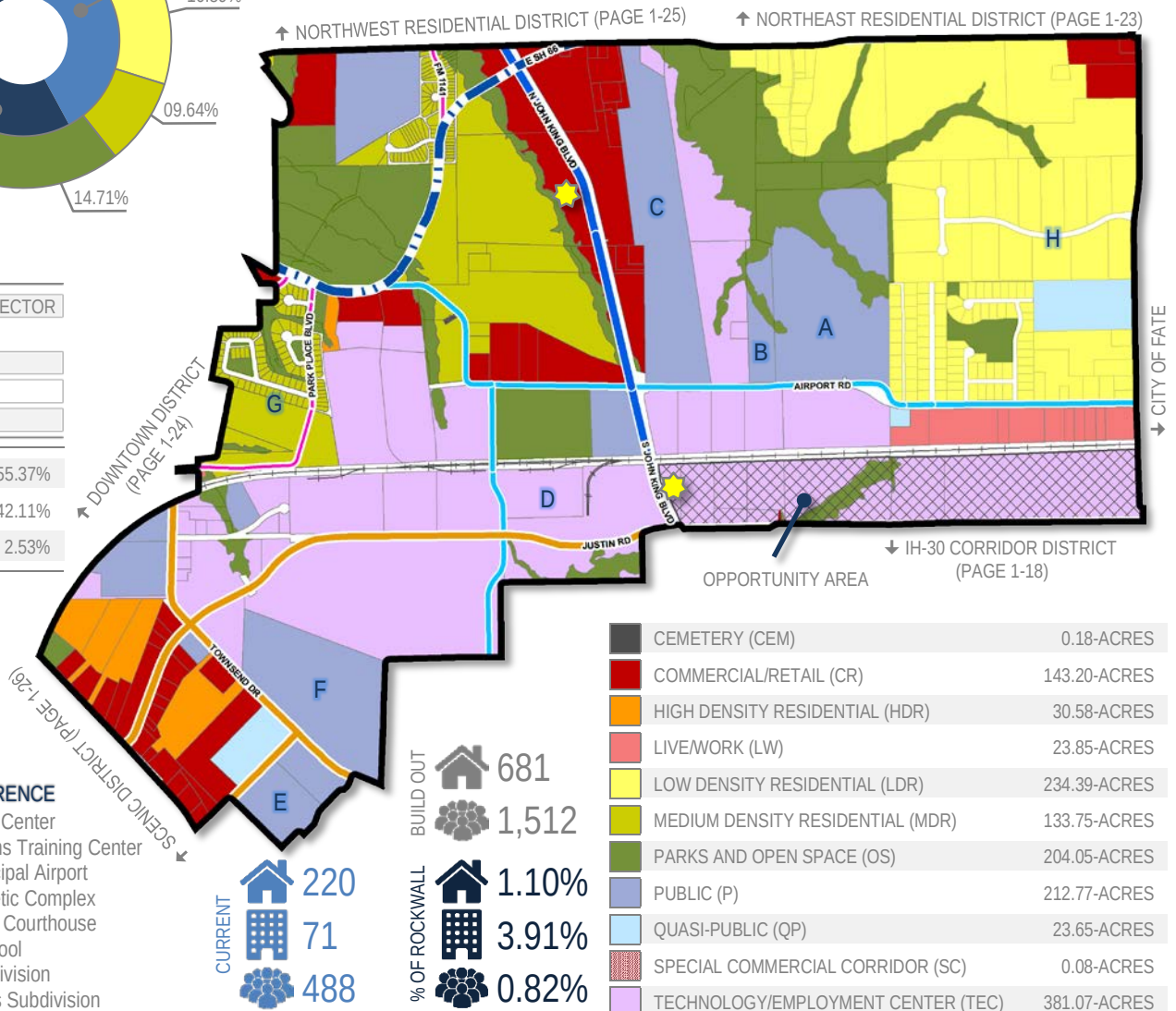
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	
COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%



02 DOWNTOWN DISTRICT

DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor* -- also identified by its zoning classification (i.e. PD-50) -- is a unique *Live/Work* corridor that supports a range of small boutiques (with a SUP) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

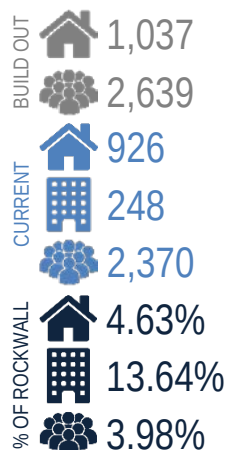
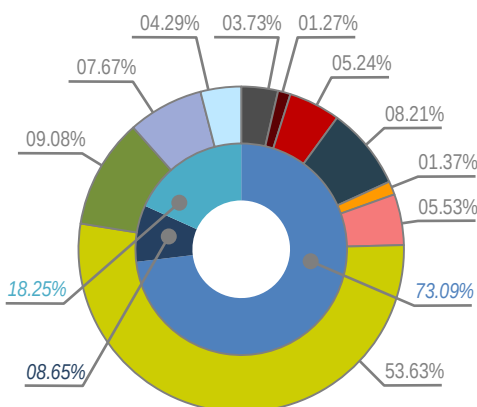
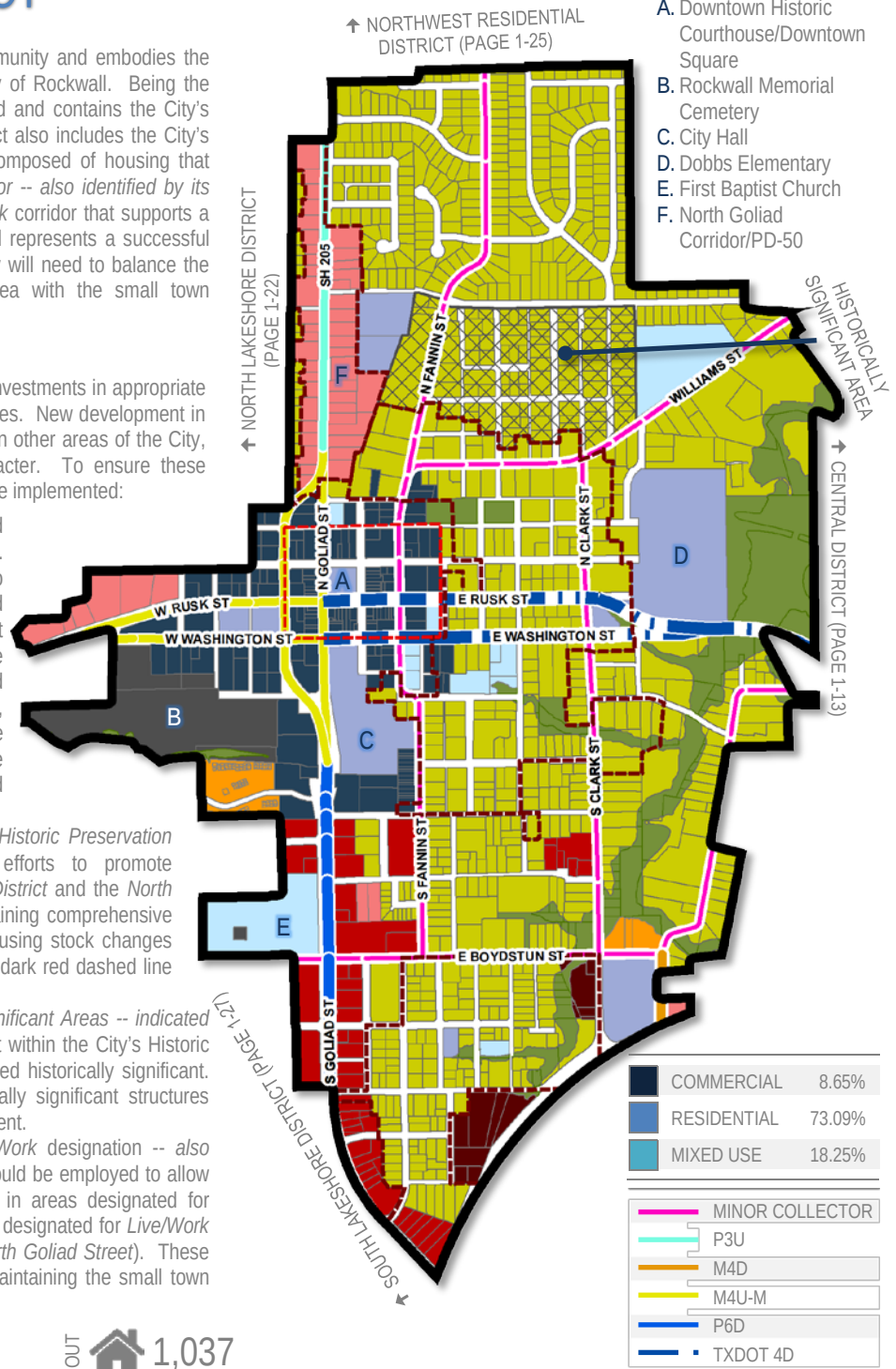
DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

- 1 Downtown Square.** The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
- 2 Historic District and North Goliad Corridor.** The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (i.e. PD-50). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The *Historic District* is indicated by the dark red dashed line on the district map (---).
- 3 Historically Significant Areas.** The *Historically Significant Areas* -- indicated in the crosshatched area --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
- 4 Live/Work.** The flexibility provided by the *Live/Work* designation -- also allowed in the *Downtown (DT)* zoning district -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for *Downtown (DT)* district land uses and in the areas designated for *Live/Work* land uses (i.e. adjacent to *W. Rusk Street* and *North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50



CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

05 HARBOR DISTRICT

DISTRICT DESCRIPTION

Being an entry portal into the City of Rockwall, the Harbor District is intended to provide a pedestrian oriented, mixed-use district that accommodates residential, non-residential, and public spaces. This district is characterized by the live, work and play environment that will be provided through professional offices, scenic condominiums, and an abundance of shopping, restaurants, entertainment, and recreational opportunities. The Harbor District is intended to act as a regional commercial center that offers a unique alternative to the small town, local shopping options provided in the City's Downtown Square.

POINTS OF REFERENCE

- A. Harbor Fountain
- B. Hilton Hotel & Resort
- C. Trend Tower
- D. Lago Vista Subdivision
- E. Signal Ridge Condominiums

LAND USE PALETTES

- Current Land Use
- Future Land Use

- Entry Portals/Monumentation for the Harbor District
- Pocket Parks and Pedestrian Features



1 Trend Tower Office Building

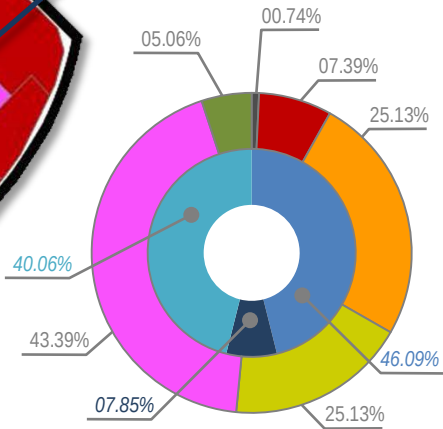
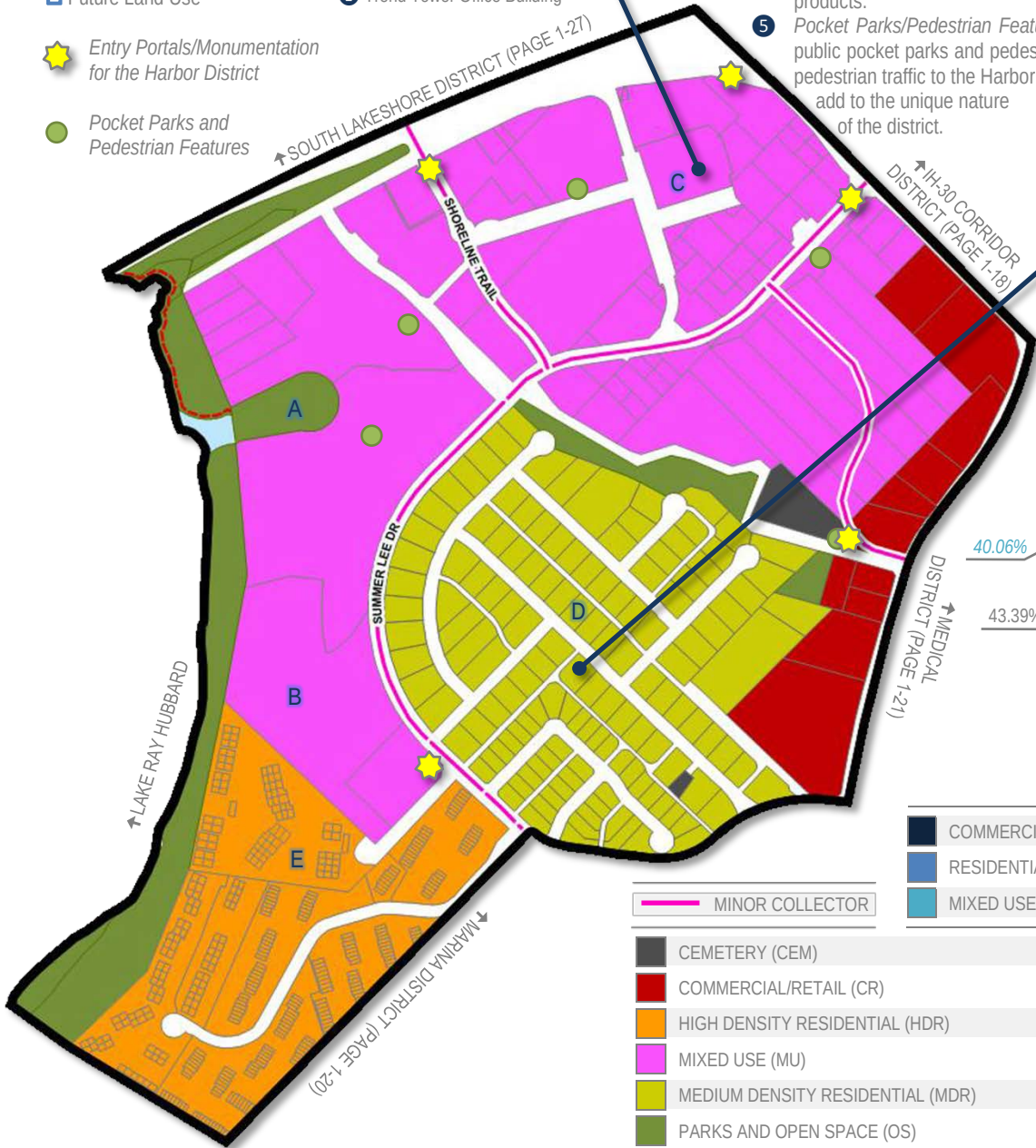
DISTRICT STRATEGIES

With the majority of the urban residential and townhome units being entitled and much of the vacant land planned in accordance with the regulating Planned Development District ordinance, the Harbor District's vision is starting to be realized. To continue to support the growth experienced over the last few years the following strategies should be implemented:

- Mixed Use.** The areas identified as mixed-use on the district map should generally be developed in accordance with the concept plan contained in Planned Development District 32 (PD-32), and be targeted at providing a pedestrian friendly, walkable, mixed-use district.
- Lake Access.** The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).
- Neighborhood/Convenience Centers.** The commercial in this district is intended to provide a transition from the adjacent mixed-use district and should include small offices and uses intended to support the residential developments in the area. These areas should focus on connectivity and walkability.
- Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products.
- Pocket Parks/Pedestrian Features and Trails.** A series of private and public pocket parks and pedestrian features connected by trails leading pedestrian traffic to the Harbor Fountain/Park should be established to add to the unique nature of the district.



3 Current Suburban Residential



COMMERCIAL	7.85%
RESIDENTIAL	46.09%
MIXED USE	46.06%

CEMETERY (CEM)	1.43-ACRES
COMMERCIAL/RETAIL (CR)	14.25-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	48.42-ACRES
MIXED USE (MU)	83.60-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	35.22-ACRES
PARKS AND OPEN SPACE (OS)	9.75-ACRES

CURRENT
1,292
119
3,915

% OF ROCKWALL
6.46%
6.55%
6.58%

BUILD OUT
1,921
5,821

06 IH-30 CORRIDOR DISTRICT

DISTRICT DESCRIPTION

The IH-30 Corridor is the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial. In the future the health of the IH-30 corridor is vital to maintaining a high per capita sales tax for the City of Rockwall.

POINTS OF REFERENCE

- A. Lake Point Church
- B. Rochell Elementary School
- C. Walmart
- D. Costco

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

★ IH-30 Corridor Plan Eastern Entry Portals



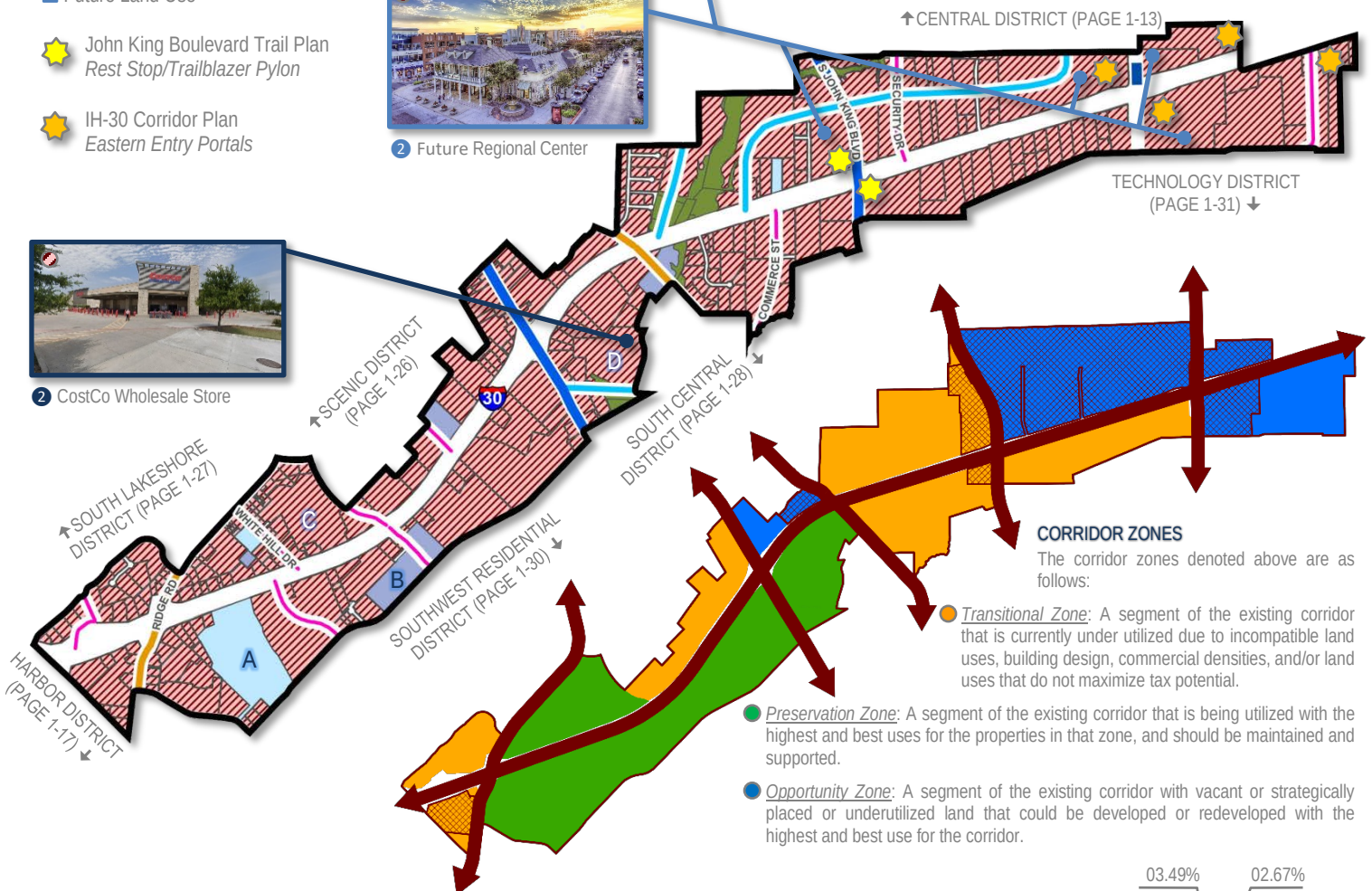
2/3 Future Regional Center



2 Future Regional Center



2 Costco Wholesale Store



DISTRICT STRATEGIES

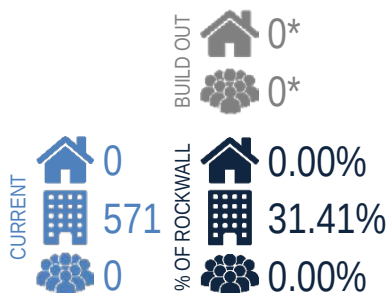
The IH-30 Corridor District will continue to be the City's primary retail corridor in the future. Based on this the following strategies should be employed:

- 1 **Corridor Strategies.** The specific goals and policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan should be considered when reviewing new development within the IH-30 Corridor.
- 2 **Regional Center.** In accordance with the *IH-30 Corridor Plan*, a regional center should be located on each of the properties denoted in the red cross hatch (X) in the Corridor Zones map below. These regional centers should generally follow one (1) of the four (4) models identified in the *IH-30 Corridor Plan* (i.e. *Strip Retail Center*, *Mixed-Use Center*, *Town Center*, or *Regional Designation Center* models).
- 3 **Open Space.** Large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields.
- 4 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'B' of this Comprehensive Plan.

CORRIDOR ZONES

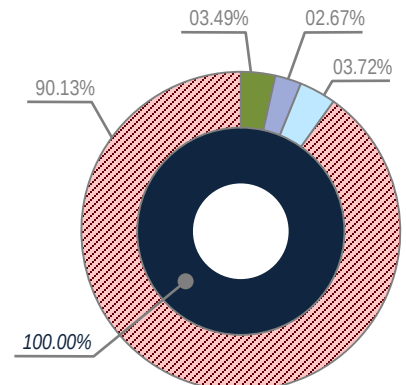
The corridor zones denoted above are as follows:

- **Transitional Zone:** A segment of the existing corridor that is currently under utilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.
- **Preservation Zone:** A segment of the existing corridor that is being utilized with the highest and best uses for the properties in that zone, and should be maintained and supported.
- **Opportunity Zone:** A segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor.



COMMERCIAL	100.00%
RESIDENTIAL	0.00%
MIXED USE	0.00%
PARKS AND OPEN SPACE (OS)	37.03-ACRES
PUBLIC (P)	28.31-ACRES
QUASI-PUBLIC (QP)	39.49-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	957.15-ACRES

MINOR COLLECTOR
M4U
M4D
P6D
TXDOT 4D



07 INNOVATION DISTRICT

DISTRICT DESCRIPTION

The *Innovation District* is located at the eastern most point of the City's Extraterritorial Jurisdiction (ETJ). This district currently has several existing medium density residential subdivisions, including Alexander Ranch, Wanda Ridge Estates, Bent Trail Estates and portions of the Chisholm Trail Subdivision. Currently, the district is bisected by SH-276, which acts as the districts primary east/west access. The *Innovation District* is intended to build on the possibilities of the future Outer Loop, which could dramatically reshape land use in this area. In addition, this district could provide the potential for a second major commercial/retail and office corridor that could complement the existing IH-30 corridor.

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Innovation District's* land use pattern is anticipated to change at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

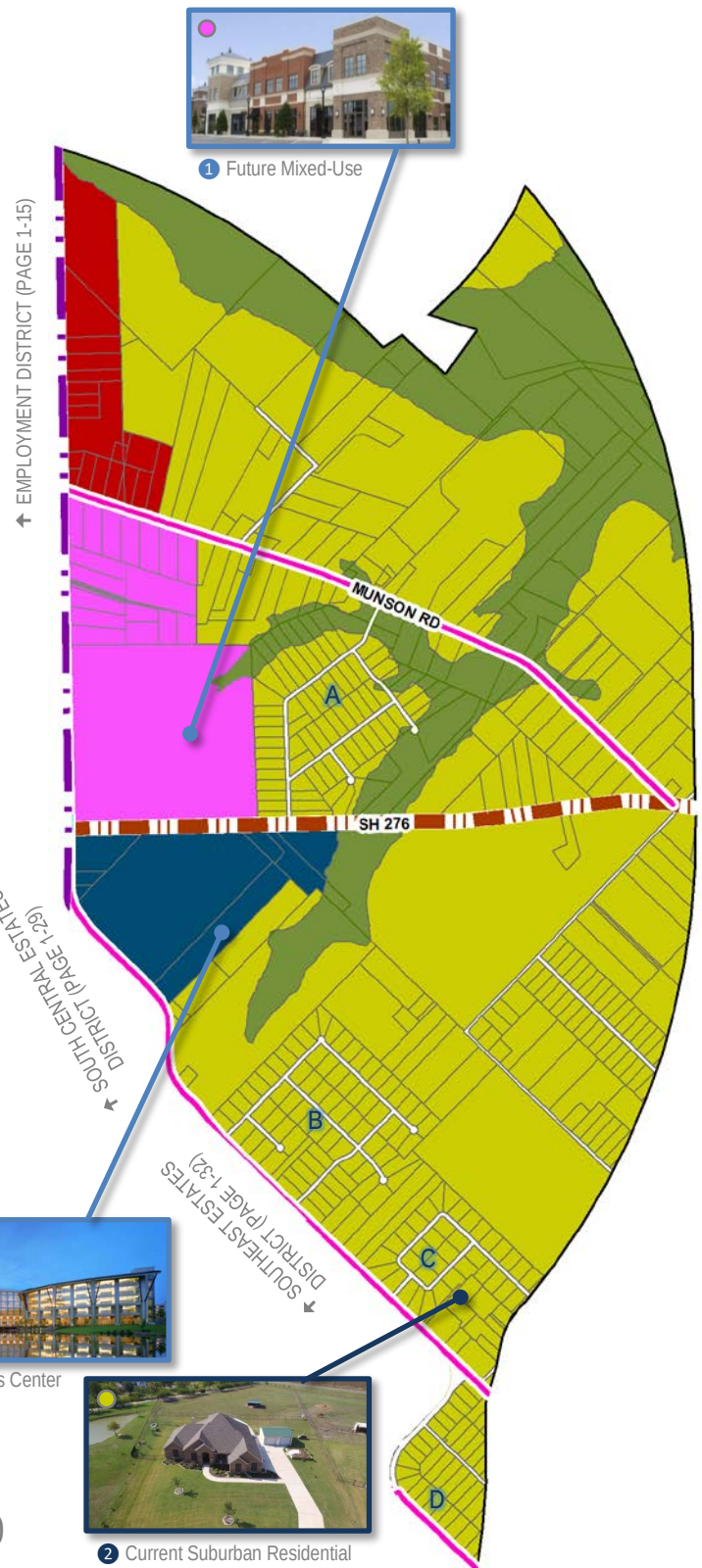
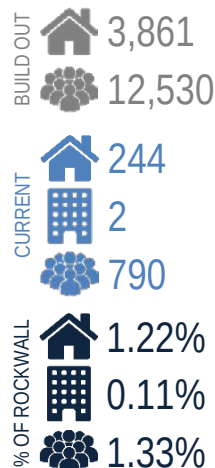
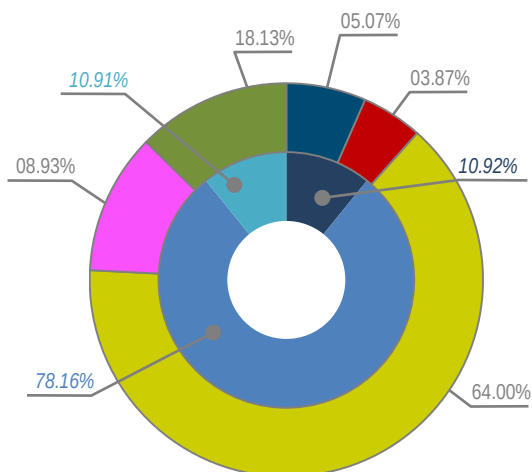
- 1 Opportunity Zone (Intersection of SH-276 & FM-548).** When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses. These uses that can create an "18-Hour" environment (i.e. an environment that provides the ability to live, work, shop, and dine) in the area.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** Due to the anticipated alignment of the Outer Loop (current alignment of FM-548), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office or residential development in the area. These areas could also provide neighborhood service uses intended or smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. berms, landscaping, and large buffers) to transition uses.
- 4 Business Center.** The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. corporate headquarters). This area is also suitable for mixed office/commercial land uses.

POINTS OF REFERENCE

- Alexander Ranch Subdivision
- Wanda Ridge Estates Subdivision
- Bent Trail Estates Subdivision
- Chisholm Trail Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Current Suburban Residential

COMMERCIAL	10.92%
RESIDENTIAL	78.16%
MIXED USE	10.91%

BUSINESS CENTER (BC)	140.62-ACRES
COMMERCIAL/RETAIL (CR)	107.49-ACRES
MIXED USE (MU)	247.86-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,775.24-ACRES
PARKS AND OPEN SPACE (OS)	502.86-ACRES

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

- ★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT
 1,964
 5,794

% OF ROCKWALL
 3.13%
 0.99%
 3.10%

CURRENT
 625
 18
 1,844



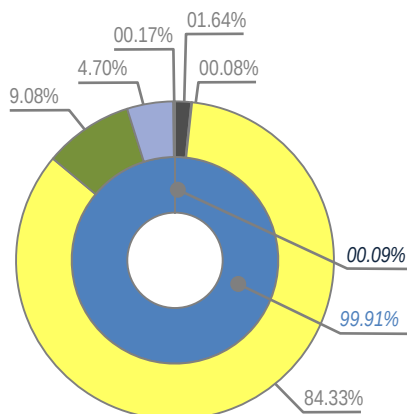
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	
M4U	
M4D	
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES
COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

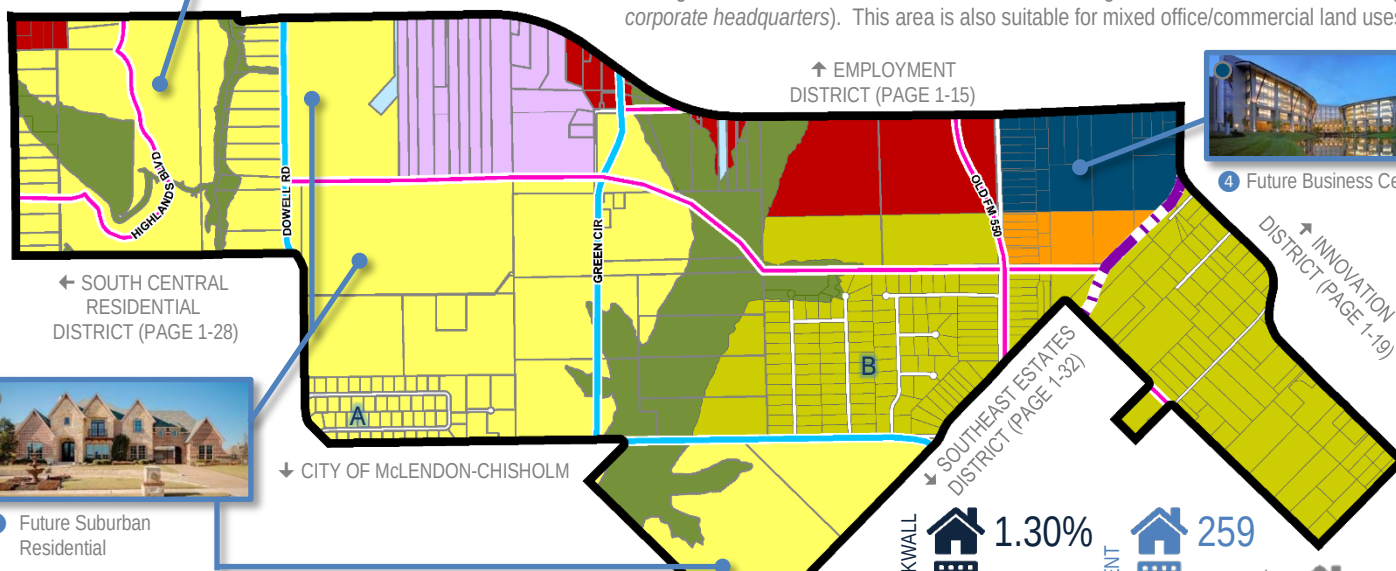
LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



2 Future Suburban Residential



4 Future Business Center

COMMERCIAL	16.69%
RESIDENTIAL	83.31%
MIXED USE	0.00%

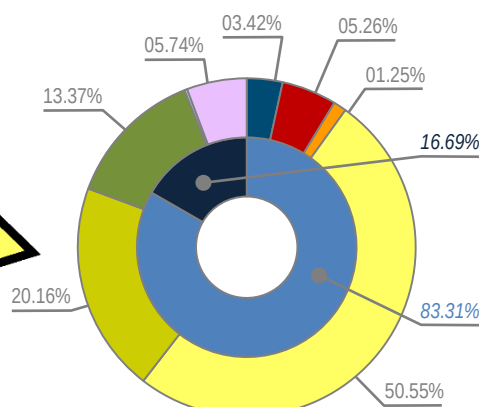
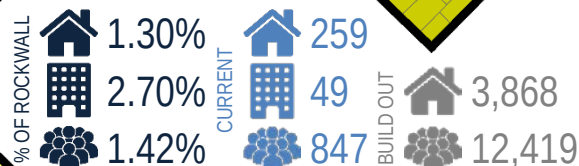
BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	414.30-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

MINOR COLLECTOR
M4U
OUTER LOOP

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 Opportunity Zone (Intersection of SH-276 & FM-548).** When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 Suburban Residential.** The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 Commercial/Retail Centers.** Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 Business Center.** The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

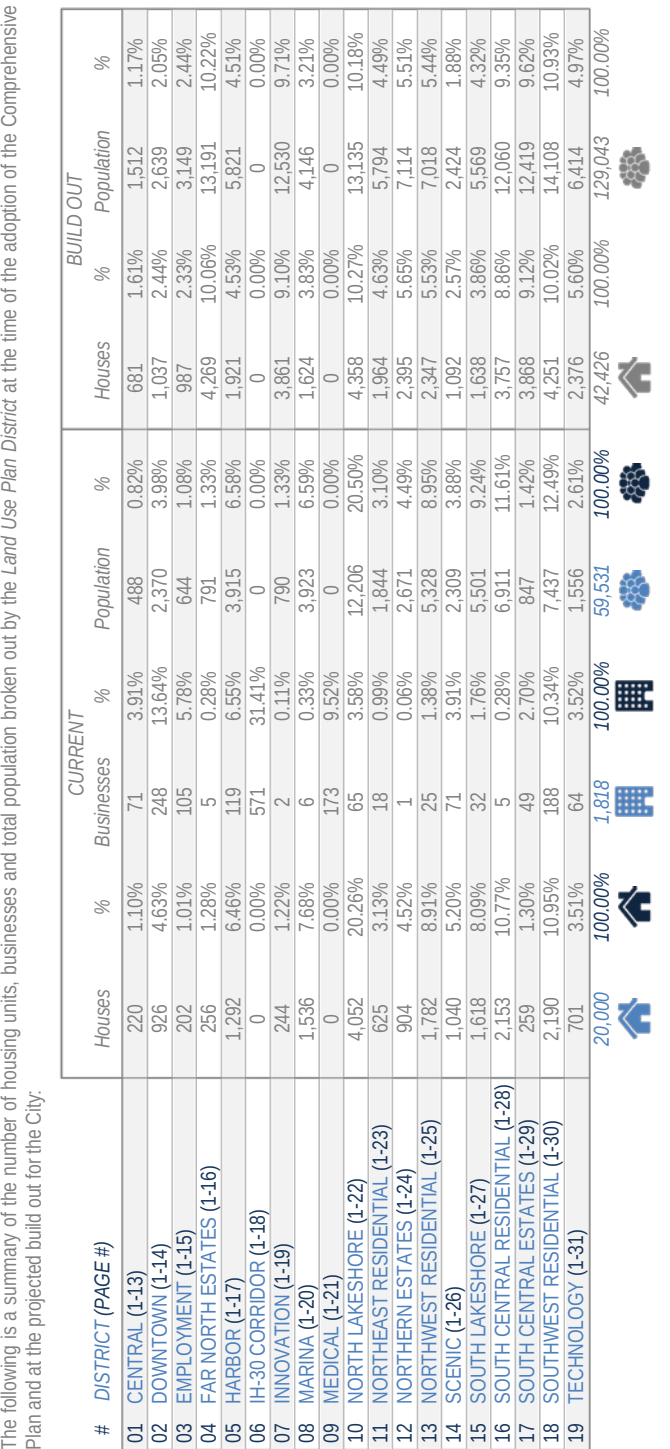


01 | LAND USE AND GROWTH MANAGEMENT

PAGE 1-32

OURHOMETOWN2040 | CITY OF ROCKWALL

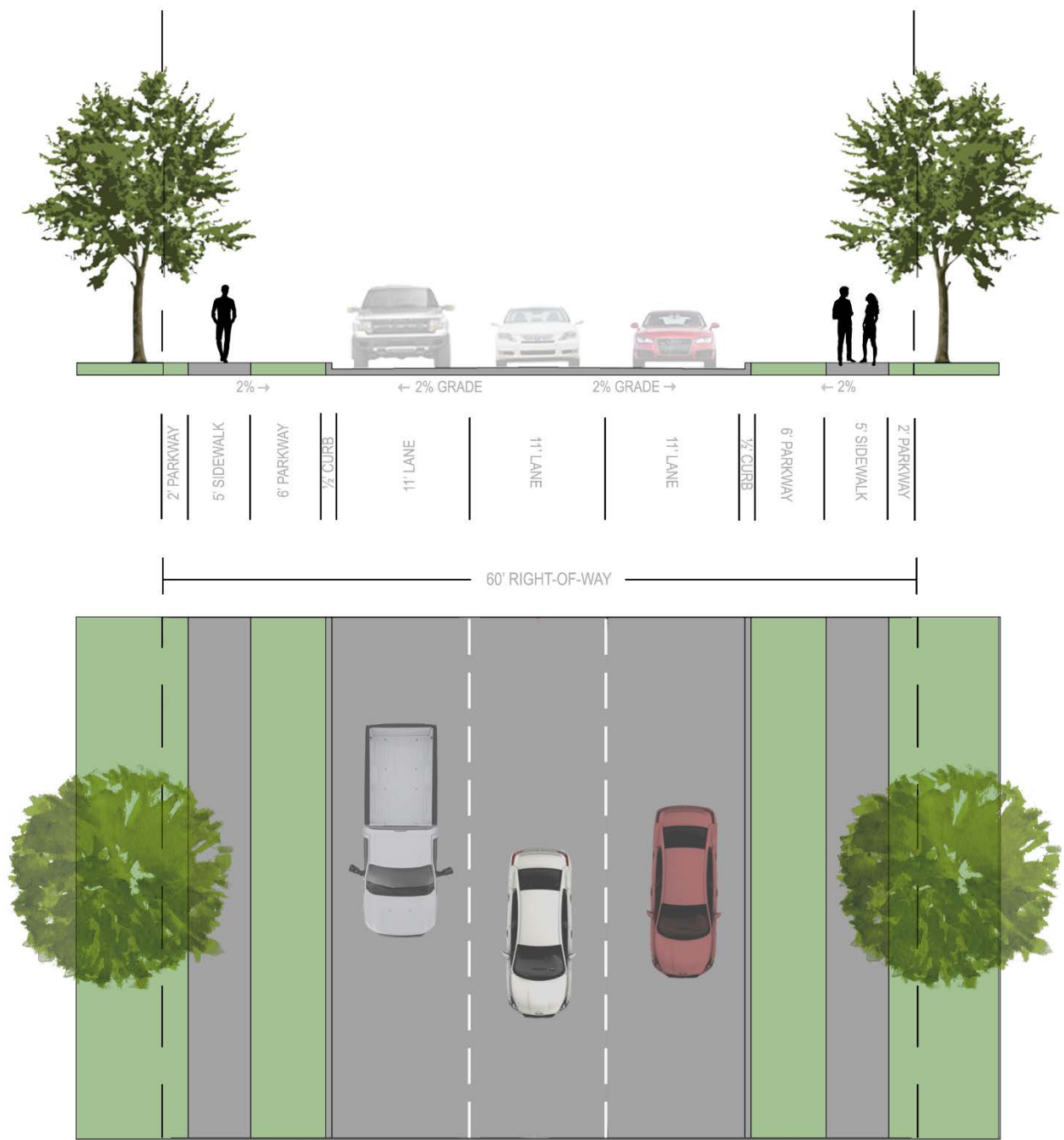
SUMMARY OF HOUSING, BUSINESSES AND POPULATION BY DISTRICT
The following is a summary of the number of housing units, businesses and total population broken out by the *Land Use Plan District* at the time of the adoption of the Comprehensive Plan and at the projected build out for the City:



05 STREET CROSS SECTIONS

05 PRINCIPLE ARTERIALS

ROAD TYPE: PRINCIPAL ARTERIAL, THREE (3) LANE, UNDIVIDED ROADWAY
ABBREVIATION: P3U
DESIGN STANDARDS: [1] 60' ROW, [2] NO ON-STREET PARKING, & [3] 45 MPH DESIGN SPEED



04 IMPLEMENTATION PLAN

01 ACTION PLAN

		IMPLEMENTATION TIME PERIOD									
AS # Action Plan Strategy		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
ACTION PLAN	① Annual Review Process. The <u>Annual Review Process</u> is a review of the previous year's actions and their corresponding effect on the Comprehensive Plan. Through this review City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council can make minor changes to the plan to ensure that it continues to be an effective tool for decision-making and accurate representation of the City's vision.	✓	✓								
	② 5 Year Review Process. The <u>5-Year Review Process</u> is a more in-depth review of the goals, policies and implementation strategies contained in the plan. Through this review the City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council have the ability adjust or add goals, policies and implementation strategies.										
	③ 10 Year Review Process. The <u>10-Year Review Process</u> is intended to allow the Comprehensive Plan Advisory Committee (CPAC) and the City Council set new goals, policies and implementation strategies, and make any changes to the vision necessary to meet that vision over the next ten (10) years.										
	④ Review all development applications for consistency with this Comprehensive Plan.										
	⑤ Ensure that all proposed Capital Improvement Projects are consistent with the recommendations of the plan.										
	⑥ In an effort to make the plan available to all Rockwall citizens, staff should ensure that the plan is available in paper copies at City Hall and various electronic formats through the City's website.	✓									
	⑦ Create an online version of the plan that can be used to track staff's progress, update the community of any changes to the plan through the review process, and allow for continued community interaction.	✓									
	⑧ Revise and update the <i>Existing Conditions Report</i> on a five (5) year basis.										

KEY: ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND ①

04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
REGULATIONS	1	Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ). <i>NOTE: On hold due to SB2/HB347 approved in the 86TH Legislative Session.</i>	1	PLANNING AND ZONING DEPARTMENT	HIGH			x				x					
	2	Review the parking standards contained in Article 06, <i>Parking and Loading</i> , of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use, and consider flexibility in cases of redevelopment. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.	2 6 7 9	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	3	Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.	5	POLICE AND FIRE DEPARTMENTS	LOW												
	4	Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.	1 9	PLANNING AND ZONING DEPARTMENT	LOW												
	5	Review the residential and non-residential development standards and regulations contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.	1 8	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	6	Review the corridor overlay district standards contained in Section 6, <i>Overlay Districts</i> , of Article 05, <i>District Development Standards</i> , of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. In addition, these standards should be reviewed to see if the design standards from the various overlay districts are suitable to apply to development citywide.	7 9	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	7	Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (i.e. <i>residential and non-residential</i>), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.	2	PLANNING AND ZONING DEPARTMENT	LOW												
	8	Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the <i>Master Trail Plan</i> contained within this Comprehensive Plan.	3	PARKS AND RECREATION DEPARTMENT	LOW												
	9	Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.	3	PARKS AND RECREATION DEPARTMENT	LOW												
	10	Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: **RED**

04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
REGULATIONS	11	Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.	1	PLANNING AND ZONING DEPARTMENT	LOW		✓										
	12	Ensure that the City's <i>Standards of Design and Construction Manual</i> allows for the implementation of Traditional Neighborhood Development (TND) principles.	4	ENGINEERING DEPARTMENT	LOW												
	13	Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.	1	PLANNING AND ZONING DEPARTMENT	LOW												
	14	Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principals.	2	PLANNING AND ZONING DEPARTMENT	LOW												
	15	Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.	7	PLANNING AND ZONING DEPARTMENT	LOW												
	16	Draft model standards for areas zoned for alternative forms of housing (<i>i.e. Townhouses, Condominiums, and Apartments</i>) that can be incorporated in to Article 10, <i>Planned Development Regulations</i> , of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.	8	PLANNING AND ZONING DEPARTMENT	HIGH												
	17	Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW												
	18	Review Article 06, <i>Permissible Uses</i> , of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | REGULATORY TIME PERIOD:  | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE:  | NOTES: **RED**

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
POLICIES & ACTIONS	①	Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.	① ⑥	PLANNING AND ZONING DEPARTMENT	MEDIUM	✓											
	②	Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual changes in [1] growth/development patterns, [2] residential and non-residential zoning changes, [3] and changes in the Parks, Recreation and Open Space Master Plan.	① ② ③	PLANNING AND ZONING DEPARTMENT	LOW												
	③	Develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (i.e. industrial, office and retail).	⑥	ADMINISTRATION	HIGH												
	④	Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.	① ⑥	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	⑤	Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, the plan should be reviewed and revised to account for changes in the City's Master Thoroughfare Plan, and to ensure that plan provides public access points and connectivity and access to all areas in the City.	② ④ ⑦	PARKS & RECREATION DEPARTMENT	LOW												
	⑥	Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.	③	PARKS & RECREATION DEPARTMENT	LOW												
	⑦	Work to create an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.	⑤	PARKS & RECREATION DEPARTMENT	LOW												
	⑧	Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.	⑧	PLANNING AND ZONING DEPARTMENT	LOW												
	⑨	Review and revise the Master Drainage Study on an as needed basis (i.e. upon the annexation of new land or changing of land use).	④	ENGINEERING DEPARTMENT	LOW												

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND ① | REVISED TARGET DATE:  | NOTES: RED

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
POLICIES & ACTIONS	10	Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.	4	ENGINEERING DEPARTMENT	MEDIUM												
	11	Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.	5	POLICE DEPARTMENT	LOW	✓											
	12	Evaluate residential initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the future.	5	NEIGHBORHOOD IMPROVEMENT SERVICES	LOW												
	13	Review and update the Downtown Plan (i.e. <i>Downtown Plan: Blue Print for a Downtown Village</i>) and incorporate the findings into this Comprehensive Plan.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE:  | NOTES: **RED**

04 IMPLEMENTATION PLAN

04 GUIDELINES IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
GUIDELINES	①	Review the City's community design elements and develop a Community Design Plan that can identify new opportunities for landmarks, monuments and public art, and address the use of street furniture throughout the City.	④ ⑦	PLANNING AND ZONING DEPARTMENT	LOW												
	②	Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.	⑦	ENGINEERING DEPARTMENT	LOW												
	③	Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.	⑤ ⑧	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	④	Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossing in areas of the City that do not have sidewalks.	⑤	PLANNING AND ZONING DEPARTMENT	HIGH												
	⑤	Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', <i>Corridor Plans</i> , of this Comprehensive Plan during the annual update.	⑥ ⑨	PLANNING AND ZONING DEPARTMENT	HIGH												
	⑥	Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', <i>Corridor Plans</i> , of this Comprehensive Plan during the annual update.	①	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	⑦	Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.	①	PLANNING AND ZONING DEPARTMENT	LOW												
	⑧	Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate them into Chapter 9, <i>Non-Residential</i> , of this Comprehensive Plan.	⑨	PLANNING AND ZONING DEPARTMENT	LOW												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND ① | REVISED TARGET DATE:  | NOTES: **RED**

04 IMPLEMENTATION PLAN

07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
CAPITAL & FINANCIAL IMPROVEMENTS	①	Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.	④	PLANNING AND ZONING DEPARTMENT	LOW												
	②	Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.	④	ENGINEERING DEPARTMENT	HIGH												
	③	Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projects.	④	ENGINEERING DEPARTMENT	HIGH	✓											
	④	Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.	④	PLANNING AND ZONING DEPARTMENT	LOW												
	⑤	Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.	⑤	INTERNAL OPERATIONS	MEDIUM												
	⑥	Consider creating a capital project and amenity life-cycle replacement plan that includes projected budget needs.	③	PARKS & RECREATION DEPARTMENT	MEDIUM												
	⑦	Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.	⑥	PLANNING AND ZONING DEPARTMENT	LOW												
	⑧	Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.	④	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	⑨	Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.	④	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	⑩	Camera all existing wastewater lines to evaluate the structure integrity and capacity of each segment and log into the Asset Management System.	④	ENGINEERING DEPARTMENT	MEDIUM												
	⑪	Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.	④	PLANNING AND ZONING DEPARTMENT	LOW	✓											

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND ① | REVISED TARGET DATE:  | NOTES: RED



01 PURPOSE

This appendix is intended to focus on the City's various major corridors and the relationship of the roadway to the adjacent land, land uses, and aesthetics of these areas. Each corridor study is intended to provide a framework and design guidelines that can assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 CORRIDOR PLANS

02.01 IH-30 CORRIDOR PLAN

- ① Background and Introduction
- ② Plan Framework
- ③ Corridor Strategies
- ④ Implementation Plan

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

- ① Background and Introduction
- ② Issues and Opportunities
- ③ Design Concept and Palette
- ④ Design Elements
- ⑤ Access Policies
- ⑥ Implementation

02.03 SH-276 CORRIDOR PLAN

RESERVED.

LEFT: The image depicts TXDOT contractors working in the IH-30 Corridor along the eastern most boundary of the City.

ACKNOWLEDGEMENTS

CITY COUNCIL

Jim Pruitt, *Mayor*
John Hohenshelt, *Mayor Pro-Tem*
Kevin Fowler
Bennie Daniels
Dana Macalik
Trace Johannesen
Patrick Trowbridge

FORMER CITY COUNCIL

Scott Milder
David White
Mike Townsend
Dennis Lewis

PLANNING AND ZONING COMMISSION

Johnny Lyons, *Chairman*
Eric Chodun, *Vice Chairman*
Tracey Logan
Jerry Welch
Mark Moeller
Annie Fishman
John Womble

STAFF PLANNING COMMITTEE

Ryan Miller, *Director of Planning and Zoning*
David Gonzales, *Planning Manager*
Korey Brooks, *Senior Planner*
Amy Williams, *City Engineer/Director of Public Works*
Ariana Hargrove, *Fire Marshal*
John Ankrum, *[Former] Building Inspections Supervisor*
Lance Singleton, *GIS Supervisor*
Lindsay Gnnan, *GIS Analyst*
Laura Perez, *Executive Secretary*
Lauri Dodd, *Public Information Officer*

ADMINISTRATION

Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Brad Griggs, *Assistant City Manager*

1 BACKGROUND AND INTRODUCTION

The Interstate Highway 30 (IH-30) Corridor serves as the City of Rockwall's principal commercial/retail and transportation corridor. Retail and commercial businesses along this passageway are responsible for a large majority of the sales tax generated within the city. Since Rockwall has become the main commercial/retail generator for the county, IH-30 has served as the primary east/west roadway and acts as not only the gateway for traffic entering and exiting the city, but also the county. In addition, Rockwall's businesses

have greatly benefited from the high volumes of traffic carried by IH-30 on a daily basis; however, as the region grows so do the cities situated east of Rockwall, and as demand for commercial/retail grows in these communities, businesses will be attracted to these areas. To maintain the City's competitiveness in the region, Rockwall's City Council directed staff to study the IH-30 Corridor and provide potential strategies that will: (1) address retail/business retention in the corridor, (2) provide strategies to target regional land uses, and (3) provide a plan for strategically located vacant land along IH-30. The following plan framework, corridor strategies, and implementation plan were drafted as part of a larger corridor plan that was approved by the City Council on March 18, 2019. This document is intended to act as a roadmap for planning the IH-30 Corridor's land uses and development characteristics to ensure the future prosperity of the community.

2 PLAN FRAMEWORK

PLAN FRAMEWORK

Broad planning ideas, goals and objectives form the framework used to develop strategies intended to support existing land uses and to target and attract new regional land uses. From the existing conditions analysis, the retail trade area analysis, the benchmark analysis and the stakeholder engagement workshop, prepared with the IH-30 Corridor Plan, the Staff Planning Committee (SPC) created the broad framework depicted in *Figure 1: Plan Framework*. This framework was used to identify strategies for business retention/attraction in the corridor and to draft an implementation plan. This framework includes:

CORRIDOR ZONES

The *Corridor Zones* (i.e. *Preservation, Transition and Opportunity Zones*) -- which were established by citizens and stakeholders as part of *Station 3: Plan Framework of the stakeholder engagement workshop and reviewed by the SPC* -- are as follows (and depicted in *Figure 1: Plan Framework*):

☑ *Corridor Zone #1:* This zone is situated between Horizon Road (FM-3097) and Ridge Road (FM-740) on the north side of IH-30 and is designated as a *Transitional Zone*. This designation is due to the large amount of vacant property that currently exists in this area, and the uncertainty of how the development of this land will affect adjacent/existing land uses.

☑ *Corridor Zone #2:* This triangular shaped zone is situated within the bounds of Ridge Road (FM-740), Horizon Road (FM-3097), and IH-30, and is identified as a *Transition Zone*. This area contains an older shopping center (i.e. *Carlisle Plaza*) that is currently in the process of transitioning. The public also identified this area as a *Strategically Located Property* in the stakeholder engagement meeting. Due to its redevelopment opportunity.

☑ *Corridor Zone #3:* This zone is divided between two (2) designations due to discrepancies between the public's map and the SPC's map. The portion from Ridge Road (FM-740) to Greencrest Boulevard is identified as a *Preservation Zone*, and the area between Greencrest Boulevard and N. Goliad Street (SH-205) is identified as a *Transition Zone*. The split designation indicates a difference in the development of these two (2) areas, and of how these businesses have changed overtime. This split is also attributed to the new development currently taking place in the area between Greencrest Boulevard and S. Goliad Street (SH-205).

☑ *Corridor Zone #4:* This zone is directly south of *Corridor Zone #3* and extends from Ridge Road (FM-740) to N. Goliad Street (SH-205). This area is identified as a *Preservation Zone*, which is primarily attributed to recently developed shopping centers in this zone. These properties are currently considered highly performing commercial/retail properties.

☑ *Corridor Zone #5:* This zone extends from N. Goliad Street (SH-205) to T. L. Townsend Drive and is identified as an *Opportunity Zone*. The purpose of this designation is tied to the large vacant property in front of the County Courthouse, and to other potential redevelopment opportunities within this area.

☑ *Corridor Zone #6:* This zone extends from S. Goliad Street (SH-205) to T. L. Townsend Drive and is identified as a *Preservation Zone*. This area includes newer development in the IH-30 corridor (i.e. *the CostCo shopping center and adjacent land uses*) that should be preserved moving forward.

☑ *Corridor Zone #7:* This zone is identified as a *Transition Zone* and extends from T. L. Townsend Drive to John King Boulevard. This area incorporates industrial and interim land uses that are considered to be

transitioning. In addition, this land also incorporates strategically located vacant property adjacent to the John King Boulevard.

- ☑ Corridor Zone #8: This zone is also situated between T. L. Townsend Drive and John King Boulevard, south of IH-30. The area is identified as a *Transition Zone*, due to the large amount of transitional or interim land uses along the IH-30 frontage road. In addition, the property has several large tracts of land that are currently vacant. When developed these properties could change the land use pattern for the area. This zone also has a strategically located, vacant property at the southwest corner of John King Boulevard and IH-30.
- ☑ Corridor Zone #9: This corridor zone extends from John King Boulevard to Stodghill Road (FM-3549). Since the majority of these tracts are currently vacant, this zone is identified as an *Opportunity Zone* and all property in this area is identified as strategically located property.
- ☑ Corridor Zone #10: This zone is situated between John King Boulevard and Corporate Crossing, and is identified as a

Transitional Zone. The purpose of this designation is tied to the existing land uses and parcelization pattern of the area (i.e. the way the property has been subdivided over time).

- ☑ Corridor Zone #11: This corridor zone is identified as an *Opportunity Zone* and is located north of IH-30, east of Stodghill Road (FM-3549). This zone is vacant and is directly adjacent to the City's eastern City limit line. This entire zone is considered to be a strategically located property.
- ☑ Corridor Zone #12: The final corridor zone is south of IH-30, east of Corporate Crossing. This zone is primarily vacant and only contains a few interim land uses. Due to the largely undeveloped area in this zone, it is identified as an *Opportunity Zone*. In addition, the zone contains strategically located property at the southeast corner of the intersection of John King Boulevard and IH-30.

STRATEGICALLY LOCATED PROPERTIES
Using the findings from the *Benchmark Analysis -- detailed in Chapter 3, Benchmark Analysis for Strategically Located Properties*,

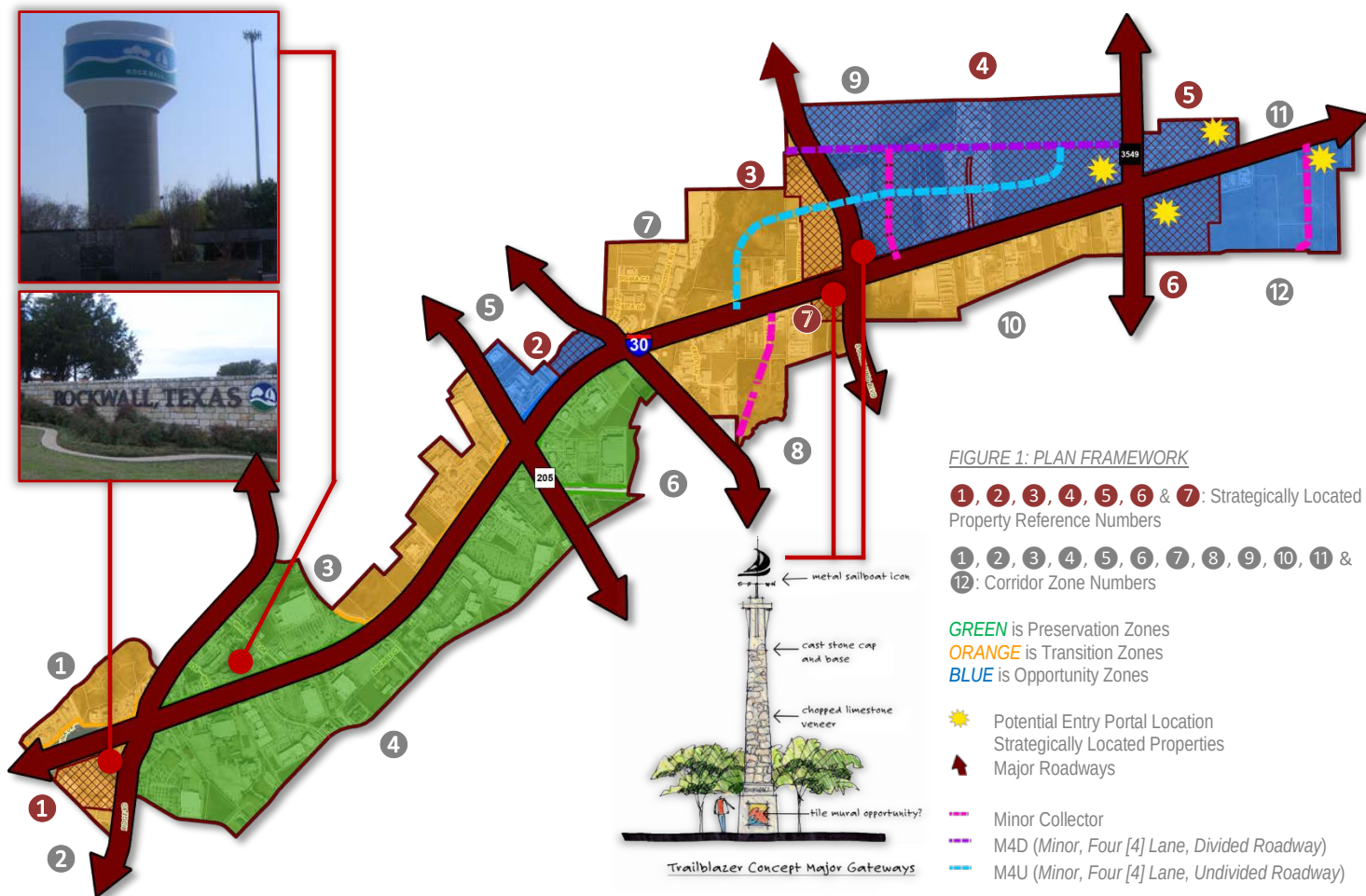
of the *IH-30 Corridor Plan* -- the SPC identified potentially appropriate developments for each of the strategically located properties. The models used in this exercise were as follows:

- (1) Strip Retail Center Model
- (2) Mixed-Use Center Model
- (3) Town Center Model
- (4) Regional Destination Center Model

NOTE: See Section 3, *Benchmark Analysis Findings*, of Chapter 3, *Benchmark Analysis for Strategically Located Properties*, of the *IH-30 Corridor Plan* for definitions/characteristics of each model.

The findings by the SPC are as follows (and depicted in Figure 1: Plan Framework):

- ☑ Strategically Located Property #1: The first strategically located property represents the only redevelopment possibility that was identified by the SPC and/or the public, and could benefit from an adaptive reuse or redevelopment plan. Taking this into consideration the SPC did not apply any of the models to this property. It was simply identified as a *redevelopment opportunity*.
- ☑ Strategically Located Property #2: This strategically located property is situated at the southwest corner of T. L. Townsend



Drive and the IH-30 frontage road, and is currently owned by Rockwall County. The SPC unanimously identified this property as being suitable for a *Strip Retail Center*. It should also be pointed out that this property is currently entitled for this type of development under the Commercial (C) District as defined by the UDC. The SPC felt that despite being a highly visible site this model was appropriate due to the limited access caused by the location of the on/off ramps at John King Boulevard and S. Goliad Street (SH-205).

- ☑ Strategically Located Property #3: This strategic area is located adjacent to the western right-of-way line of John King Boulevard, and is partially zoned Commercial (C) District with the remainder being zoned Light Industrial (LI) District. The SPC identified this property as being suitable for a *Mixed-Use Center* or a *Town Center*. This designation is due to the location and visibility of the property, and that it is located near and accessible from two (2) major roadways (i.e. *John King Boulevard* and *Justin Road*) and a major highway (i.e. *IH-30*). With this being said the property is situated below the highway overpass and as a result the site has limited visibility for a single-story structure. Structures that are two (2) to three (3) stories in height would be better suited for this property.
- ☑ Strategically Located Property #4: This area is located between John King Boulevard and Stodghill Road (FM-3549), north of IH-30. The properties in this area are zoned as Commercial (C), Light Industrial (LI) and Agricultural (AG) Districts. Due to the large acreage of these strategic properties, the SPC broke the designation of this area into three (3) zones. The first was directly adjacent to John King Boulevard and was identified as being suitable for *Strip Retail Center* by the SPC. The second area was located between Security Drive and the golf course (i.e. *A1 Golf*) and was identified as being suitable for a *Town Center* development. The third area was the remainder of the property and was identified as being suitable for a *Regional Destination Center*. These designations stem from the good visibility and close proximity to major roadways. In addition, this property is in an ideal location for a large commercial/retail development/regional center.
- ☑ Strategically Located Property #5: This property is located at the northeast corner

of Stodghill Road (FM-3549) and IH-30 and is zoned Commercial (C) District. Due to the linear nature of this strategically located property, the SPC identified the *Mixed-Use Center* and *Strip Retail Center* as being potentially appropriate models for development. This property does have limited access and poor visibility from east bound traffic, but is located directly adjacent to *Strategically Located Property # 4* making the possibility for a major intersection at IH-30 and Stodghill Road (FM-3549) highly likely.

- ☑ Strategically Located Property #6: This strategically located property is situated at the southeast corner of Corporate Crossing and IH-30 and is currently zoned Commercial (C) District. The SPC identified this property as being appropriate for both a *Mixed-Use Center* or a *Town Center* based on the location, acreage and its relation to the highway and Corporate Crossing. A *Strip Retail Center* and *Regional Destination Center* were also identified by the SPC as being viable alternatives for this property.
- ☑ Strategically Located Property #7: The final strategically located property is situated at the southwest corner of John King Boulevard and IH-30. The SPC identified this property as predominantly being suitable for a *Strip Retail Center*; however, it was also thought to be a suitable location for a *Mixed-Use Center*. It was ultimately decided by the SPC that this property has the acreage and carrying capacity for both types of centers, but is probably best suited for a *Strip Retail Center* that incorporates a grocery store or other large neighborhood service retailer as a primary anchor. The purpose of this designation is due to the poor visibility caused by the highway overpass and the close proximity to a large amount of residential homes and apartment units. The property is currently zoned Commercial (C) District.

ENTRY PORTALS

Entry portals are an essential element to creating a sense of place and distinguishing a City's boundaries. Currently, the City's western boundary is well defined by Lake Ray Hubbard and the Harbor District. The portals create a defined natural and built edge to the City. The eastern boundary of the City, on the other hand, is undefined. When the SPC examined this area, it was decided that an entry portal was an important element in the plan moving forward; however, the SPC was of

the opinion that it was somewhat difficult to define what an entry portal in this area should look like since these properties remain largely undeveloped. With this the SPC choose several locations where an eastern entry portal could be incorporated at the time the adjacent properties develop. The thinking behind this was that the portal would match the architecture of future development if constructed at the same time as the properties. *Figure 1: Plan Framework* shows the four (4) possible portal locations identified by the SPC along with all existing and proposed monumentation throughout the corridor.

TRANSPORTATION FACILITIES

Looking at the existing and proposed roadway facilities, the corridor is already well circulated, and the future facilities are a good approximation of what will be needed to circulate any future development; however, without knowing exactly what will be developed on these parcels the SPC felt that the current number of roadways depicted on the property between John King Boulevard and Stodghill Road (FM-3549) could be a deterrent to development. With Justin Road extending through the property from east to west and a M4U (minor, four [4] lane, undivided roadway) curving through the property from east to west, two (2) Minor Collectors extending north to south were deemed unnecessary. The SPC was also of the opinion that Commerce Street should be continue in a southwardly direction connecting the IH-30 Frontage Road to T. L. Townsend Drive. These were the only changes to the existing and proposed transportation facilities that appeared to be necessary as a result of this study. *Figure 1: Plan Framework* depicts the proposed roadway amendments.

Staff should point out that these changes were incorporated into the revised Master Thoroughfare Plan contained in this Comprehensive Plan, and that no additional actions would be required with regard to transportation facilities. This was incorporated after the Comprehensive Plan Advisory Committee (CPAC) made similar findings about these areas.

LAND USE PLAN

Looking at the current Future Land Use Plan for the IH-30 Corridor, only about 37.56% of the corridor is identified as a *Special Commercial Corridor*. The remainder of the corridor is scheduled for *Commercial* (38.35%), *Technology/Light Industrial* (13.33%), *Special District* (4.70%), and to a lesser degree *Parks and Open Space*, *High*

Density Residential, Public Uses and Quasi-Public Uses. After reviewing the goals and objectives of this study, the SPC recommended that the majority of the corridor should be designated as a *Special Commercial Corridor*. The only area that the SPC wanted to deviate from this land use scheme, was the area directly adjacent to the railroad tracks between John King Boulevard and Stodghill Road (FM-3549). The SPC felt that this area should be flexible in nature and be designated for either *Technology/Employment Center* and/or *Special Commercial Corridor*. The purpose of this flexibility was to allow industrial or technology firms the ability to locate within the corridor, adjacent to the existing railroad facilities; however, the flexibility would provide for an easy transition to commercial uses should a regional land use be identified for this area. This change was incorporated into *Map 1: Future Land Use Plan* contained in *Appendix C, Maps* of this Comprehensive Plan.

SUMMARY OF PLAN FRAMEWORK

The assemblage of all this information forms the *Plan Framework* of this study. A map of this framework is depicted in *Figure 1: Plan Framework*. A summary of the recommendations provided by this framework are as follows:

- (1) The corridor zones that were established as part of this study are intended to guide policy decisions for the final recommendations contained in Chapter 6, *Corridor Strategies & Implementation Plan*, of the *IH-30 Corridor Plan* and which are outlined in Subsection 02.01(3), *Corridor Strategies*, of this section of Appendix B, *Corridor Plans*.
- (2) The strategically located properties identified by the SPC were classified based on their potential carrying capacity for retail/regional land uses. This part of the plan framework was to draw attention to these properties and provide various possibilities that would fit the City's desire for regional development.
- (3) Monumentation locations were identified for the purpose of creating an eastern entry portal. The design of these monumentation markers should be incorporated into the site plan approval process to allow for review by the Architectural Review Board (ARB) prior to adoption by the City's Planning and Zoning Commission and City Council.
- (4) The SPC identified potential changes to two (2) roadways on the Master Thoroughfare Plan. This involves an

extension of Commerce Street and the removal of a proposed street running parallel to Security Drive.

- (5) Finally, a coherent land use plan that is tied to the goals of this study was laid out. This plan primarily promotes the future of the corridor being zoned and developed in accordance with the *Special Commercial Corridor* designation of this Comprehensive Plan; however, it does make some allowances for flexible land use (i.e. *office/industrial*).

3 CORRIDOR STRATEGIES

The final objective of the Staff Planning Committee (SPC) was to assemble a list of strategies that could be utilized as part of the implementation plan of this study. In doing this the SPC talked about *Offensive* and *Defensive Strategies*. In this case, the *Defensive Strategies* were thought to be pre-emptive strategies centered on regulation or policy actions that the City could implement for the purpose of addressing potential or perceived issues. *Offensive Strategies*, on the other hand, included proactive actions that involved activities like offering incentives, waivers and assistance. In doing this, the SPC also talked about what zone each strategy would affect and who would be responsible for implementing the strategy. A key to the corridor zones and implementation organizations is as follows:

DEPARTMENTS, BOARDS & COMMISSIONS

- ☑ City Council: CC
- ☑ Planning and Zoning Commission: PZC
- ☑ Architecture Review Board: ARB
- ☑ City Manager/Administration: M
- ☑ City Attorney: CA
- ☑ Building Inspections Department: BI
- ☑ Fire Marshals Division: FM
- ☑ Planning and Zoning Department: PZD
- ☑ Engineering Department: E
- ☑ Neighborhood Improvement Services: NIS

CORRIDOR ZONES

- Transitional Zone
- Preservation Zone
- Opportunity Zone

On March 18, 2019, the City Council approved the following *Offensive* and *Defensive* strategies for use within the IH-30 Corridor:

DEFENSIVE STRATEGIES

STRATEGY 1 PREVENT THE OVERSATURATION OF CERTAIN LAND USES IN THE CORRIDOR ●●●

Prevent the oversaturation of certain land uses in the corridor by prohibiting and/or requiring discretionary approvals of these land uses.

Currently, the IH-30 Corridor has a high percentage of automotive (8.99%) and industrial (8.37%) land uses, which are typically incompatible with higher end retail users. In addition, these land uses -- *specifically automotive land uses* -- consume a large portion of the current frontage along IH-30 (~26.69%), which means these uses also have high visibility in the corridor. If the intent of the City is to create a commercial/retail corridor, special attention needs to be paid to what land uses are established on the remaining 45.35% vacant land. This is specifically important with the remaining 28.77% of vacant land with frontage on IH-30. To achieve this staff can review Article 04, *Permissible Uses*, of the Unified Development Code to look for possibilities to incorporate discretionary approvals or limit undesirable land uses along IH-30. In addition, staff can look to prohibit certain land uses (e.g. *outside storage*) that are currently allowed through discretionary approval, but may not be desirable for attracting and establishing a regional retail use.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this is a policy change, there are no anticipated hard costs to be incurred by the City as a result of implementing this strategy. In addition, this strategy can be implemented without assistance from outside consultants.

Estimated Implementation Time: This is estimated to take between 20 to 40-hours of staff time to review the Unified Development Code and draft an ordinance addressing the proposed changes for the City Council's review. This text amendment would be required to be advertised and adopted in accordance with the procedures of the Unified Development Code (i.e. *approximately eight [8] weeks*).

STATUS: ONGOING

STRATEGY 2 INCONSISTENT ZONING REQUESTS ●●●

Zoning approvals that are inconsistent with the *Future Land Use Plan* contained in the Comprehensive Plan should be limited. The *Future Land Use Plan* is a document intended to guide zoning in the City of Rockwall. In addition, zoning approvals not consistent with the *Future Land Use Plan* could have a negative impact on existing land uses, and could have an undesirable effect on the economic stability of the corridor (i.e. *create*

conditions not conducive for retail land uses). Moreover, inconsistent zoning approvals change the *Future Land Use* mix, which is designed to yield an 80% Residential/20% Commercial mix (i.e. intended to yield a 67% residential value/33% commercial value tax base) per this Comprehensive Plan. To better address inconsistent changes in zoning, staff should develop a process to convey how the approval of inconsistent zoning would change the *Future Land Use Plan*. This should be provided with or in staff's case memos to the Planning and Zoning Commission and City Council.

Implementation Responsibility: PZD, CA, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The Planning Division can implement this policy amendment through changes in the current procedures and through the creation and implementation of a tool that will clearly convey the desired information. It should be pointed out that the creation of this process is currently a *strategic goal* on the City's *Strategic Plan* and included in this Comprehensive Plan as an *Implementation Strategy*.

STATUS: ONGOING

STRATEGY ③ DISCOURAGE STRIP DEVELOPMENT ●●

The City of Rockwall has several *Strip Retail Centers* as defined in the findings from the benchmark analysis contained in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*. The establishment of new strip retail centers could have the effect of cannibalizing the businesses that are currently located in the City's existing strip retail centers. This could also create a larger problem for the existing centers due to the transient nature of small businesses that tend to locate in these areas (i.e. *businesses in these shopping centers tend to move to newer developments as they progress along the highway*). To combat this possibility, the City could take steps to discourage strip retail centers by amending the design standards contained in the Unified Development Code. Examples of these changes would include policies targeted at requiring shared facilities (i.e. *parking, access, drive facilities, etc.*), limiting parking fields in the fronts of buildings, requiring the provision

of open space, restricting signage, etc. This would also require provisions that target mixed-used development (e.g. *office land uses mixed with retail/commercial land uses*). It should be noted that while the SPC did identify some of the strategically located properties as being ideal for *Strip Retail Centers*, this would ultimately depend on the carrying capacity of the corridor (i.e. *to avoid cannibalizing existing businesses the demand of the community would need to increase to justify an additional strip retail center*).

Implementation Responsibility: PZD, ARB, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change requires a comprehensive review of the City's commercial design standards, and would take time to prepare the necessary text amendments. The total time necessary to complete this strategy will vary depending on the extent staff will have to amend the ordinances. Staff estimates this could take between 30 to 40-hours to complete. In addition, it may be advantageous to use the Planning and Zoning Commission and/or Architectural Review Board (ARB) as design committees to assist staff in drafting the desired changes. Any ordinance changes would need to be adopted in accordance with the procedures contained in the Unified Development Code (i.e. *approximately eight [8] weeks*).

STATUS: ONGOING

STRATEGY ④ LIMIT SINGLE USE BIG-BOX DEVELOPMENT ●●●

Single use big-boxes can have an immediate and positive effect on a City's ad valorem tax value; however, if abandoned they can also have an effect on the perception of economic health in an area. Currently, the City's big-boxes appear to be economically sound with little to no risk of being abandoned; however, it is a good idea to take a pro-active approach to this issue. Single use big-boxes are typically attractive to businesses that are considered to be category killers and/or discount warehouse stores (e.g. *Wal-Mart, Home Depot, Costco, etc.*). Developing a single big-box is also the typical suburban model for these types of stores. By creating policies that force co-location and mixed-uses the City ensures that

these businesses adapt their models to meet the vision of the community, as opposed to allowing these businesses to dictate the community's appearance. By limiting single use big-boxes moving forward, it also has the added effect of protecting the City's current big-boxes, and perhaps staving off the possibility of having ghost boxes (i.e. *empty big-boxes*) in the future.

To achieve this, the City Council could look at development standards that discourage single use big-box users. These types of policies would include regulations like imposing size caps on single use big-box developments (i.e. *limit individual users to discretionary approvals on buildings that are greater than 20,000 – 30,000 SF*), drafting requirements that provide for roof and façade modulation to allow the buildings to be broken up in the case of abandonment, adopting parking requirements that require parking to be located behind the front façade of the buildings, creating a window requirement, and etcetera.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change would require staff to review the City's current *General Commercial Building Standards*, and draft an ordinance with the necessary text amendments. The total time necessary to complete this strategy could vary; however, staff estimates a completion time of 30 to 40-hours with an additional eight (8) weeks for the adoption of an ordinance change to the Unified Development Code.

STATUS: ONGOING

STRATEGY ⑤ ADAPTIVE REUSE ORDINANCE OR STRATEGY ●●

Building on the previous strategy, one of the main reasons that City's end up with vacant big-box developments are changes in the economics of a property's location (i.e. *the site can no longer support/sustain a larger retail user*). This may mean that a particular site or location is no longer viable as a large retailer. *Adaptive Reuse* ordinances, also referred to as *Ghost Box* ordinances, are ordinances intended to address this common problem. As previously stated, the City of Rockwall has not had issues with empty big-boxes; however, a

proactive approach to this issue could prove to be valuable in the future. Below is a picture of the vacant *Sports Authority* building, which is a single user big-box that was vacated in 2016. Luckily, this building was quickly replaced with an *Academy Sports and Outdoors*; however, this quick replacement may not always be the case.

The City's current ordinance does incorporate an accountability clause that states that "(f) those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants." This language could be strengthened and the requirement for this accountability clause could be lowered to buildings greater than 30,000 SF. In addition, the City Council could look into establishing ordinances that: (1) creates a fee waiver program for the adaptive reuse of buildings greater than 30,000 SF (*i.e. creating a waiver for building permit fees*), (2) establish a bonding program that is tied to the demolition of the big-box, (3) creates a program that stipulates companies building big-boxes be required to pay into a *Land Conservation Fund*, which can be used for re-greening or converting an abandoned big-box to allow for infill development (*these ordinances are referred to as White Elephant Ordinances*), and/or (4) creates an incentive zone that deals with alternative use/requirements for conversion/redevelopment efforts.



Figure 6.1: Vacant Sports Authority building prior to being converted to an Academy this year.

Implementation Responsibility: PZD, CA, CM, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The time necessary to create an *Adaptive Reuse Ordinance* or policy will depend on the scope

that the City Council chooses. These programs also would need to be vetted by the City Attorney. In this case, it may take several months to prepare and adopt an ordinance creating each of these programs.

STATUS: **IN PROCESS**

STRATEGY 6 PROMOTE THE INCORPORATION OF OPEN SPACE IN LARGER DEVELOPMENTS ●

As was seen in the *Benchmark Analysis* in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*, nearly all of the regional developments surveyed by the SPC contained open/green space. The importance of incorporating open/green space in commercial developments was further validated through the stakeholder engagement process. In both exercises requesting participants to identify their preferred development choice -- *with the choices being those reviewed by the SPC as part of the benchmark analysis* -- the top results were developments incorporating large amounts of open/green space (e.g. *Grandscapes* at 26% open space and *Toyota Stadium* at 5% open space and 35% sports fields). In addition, the exercise asking participants to prioritize issues/priorities in the corridor indicated that open/green space was important. Both *Parks/Trail/Walkability* and *Increased Open Space* scored in the top five (5) items identified by the public as priorities and issues. Moving forward provisions requiring a percentage of functional open space -- *above and beyond the required landscape buffer and detention ponds* -- could be incorporated into the design standards for large commercial developments. This would need to be scaled to the development and would not be applicable across the board (*i.e. would not be appropriate for developments with less than 20-acres*).

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this strategy would affect future development the implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy could be completed with an estimated ten (10) to 20-hours of staff time required to prepare an ordinance amendment to the Unified Development Code (*i.e. approximately eight [8] weeks for approval*).

STATUS: **ONGOING**

STRATEGY 7 REVAMP THE CITY'S PARKING STANDARDS ●●●

Commercial developments along the corridor are exclusively made up of surface parking lots situated in the fronts of buildings. Often times these parking areas are two (2) to three (3) times larger than the building it services (see *image below*).



Figure 6.2: Kohl's Parking Lot, which recently was subdivided to incorporate a Cracker Barrel restaurant at the northeast corner.

In most of these cases the parking lot is rarely if ever full. To address this issue the City Council could choose to establish parking maximums that would limit inefficient uses of land within the corridor. These policies could also promote shared parking agreements and structured parking.

Typically, the argument against structured parking is the high initial cost to establish these facilities; however, if a district wide approach that discourages single use big-boxes is taken by the City, it is not inconceivable to expect more efficient parking solutions. In addition, the City should, where possible, promote shared parking arrangements that are mutually beneficial to developers, property owners and tenants by accounting for varying peak demand. This should have the benefit of increasing the buildable land within the corridor.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy change is anticipated to take between ten (10) to 20-hours of staff time to research and prepare an

ordinance amending the parking requirements contained in the Unified Development Code. The ordinance would take approximately eight (8) weeks for approval/adoption.

STATUS: IN PROCESS

STRATEGY 8 CREATE MODEL ZONING ORDINANCE FOR REGIONAL MIXED-USE DEVELOPMENT ●

Article 05, *District Development Standards*, of the Unified Development Code contained standards for a Mixed-Use Overlay (MUO) District (*these standards were recently removed*); however, this district has not been applied to the zoning map. Building off the current standards contained in this section of the code, staff could create a model zoning ordinance for either an overlay district that can be applied to the strategic properties in the corridor or model regulations for a planned development district ordinance -- *similar to the residential standards contained in Article 10, Planned Development Regulations, of the Unified Development Code* -- intended to regulate mixed-use development in the corridor. This could include the information observed by the SPC as part of the *Benchmark Analysis*. This type of ordinance would also layout the City's desired site and building design standards, as well as, address any *incentive zoning* practices intended to incentivize regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a model zoning ordinance could be drafted in two (2) to three (3) weeks. The ordinance would take approximately eight (8) weeks for approval.

STATUS: IN PROCESS

STRATEGY 9 ADOPT POLICIES TARGETED AT SUPPORTING SMALL BUSINESSES ●●●

As part of the *Benchmark Analysis*, the SPC noticed that many of the regional centers they surveyed (*specifically mixed-use centers*) were built with a larger focus on smaller lease spaces. This is directly opposed to the classic

anchor model, which is prevalent in *Strip Retail Centers* and until recently was the preferred model for suburban development by developers. This shift, however, signifies the importance that developers are now placing on small businesses. This may be due to the idea that small businesses have several understated benefits that extend beyond a City's bottom line. For example, small businesses that are successful in a community can shape a unique identity, create a sense of place and enhance community character. In addition, small businesses also have the added benefit of being well suited for adaptive reuse situations, which could play a major role in the economic vitality of the corridor in the future. Rockwall, as a whole, has a healthy history of supporting small businesses -- *especially in the downtown area* -- and there is no reason for this not to continue in the City's primary commercial/retail corridor. To ensure that small businesses are supported in the corridor, staff should look to remove any unintentional barriers in the zoning code that might hinder a small business' ability to open in Rockwall. The majority of these barriers will be in the City's land-use categories, which are somewhat outdated for many of the new types of uses that have been established recently. Addressing this subject, the July 2016 issue of *Zoning Practice* (a periodical released by the *American Planning Association*) identifies four (4) examples of new land uses that have emerged as small businesses recently: (1) specialty food production, (2) industrial design, (3) artisan industrial, and (4) local alcohol production facilities. Under our current use charts these uses, in most cases, would be classified under an *Industrial and Manufacturing* label allowing them to locate in Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts; however, these uses typically depend on the foot traffic generated by commercial-retail areas and would not fare well in the City's industrial districts. An example of this dilemma was recently addressed by the City Council with the text amendment incorporating the *Craft Brewery, Distillery and/or Winery* land use. Prior to the amendment, the code treated all breweries the same, and did not make a distinction between large industrial breweries and small-scale craft brewers. As a result, these uses were relegated to only being permitted in a Light Industrial (LI) or Heavy Industrial (HI) District, when in reality they operate more as a retail/restaurant type of business. By changing the code to allow this use by a Specific Use Permit (SUP), the City Council created discretionary flexibility that allows this land use into areas of the City that

could be better suited to the long-term viability of the business. This flexibility could be beneficial to other land use categories that have undergone fundamental changes in the way they operate. This can be achieved by not only reviewing the City's *Permissible Use Charts*, but also the design standards in the corridor to ensure there are no unreasonable barriers of entry for small businesses.

Another approach the City could take to support small businesses is the continued release of information pertaining to demographics and market analysis. Many small businesses and startups have limited capital to spend on expensive reports and demographic breakdowns of the City. Staff can support these businesses by making reports and studies (e.g. *2017 Existing Conditions Report and this report*) available online to the public. An example of this effort includes the *Retail Shopping Destinations* interactive map, which contains demographic information for the City and its shopping centers. This tool is intended to help small businesses looking to locate in the community.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a comprehensive look into the City's *Permissible Use Charts* and commercial design standards could take between 60 to 70-hours to prepare an ordinance making the necessary amendments. The ordinance would take eight (8) weeks for adoption.

With regard to making reports and demographic information online, this has become standard operating procedure for staff and unless directed otherwise staff will continue to make these items available.

STATUS: IN PROCESS | ONGOING

STRATEGY 10 RESIDENTIAL DENSITY BONUSES FOR PROJECTS THAT INCORPORATE A MIXTURE OF LAND USES ●

The City Council could choose to implement policies that would allow high-density residential land uses along IH-30 pending the project incorporate a mix of land uses (e.g. *hotel, restaurant, retail, entertainment, etc.*).

Through the public survey, many citizens indicated a want for higher end retailers and specialty grocers. These uses typically are attracted to areas with high intensity developments that incorporate a higher density residential component. The City Council could use the City's high demand for multi-family, to incentivize a developer proposing a regional mixed-use development along IH-30 by granting density bonuses. This would involve granting densities greater than the current 14 dwelling units per acre permitted in the City's Multi-Family 14 (MF-14) District. It should be noted that this type of strategy would depend on the residential units being integrated into the overall development (i.e. *structured or block styled apartments above retail or office use, which is common in traditional mixed-use developments, would be more desirable under this strategy than garden style apartments – similar to the condominiums constructed at the Harbor*). This strategy depends on the City's demand for multi-family remaining high, which may require other land use strategies moving forward (e.g. *balancing the City's mix of housing units and limiting multi-family development to areas along the IH-30 corridor, away from other single-family neighborhoods, and from any other areas in the city*). Under the City's current housing mix, this policy would only be viable if the multi-family percentage were decreased below an estimated 12%. Currently, this percentage is around 18%. By reducing the percentage and not approving subsequent projects, the City ensures that a high level of demand exists, and that this demand can be leveraged to attract the desired commercial/retail development. It should also be noted that this could be done under an ownership model as opposed to a rental model by using townhomes and/or condominiums.

Implementation Responsibility: PZD, M, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: This policy change would have implications on the policies contained in this Comprehensive Plan. The implementation of this strategy would require staff to review the procedures and design standards in the Unified Development Code to ensure compatibility with the intended objective. Staff estimates this could take between 50 to 60-hours to complete, and would need to be adopted in accordance with the procedures contained in the Unified

Development Code (i.e. *approximately eight [8] weeks*). In addition, since this policy is driven by the demand of multi-family, its implementation would depend on the current multi-family percentage being decreased to a level that can be leveraged for the desired commercial/retail development.

STATUS: **IN PROCESS** | ONGOING

STRATEGY 11 WORK WITH THE REDC AND CHAMBER OF COMMERCE TO COORDINATE BUSINESS RECRUITMENT AND RETENTION EFFORTS ●●●

Intergovernmental cooperation between the City, Rockwall Economic Development Corporation (REDC) and the Chamber Commerce to create a Community Business Retention and Recruitment Program may be advantageous to retaining the businesses we have while targeting a regional commercial retail user. In addition, this cooperation ensures that all agencies are aware of the strategies and efforts of other agencies.

Implementation Responsibility: M

Anticipated Cost(s): This strategy is not anticipated to have any additional costs to any of the agencies listed above.

Estimated Implementation Time: Since this strategy requires coordination between a government, a quasi-government and a private service organization it is difficult to establish a implementation timeline.

STATUS: ONGOING

STRATEGY 12 WORK WITH TXDOT ●●●

Work with the Texas Department of Transportation (TxDOT) to improve circulation and connectivity in the corridor, and to regulate traffic patterns and speed limits. This could also include plans for improved multi-modal mobility and pedestrian access in the corridor.

Implementation Responsibility: E & M

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and will not require the assistance of outside consultants.

Estimated Implementation Time: The City currently works closely with TxDOT, and is in the process of planning the IH-30 corridor for the proposed IH-30 improvements scheduled for 2021.

STATUS: ONGOING

OFFENSIVE STRATEGIES

STRATEGY 1 SMALL AREA PLANS ●

Using the strategically located properties depicted in *Figure 1: Plan Framework*, staff could create small area plans for each of the properties using the findings from the benchmark analysis of this document. By providing small area plans for each of these properties, the City would better convey to the development community the desired outcome for each of these areas. This could help to facilitate a regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The time frame for the completion of the small area plans will vary. Staff estimates that each plan could be completed in approximately one (1) week to one (1) month depending on the scope and detail of the small area plan.

STATUS: **IN PROCESS**

STRATEGY 2 DEMOLITION PERMIT FEE WAIVER ●

A program creating an administrative waiver of demolition fees could be implemented to assist property owners along IH-30 interested in redeveloping an existing property. While this will not have a major or immediate impact on corridor redevelopment, it is a program that can be implemented easily and can be administered at the staff level (i.e. *as opposed to discretionary oversight of the City Council or other boards or commissions*).

Implementation Responsibility: BI & CC

Anticipated Cost(s): The implementation of this program is not anticipated to have a significant effect on the city's revenues, nor will it be costly to implement. For example, a demolition permit application costs \$50.00, and of the 18 demolition permits issued in 2016, six (6) were in the IH-30 corridor. This would represent a total cost to the City of \$300.00 for a one-year period.

Estimated Implementation Time: It is estimated that this program could be implemented with five (5) to ten (10) hours staff time to research and prepare an ordinance or resolution outlining the process that can be taken to the

City Council for approval. This ordinance can be approved by the City Council without being subject to the requirements of the Unified Development Code (i.e. approximately four [4] weeks for adoption).

STATUS: ONGOING

STRATEGY ③ EXISTING BUILDING CODE ●

Property owners in the IH-30 corridor interested in redevelopment could be allowed to use the 2015 *International Existing Building Code*, which is generally less restrictive than the 2015 *International Building Code* (IBC) and 2015 *International Fire Code* (IFC). The 2015 *International Existing Building Code* is a code that is intended to provide model regulation for existing buildings and is generally less prohibitive than the City's other codes. Currently, the City only utilizes this code in certain circumstances; however, this use could be expanded to ease regulations on existing rehabilitation work. Implementing this strategy would also help to address one (1) of the comments that was expressed at the stakeholder meeting, and which stated that "(e)xisting and older buildings need to grandfathered from any retroactive zoning/building requirements that may be added." While the City does not retroactively apply zoning requirements, new work on existing buildings is typically subject to the building code that is in place at the time of the permit. In this case, it would ease requirements and allow for a code that is expressly intended to regulate existing buildings.

Implementation Responsibility: BI & FM

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change can be implemented at an administrative level by changing the City's policy and defining when the 2015 *International Existing Building Code* can be used.

STATUS: ONGOING

STRATEGY ④ CIP PROJECTS ●●

Capital Improvement Projects (CIP) scheduled for the study area and intended to support

existing businesses could be approached with a higher priority than other projects. Currently, there are no anticipated projects intended for the study area; however, this strategy could be used when projects are identified in the future.

Implementation Responsibility: E, M & CC

Anticipated Cost(s): This strategy is not anticipated to have any additional costs associated with it since it deals with the future prioritization of projects on the CIP.

Estimated Implementation Time: This strategy is not anticipated to require a great deal of staff time to implement; however, it would require the foresight and consideration of staff when planning the CIP in the future.

STATUS: ONGOING

STRATEGY ⑤ CITY INITIATED ZONING OF THE CORRIDOR ●

To avoid undesired and unplanned land uses in the corridor the City Council could consider a City initiated action rezoning all property in the corridor to a Commercial (C) District designation. This strategy would ensure that the corridor develops in accordance with the uses permitted in the targeted zoning district; however, this would need to be carefully evaluated and vetted by the City Attorney to avoid any legal hurdles associated with this method. As an alternative strategy, the City could offer the change in zoning classification to property owners on a mass and voluntary basis. This strategy would allow many of the Agricultural (AG) properties within the district the ability to secure Commercial (C) District zoning without having to pay the fees for initiating a zoning case. In addition, this would allow people to market their properties as commercial property.

While the voluntary method is the most desirable, it does not ensure 100% participation from property owners in the corridor. This method could also have the negative effect of entitling property for Commercial (C) District land uses, while not incentivizing a regional mixed-use center. To prevent this, the City Council could consider establishing a new zoning district or planned development district that would have the effect of limiting certain land uses. Under this method, if any residential component was incorporated into the zoning it could fall under *upzoning* (i.e. allowing a greater range of land uses), which could make the request more difficult to challenge. Staff should note that any City initiated zoning request should be

approached under the advisement of the City Attorney.

Implementation Responsibility: CA, M, PZD, PZC & CC

Anticipated Cost(s): All the anticipated costs for this strategy will vary depending on the involvement of the City Attorney.

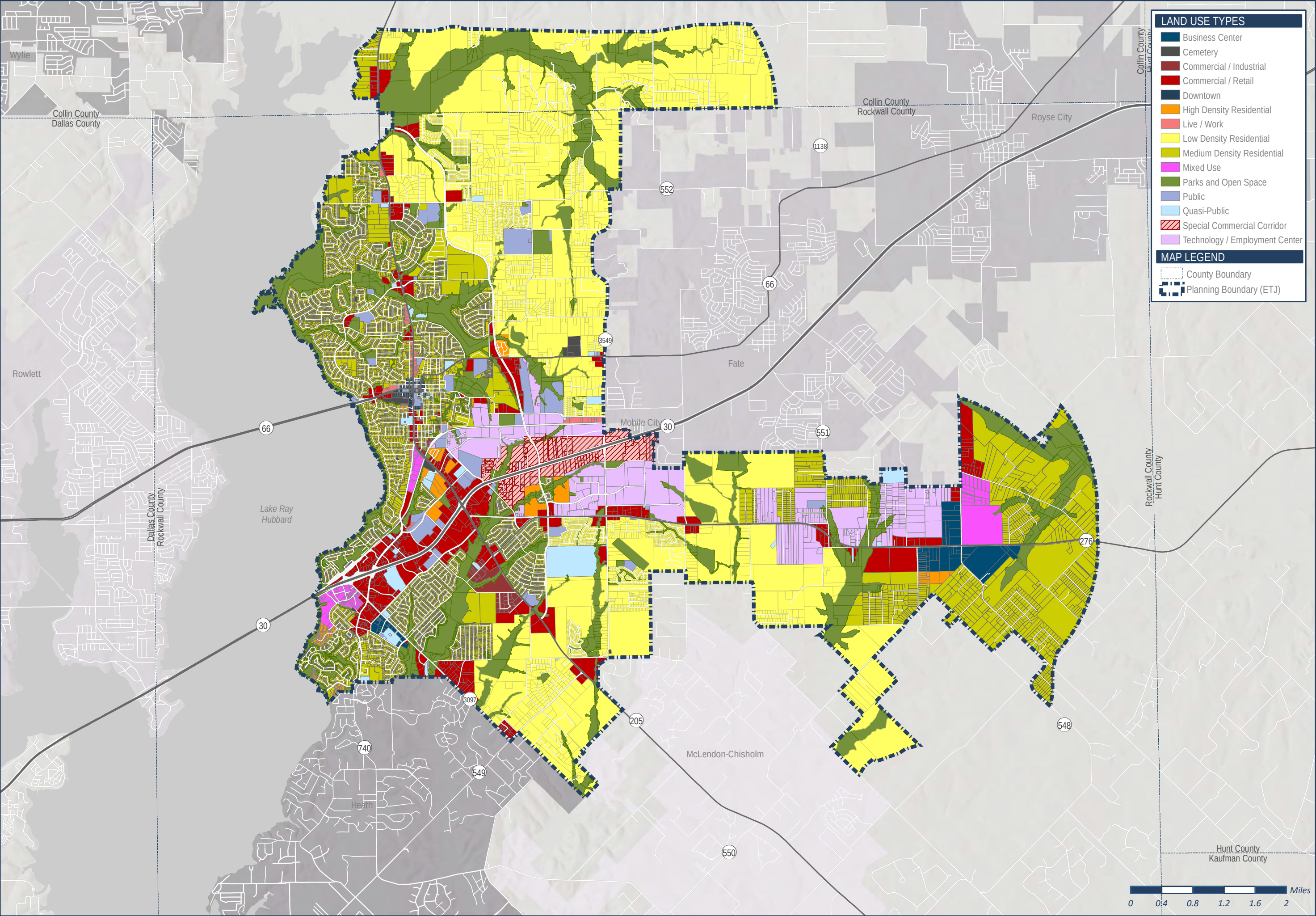
Estimated Implementation Time: The implementation time of this strategy will depend on the approach of the City Council.

STATUS: INCOMPLETE

④ IMPLEMENTATION PLAN

Perhaps the most important thing to point out is that markets are not static, and have a substantial potential to change. This is especially true with regard to commercial/retail development trends. It will be necessary to update the information in this study on a regular basis and to make sure that the direction of this study is still in-line with the community's vision. This is specifically important with regard to the market analysis contained in the *IH-30 Corridor Plan*.

Finally, when making future decisions in the corridor all parties will need to make sure that development requests, policy decisions, discretionary approvals and any other action affecting the study area are looked at in a global sense. Taking a district wide approach to how the corridor develops in the future will ensure that the community is developing in accordance to its vision and not letting individual developments dictate the community's appearance. This will be especially important for staff to relay to applicants looking to develop and/or establish themselves in the IH-30 corridor.



LAND USE TYPES

Business Center

Cemetery

Commercial / Industrial

Commercial / Retail

Downtown

High Density Residential

Live / Work

Low Density Residential

Medium Density Residential

Mixed Use

Parks and Open Space

Public

Quasi-Public

Special Commercial Corridor

Technology / Employment Center

MAP LEGEND

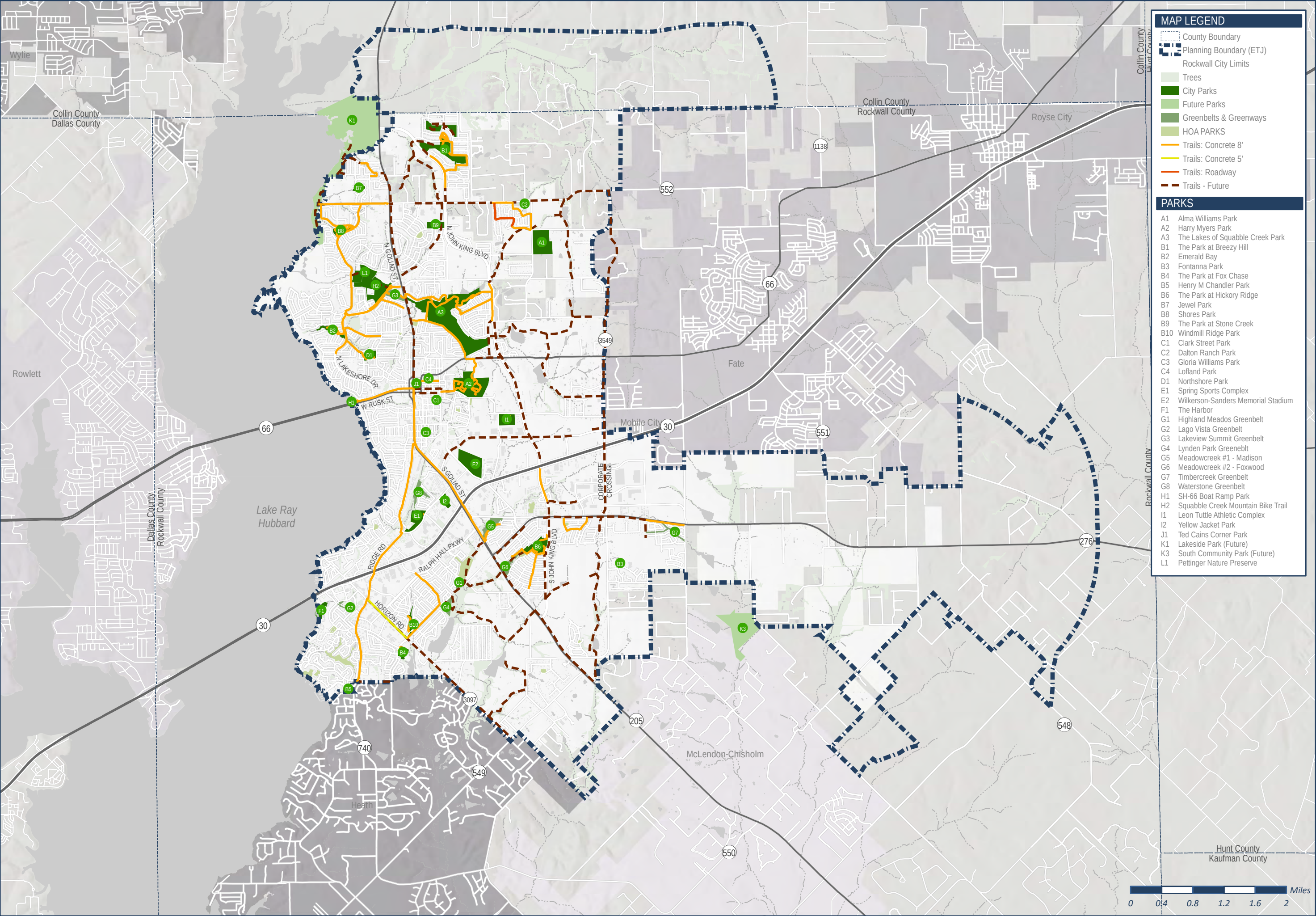
County Boundary

Planning Boundary (ETJ)



FUTURE
LAND USE PLAN

COMPREHENSIVE PLAN
01 | LAND USE &
GROWTH MANAGEMENT



MAP LEGEND

County Boundary

Planning Boundary (ETJ)

Rockwall City Limits

Trees

City Parks

Future Parks

Greenbelts & Greenways

HOA PARKS

Trails: Concrete 8'

Trails: Concrete 5'

Trails: Roadway

Trails - Future

PARKS

A1 Alma Williams Park

A2 Harry Myers Park

A3 The Lakes of Squabble Creek Park

B1 The Park at Breezy Hill

B2 Emerald Bay

B3 Fontanna Park

B4 The Park at Fox Chase

B5 Henry M Chandler Park

B6 The Park at Hickory Ridge

B7 Jewel Park

B8 Shores Park

B9 The Park at Stone Creek

B10 Windmill Ridge Park

C1 Clark Street Park

C2 Dalton Ranch Park

C3 Gloria Williams Park

C4 Lofland Park

D1 Northshore Park

E1 Spring Sports Complex

E2 Wilkerson-Sanders Memorial Stadium

F1 The Harbor

G1 Highland Meadows Greenbelt

G2 Lago Vista Greenbelt

G3 Lakeview Summit Greenbelt

G4 Lynden Park Greenbelt

G5 Meadowcreek #1 - Madison

G6 Meadowcreek #2 - Foxwood

G7 Timbercreek Greenbelt

G8 Waterstone Greenbelt

H1 SH-66 Boat Ramp Park

H2 Squabble Creek Mountain Bike Trail

I1 Leon Tuttle Athletic Complex

I2 Yellow Jacket Park

J1 Ted Cains Corner Park

K1 Lakeside Park (Future)

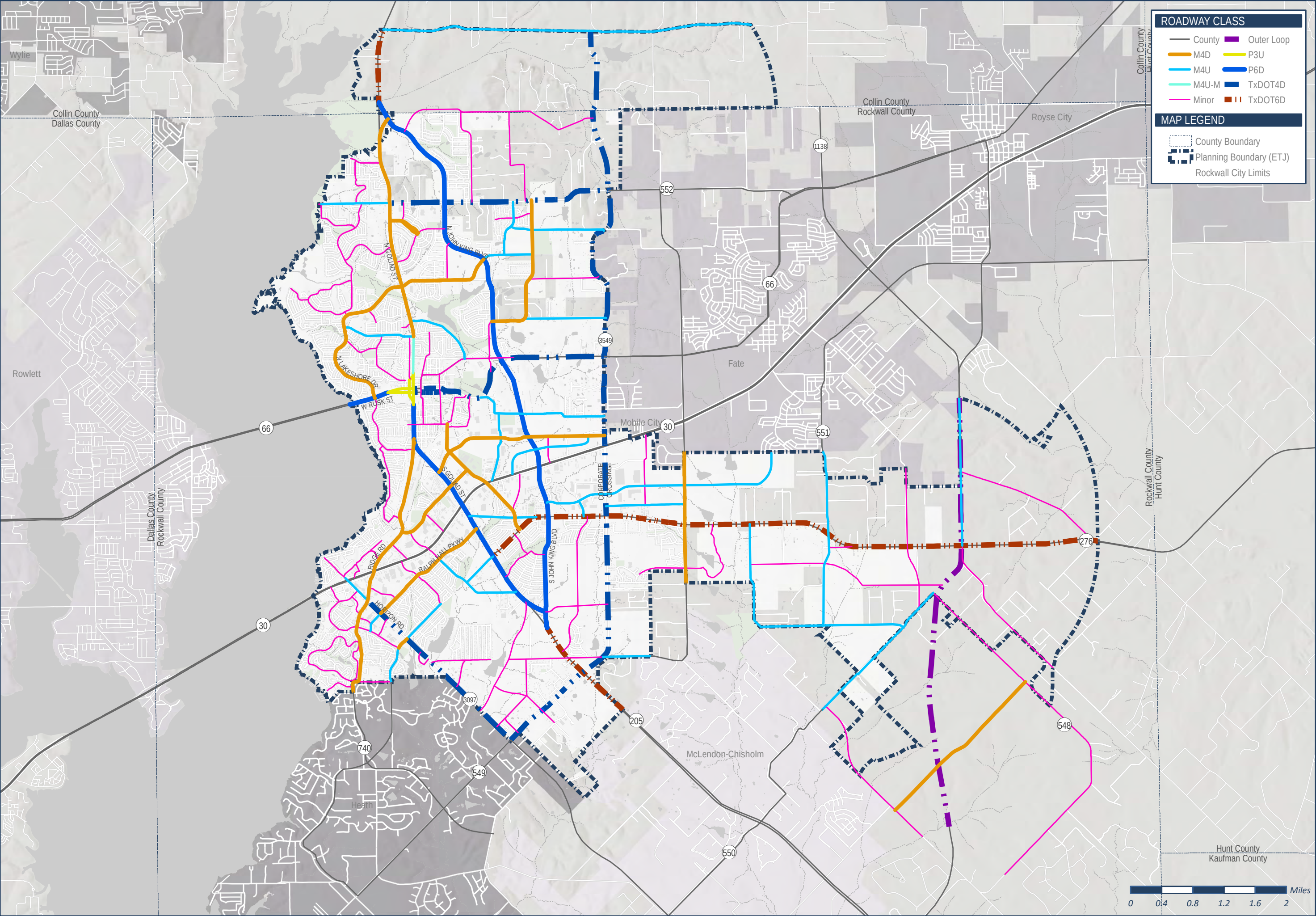
K3 South Community Park (Future)

L1 Pettinger Nature Preserve



MASTER
TRAIL PLAN

COMPREHENSIVE PLAN
03 | PARKS, OPEN SPACE
AND TRAILS



ROADWAY CLASS

County	Outer Loop
M4D	P3U
M4U	P6D
M4U-M	TxDOT4D
Minor	TxDOT6D

MAP LEGEND

County Boundary

Planning Boundary (ETJ)

Rockwall City Limits



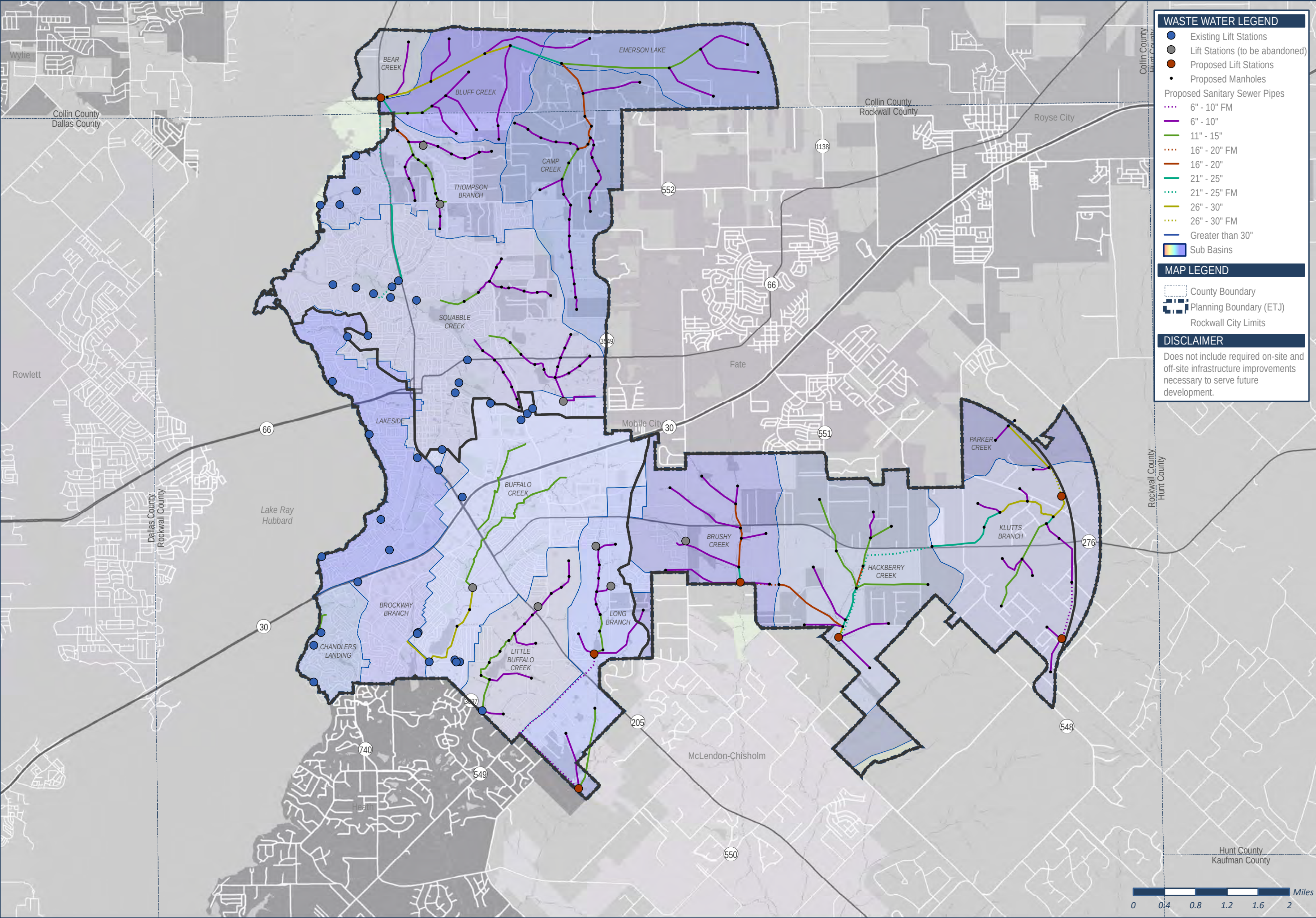
MASTER THOROUGHFARE PLAN

COMPREHENSIVE PLAN
04 | INFRASTRUCTURE



MASTER WASTE WATER PLAN

COMPREHENSIVE PLAN 04 | INFRASTRUCTURE



WASTE WATER LEGEND

- Existing Lift Stations
- Lift Stations (to be abandoned)
- Proposed Lift Stations
- Proposed Manholes

Proposed Sanitary Sewer Pipes

- 6" - 10" FM
- 6" - 10"
- 11" - 15"
- 16" - 20"
- 16" - 20"
- 21" - 25"
- 21" - 25" FM
- 26" - 30"
- 26" - 30" FM
- Greater than 30"
- Sub Basins

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

DISCLAIMER

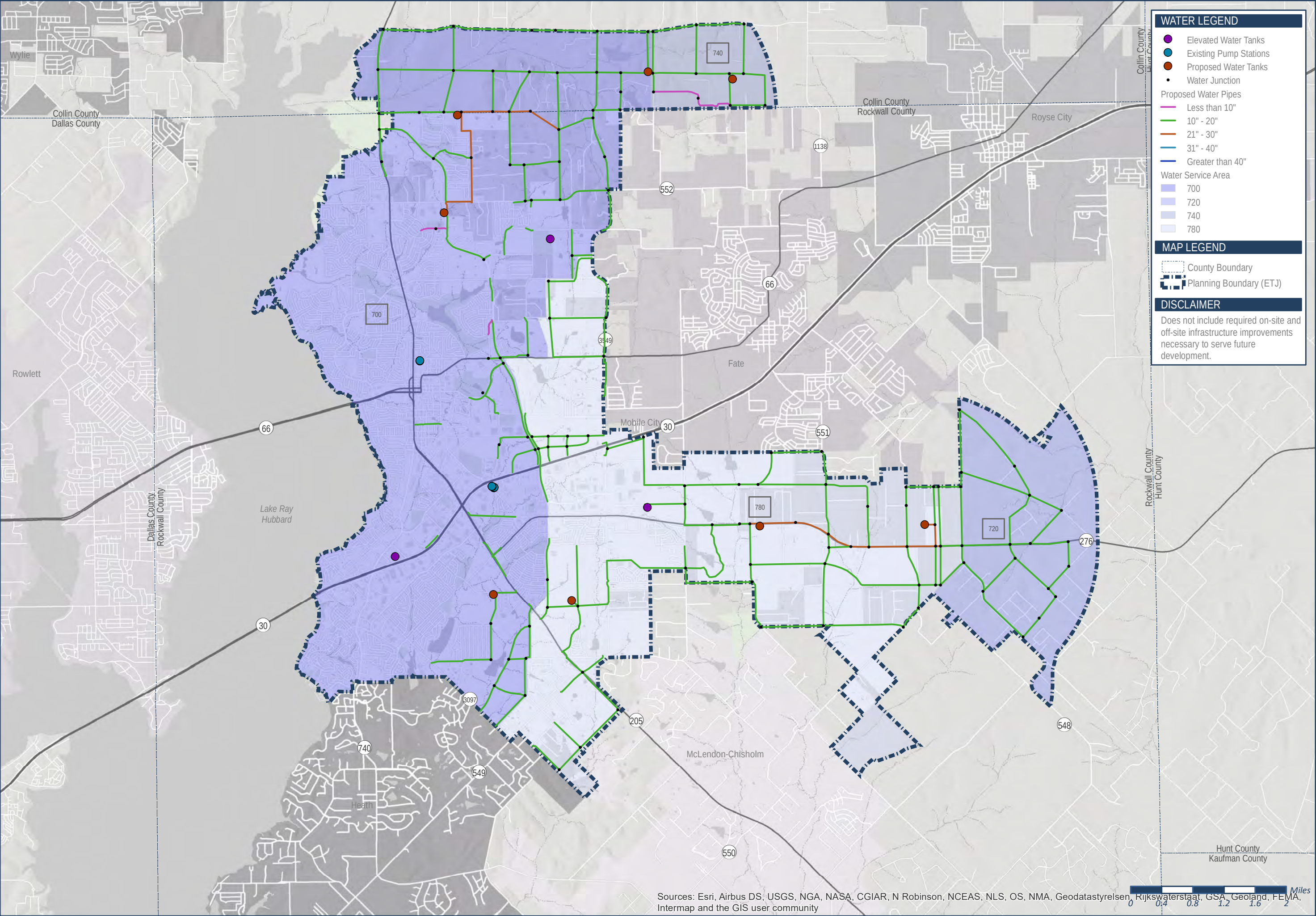
Does not include required on-site and off-site infrastructure improvements necessary to serve future development.



MASTER WATER PLAN

COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

5



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall adopted the *OURHometown Vision 2040 Comprehensive Plan* on December 3, 2018 by *Ordinance No. 18-48* after holding the required public meetings as stipulated by Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code*; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the *OURHometown Vision 2040 Comprehensive Plan* through participation in a citizen action committee (i.e. the *Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

WHEREAS, the City Council of the City of Rockwall realizes that the *OURHometown Vision 2040 Comprehensive Plan* is intended to be a *living document* that requires annual updates to account for changes in the community resulting from growth; and

WHEREAS, the *OURHometown Vision 2040 Comprehensive Plan* serves as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. The *OURHometown Vision 2040 Comprehensive Plan* as approved is hereby amended in accordance with *Exhibit 'A'* of this ordinance, and the resulting document shall be the Comprehensive Plan for the City of Rockwall;

Section 2. The *OURHometown Vision 2040 Comprehensive Plan* shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. 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 JUNE, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A'
2019/2020 Updates to the
OURHometown Vision 2040 Comprehensive Plan



● COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- 2 Secondary Land Uses: Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Shops at Stone Creek
- 2 Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- 3 Walmart Neighborhood Market Shopping Center



● COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- 2 Secondary Land Uses: Warehouse and Outside Storage
- 3 Zoning Districts: Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- 1 Areas Adjacent to National Drive
- 2 Areas Adjacent to Sids Road

● BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. restaurants and commercial-retail) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- 2 Secondary Land Uses: Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- 3 Zoning Districts: Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Trend Tower

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

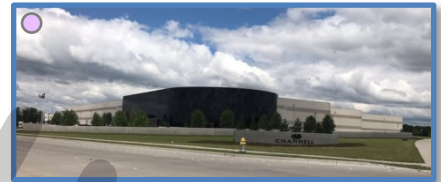
The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. *Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
- 2 Secondary Land Uses: Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
- 3 Zoning Districts: Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Rockwall Technology Park
- 2 Channell Commercial Corporation



SPECIAL DISTRICTS



LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
- 2 Secondary Land Uses: Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
- 3 Zoning Districts: Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 N. Goliad Street Between East Fork Road and the Downtown
- 2 West Side of Ridge Road after the SH-205/Ridge Road Split
- 3 N. Goliad Street Across from the YMCA



MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian friendly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

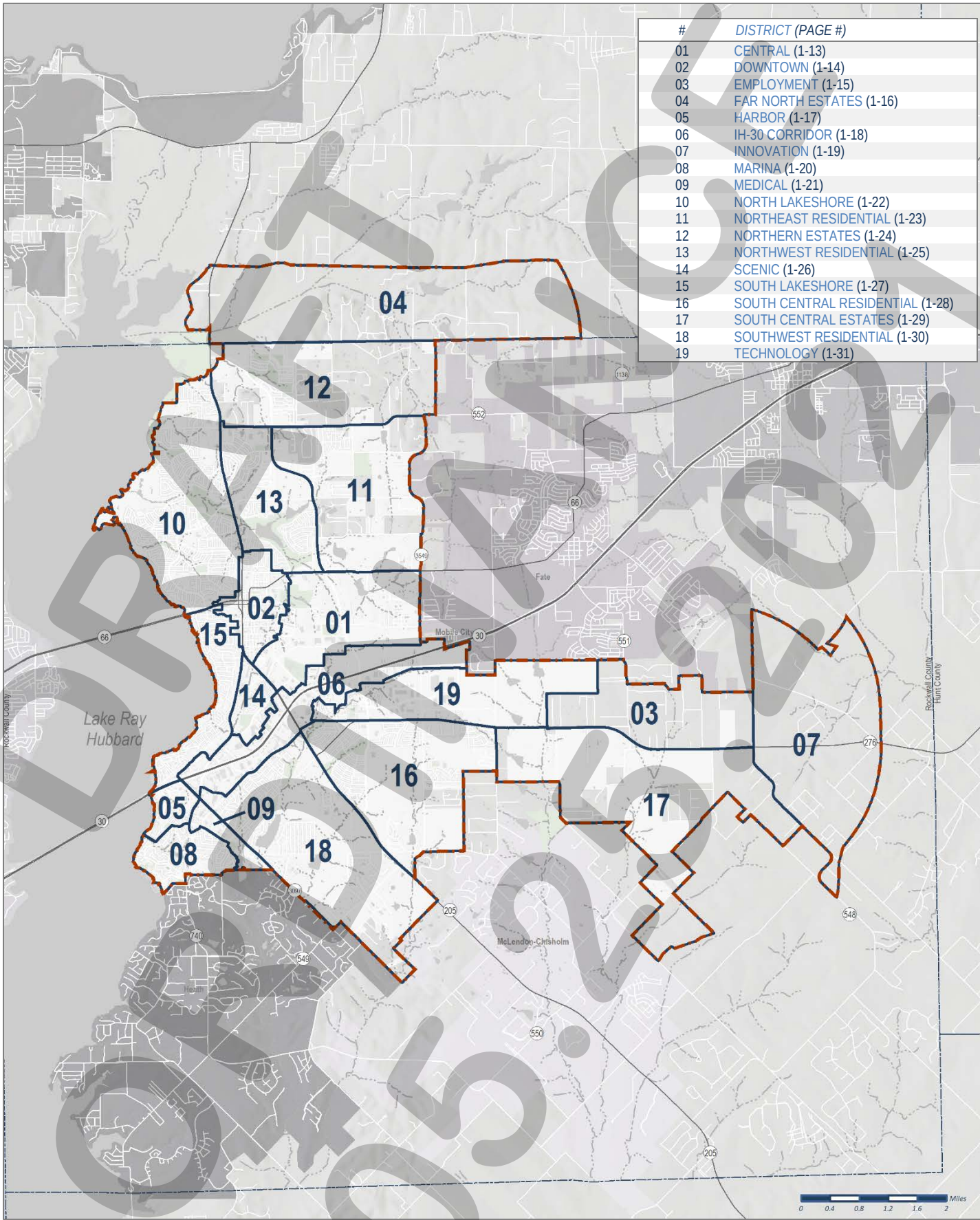
- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Parks, Open Space, Trails, and Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Rockwall Commons
- 2 Harbor District

DOWNTOWN (DT)

00 OVERVIEW MAP



01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

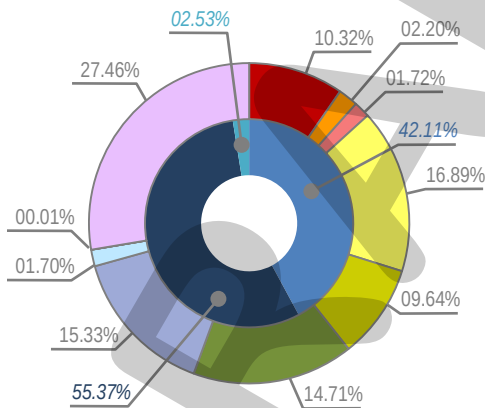
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

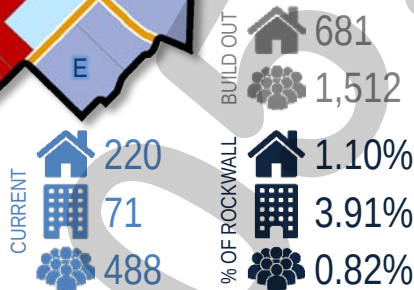
- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	
COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utey Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision



CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

02 DOWNTOWN DISTRICT

DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor* -- also identified by its zoning classification (i.e. PD-50) -- is a unique *Live/Work* corridor that supports a range of small boutiques (with a SUP) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

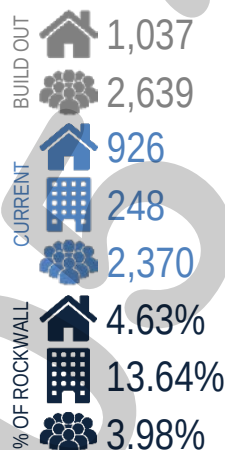
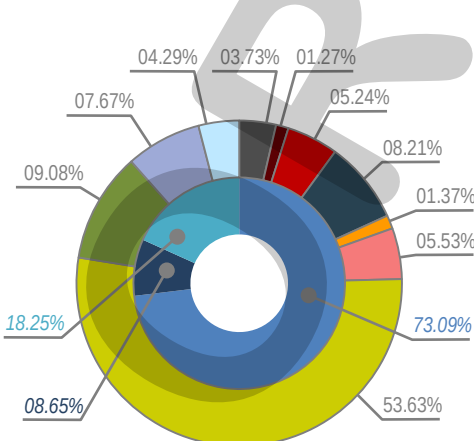
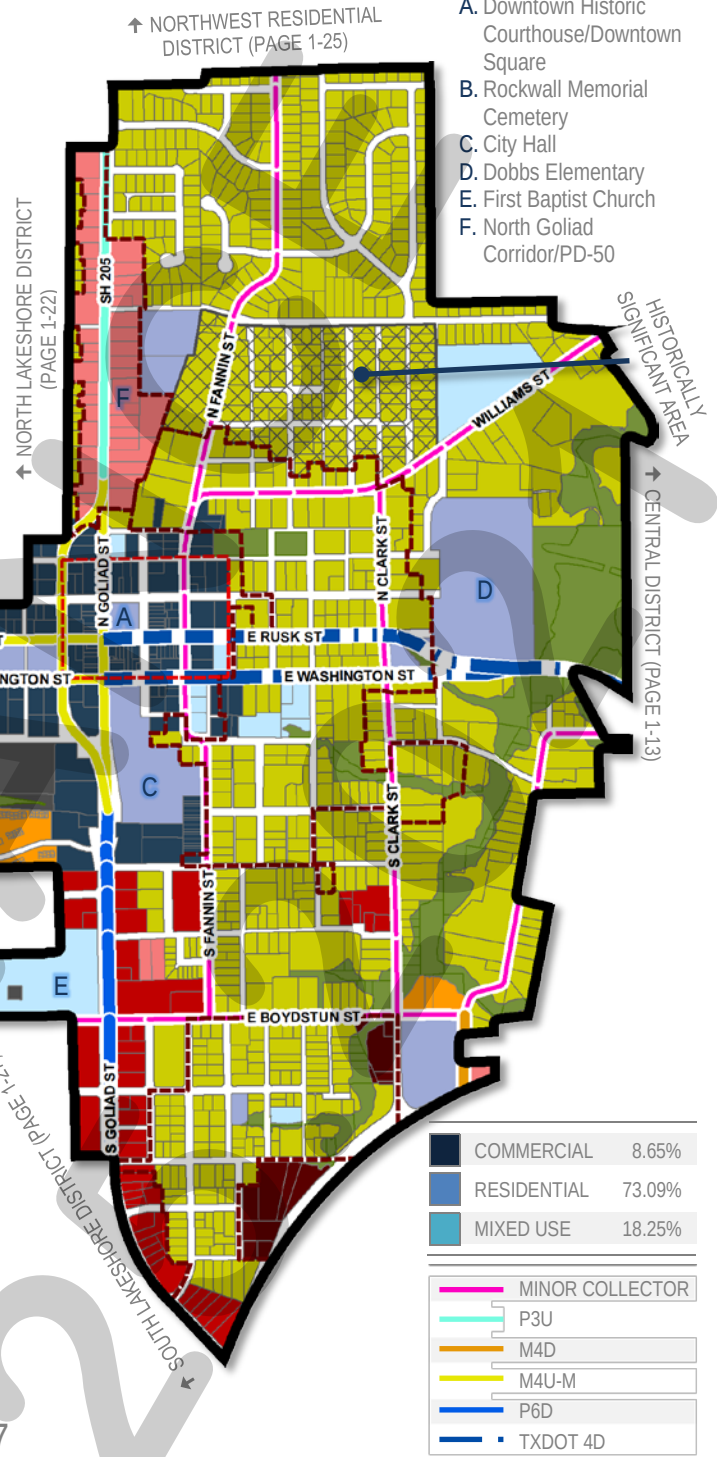
DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

- 1 Downtown Square.** The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
- 2 Historic District and North Goliad Corridor.** The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (i.e. PD-50). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The *Historic District* is indicated by the dark red dashed line on the district map (---).
- 3 Historically Significant Areas.** The *Historically Significant Areas* -- indicated in the crosshatched area --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
- 4 Live/Work.** The flexibility provided by the *Live/Work* designation -- also allowed in the *Downtown (DT)* zoning district -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for *Downtown (DT)* District land uses and in the areas designated for *Live/Work* land uses (i.e. adjacent to *W. Rusk Street* and *North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50



CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

05 HARBOR DISTRICT

DISTRICT DESCRIPTION

Being an entry portal into the City of Rockwall, the Harbor District is intended to provide a pedestrian oriented, mixed-use district that accommodates residential, non-residential, and public spaces. This district is characterized by the live, work and play environment that will be provided through professional offices, scenic condominiums, and an abundance of shopping, restaurants, entertainment, and recreational opportunities. The Harbor District is intended to act as a regional commercial center that offers a unique alternative to the small town, local shopping options provided in the City's Downtown Square.

POINTS OF REFERENCE

- A. Harbor Fountain
- B. Hilton Hotel & Resort
- C. Trend Tower
- D. Lago Vista Subdivision
- E. Signal Ridge Condominiums

LAND USE PALETTES

- Current Land Use
- Future Land Use

- Entry Portals/Monumentation for the Harbor District
- Pocket Parks and Pedestrian Features



1 Trend Tower Office Building

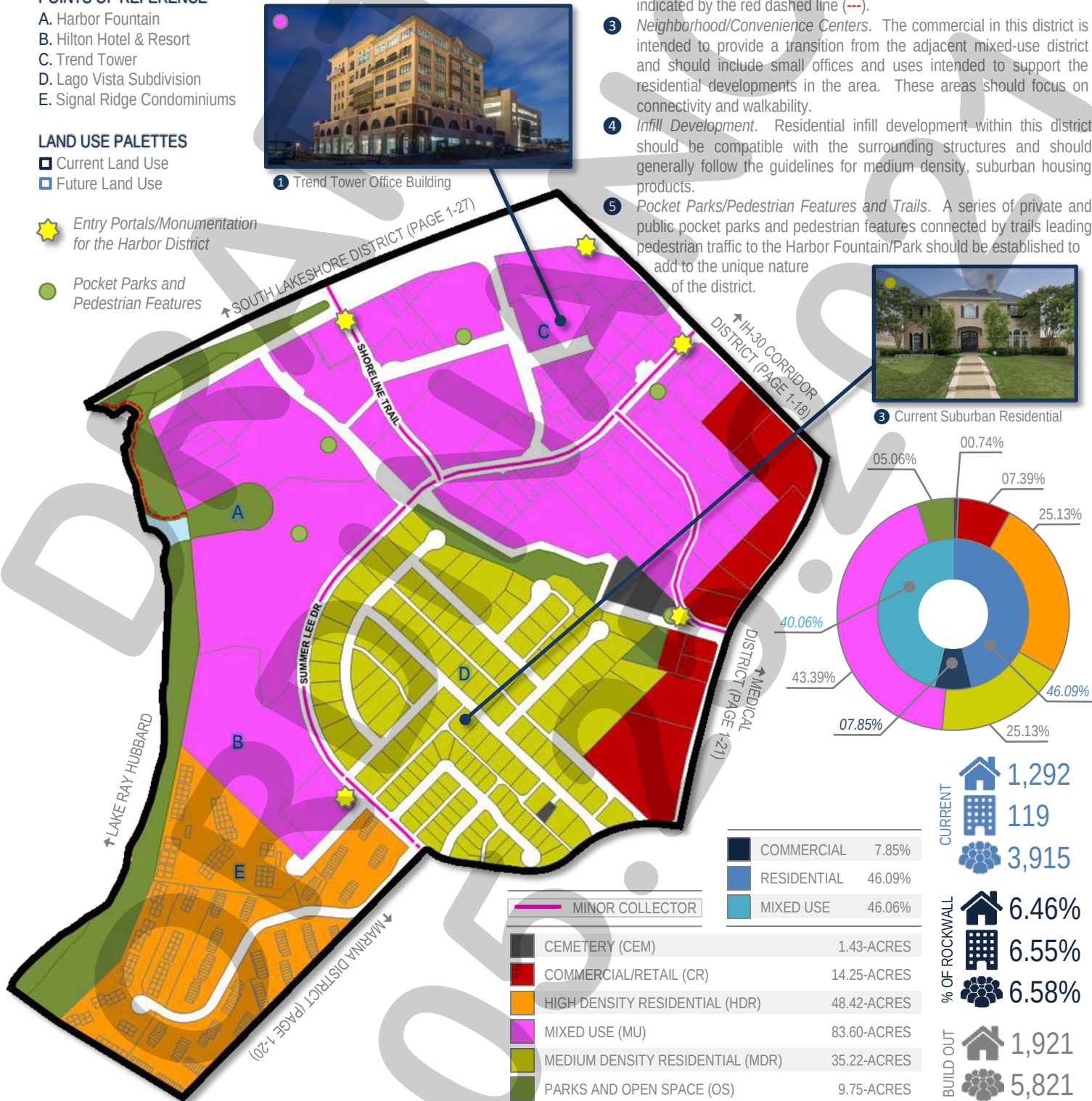
DISTRICT STRATEGIES

With the majority of the urban residential and townhome units being entitled and much of the vacant land planned in accordance with the regulating Planned Development District ordinance, the Harbor District's vision is starting to be realized. To continue to support the growth experienced over the last few years the following strategies should be implemented:

- Mixed Use.** The areas identified as mixed-use on the district map should generally be developed in accordance with the concept plan contained in Planned Development District 32 (PD-32), and be targeted at providing a pedestrian friendly, walkable, mixed-use district.
- Lake Access.** The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).
- Neighborhood/Convenience Centers.** The commercial in this district is intended to provide a transition from the adjacent mixed-use district and should include small offices and uses intended to support the residential developments in the area. These areas should focus on connectivity and walkability.
- Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products.
- Pocket Parks/Pedestrian Features and Trails.** A series of private and public pocket parks and pedestrian features connected by trails leading pedestrian traffic to the Harbor Fountain/Park should be established to add to the unique nature of the district.



3 Current Suburban Residential



OURHOMETOWN2040 | CITY OF ROCKWALL

07 INNOVATION DISTRICT

DISTRICT DESCRIPTION

The *Innovation District* is located at the eastern most point of the City's Extraterritorial Jurisdiction (ETJ). This district currently has several existing medium density residential subdivisions, including Alexander Ranch, Wanda Ridge Estates, Bent Trail Estates and portions of the Chisholm Trail Subdivision. Currently, the district is bisected by SH-276, which acts as the districts primary east/west access. The *Innovation District* is intended to build on the possibilities of the future Outer Loop, which could dramatically reshape land use in this area. In addition, this district could provide the potential for a second major commercial/retail and office corridor that could complement the existing IH-30 corridor.

DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Innovation District's* land use pattern is anticipated to change at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

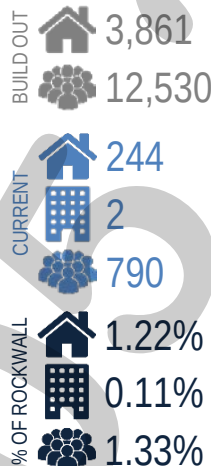
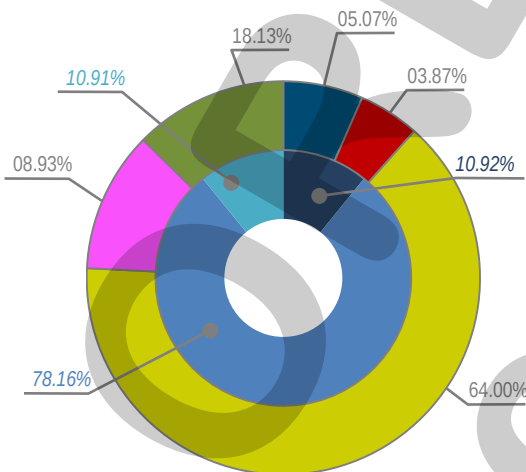
- 1 Opportunity Zone (Intersection of SH-276 & FM-548).** When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses. These uses that can create an "18-Hour" environment (i.e. an environment that provides the ability to live, work, shop, and dine) in the area.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** Due to the anticipated alignment of the Outer Loop (current alignment of FM-548), the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office or residential development in the area. These areas could also provide neighborhood service uses intended or smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. berms, landscaping, and large buffers) to transition uses.
- 4 Business Center.** The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. corporate headquarters). This area is also suitable for mixed office/commercial land uses.

POINTS OF REFERENCE

- Alexander Ranch Subdivision
- Wanda Ridge Estates Subdivision
- Bent Trail Estates Subdivision
- Chisholm Trail Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use



4 Future Business Center



2 Current Suburban Residential

COMMERCIAL	10.92%
RESIDENTIAL	78.16%
MIXED USE	10.91%
BUSINESS CENTER (BC)	140.62-ACRES
COMMERCIAL/RETAIL (CR)	107.49-ACRES
MIXED USE (MU)	247.86-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,775.24-ACRES
PARKS AND OPEN SPACE (OS)	502.86-ACRES

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT
1,964

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



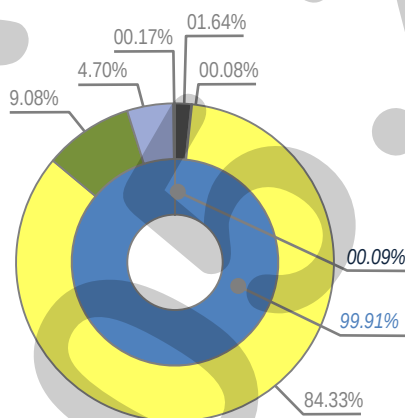
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR
M4U
M4D

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

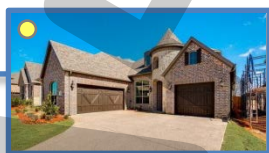
The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

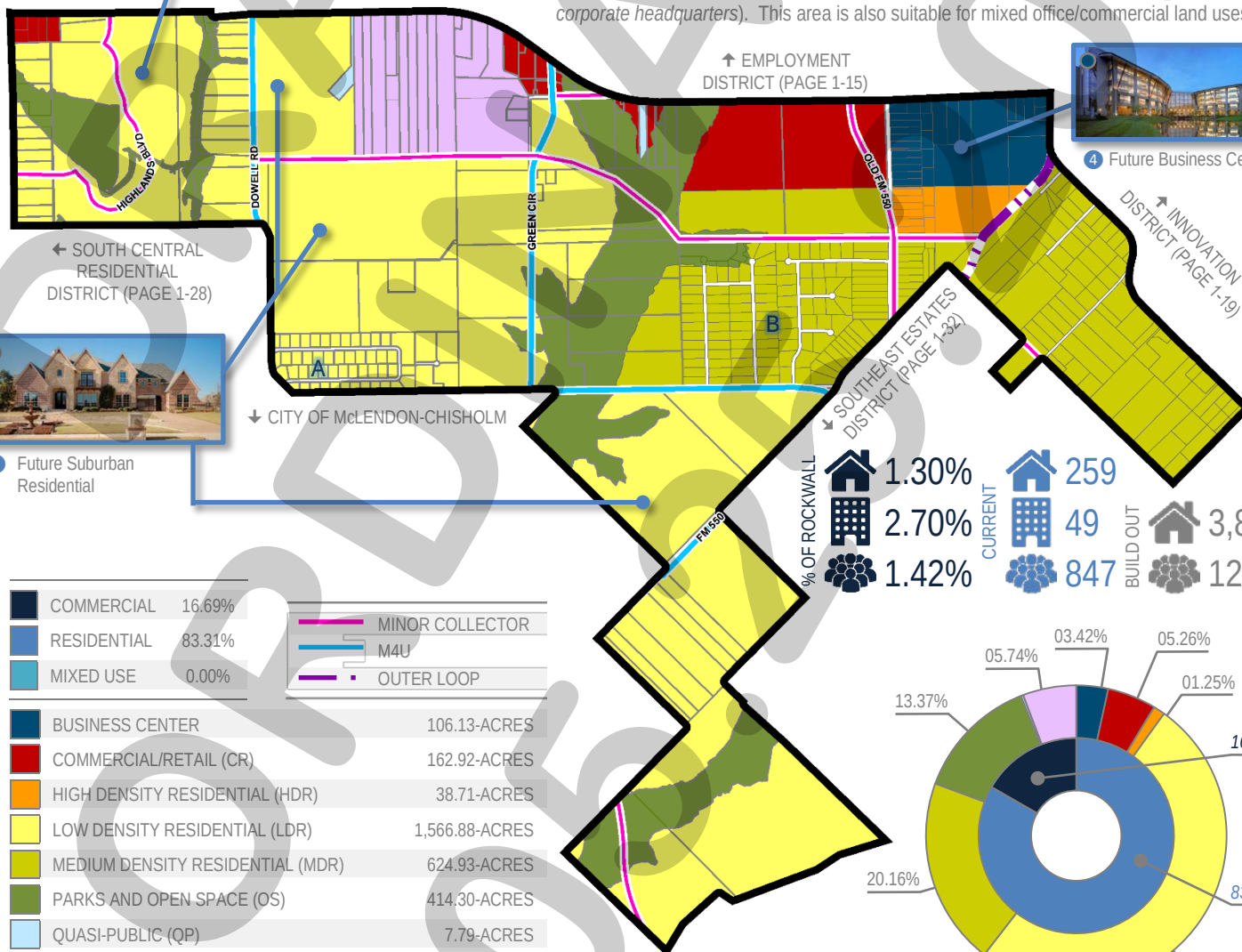
LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



DISTRICT STRATEGIES

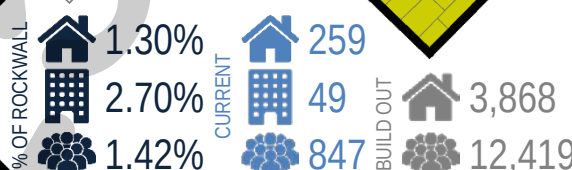
Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

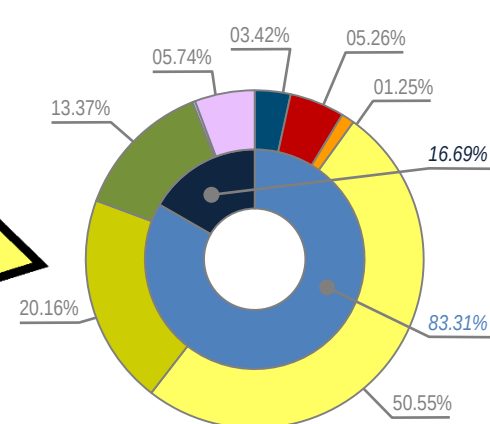


4 Future Business Center

↑ INNOVATION DISTRICT (PAGE 1-19)



COMMERCIAL	16.69%	MINOR COLLECTOR
RESIDENTIAL	83.31%	M4U
MIXED USE	0.00%	OUTER LOOP
BUSINESS CENTER	106.13-ACRES	
COMMERCIAL/RETAIL (CR)	162.92-ACRES	
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES	
LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES	
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES	
PARKS AND OPEN SPACE (OS)	414.30-ACRES	
QUASI-PUBLIC (QP)	7.79-ACRES	
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES	



20 SUMMARY LAND USE PLAN

SUMMARY OF LAND USE PLAN IN ACRES BY DISTRICT, LAND USE DESIGNATION AND LAND USE

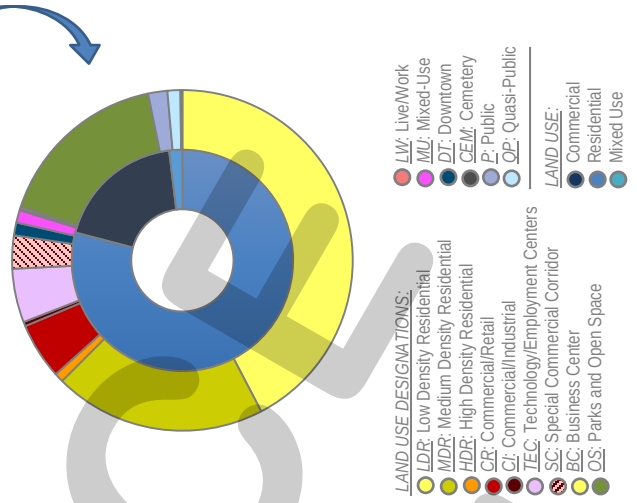
The following is a summary of the total acreage by Land Use District for each Land Use Designation and the corresponding land use breakdown at the time of the adoption of the Comprehensive Plan:

#	DISTRICT (PAGE #)	RESIDENTIAL: 77.17%				COMMERCIAL: 20.63%				MIXED USE: 2.20%			
		LDR	MDR	HDR	CR	CI	TEC	SC	BC	MU	DT	LW	OS
1	CENTRAL (1-13)	234.39	133.75	30.58	143.20		381.07	0.08				23.85	204.05
2	DOWNTOWN (1-14)		246.20	6.27	24.06	5.82					37.67	25.38	41.69
3	EMPLOYMENT (1-15)	0.03	355.53		67.72		640.37		86.38				106.27
4	FAR NORTH ESTATES (1-16)	2,265.23	131.27	48.50									981.02
5	HARBOR (1-17)		35.22	48.42	14.25					83.60			9.97
6	IH-30 CORRIDOR (1-18)							957.15					37.03
7	INNOVATION (1-19)		1,775.24	107.49					140.62	247.86			502.86
8	MARINA (1-20)		317.63	14.04	2.80								100.71
9	MEDICAL (1-21)				65.95				36.01				38.65
10	NORTH LAKESHORE (1-22)		1,237.77		56.94								541.83
11	NORTHEAST RESIDENTIAL (1-23)	1,658.33			1.52							12.29	178.54
12	NORTHERN ESTATES (1-24)	1,843.65	0.04		68.87								341.15
13	NORTHWEST RESIDENTIAL (1-25)		581.43	60.20									315.22
14	SCENIC (1-26)		28.04	54.77	20.89					33.21		2.63	38.11
15	SOUTH LAKESHORE (1-27)		381.87	34.92								3.66	123.68
16	SOUTH CENTRAL RESIDENTIAL (1-28)	1,102.26	200.85		144.84								283.44
17	SOUTH CENTRAL ESTATES (1-29)	1,566.88	624.93	38.71	162.92	7.79			106.13				414.30
18	SOUTHWEST RESIDENTIAL (1-30)	566.88	481.39		271.44	120.50							570.30
19	TECHNOLOGY (1-31)	425.14	27.22	74.61	78.42		530.85	6.76					1.95
		9,462.79	6,558.38	267.40	1,380.93	126.32	1,560.08	983.99	369.14	364.67	37.67	67.81	4,828.84
		35.08%	24.31%	0.99%	5.12%	0.47%	5.78%	3.57%	1.37%	1.35%	0.14%	0.25%	17.90%
													557.90
													374.74
													2.07%
													1.39%
													0.21%

SUMMARY OF HOUSING, BUSINESSES AND POPULATION BY DISTRICT

The following is a summary of the number of housing units, businesses and total population broken out by the Land Use Plan District at the time of the adoption of the Comprehensive Plan and at the projected build out for the City:

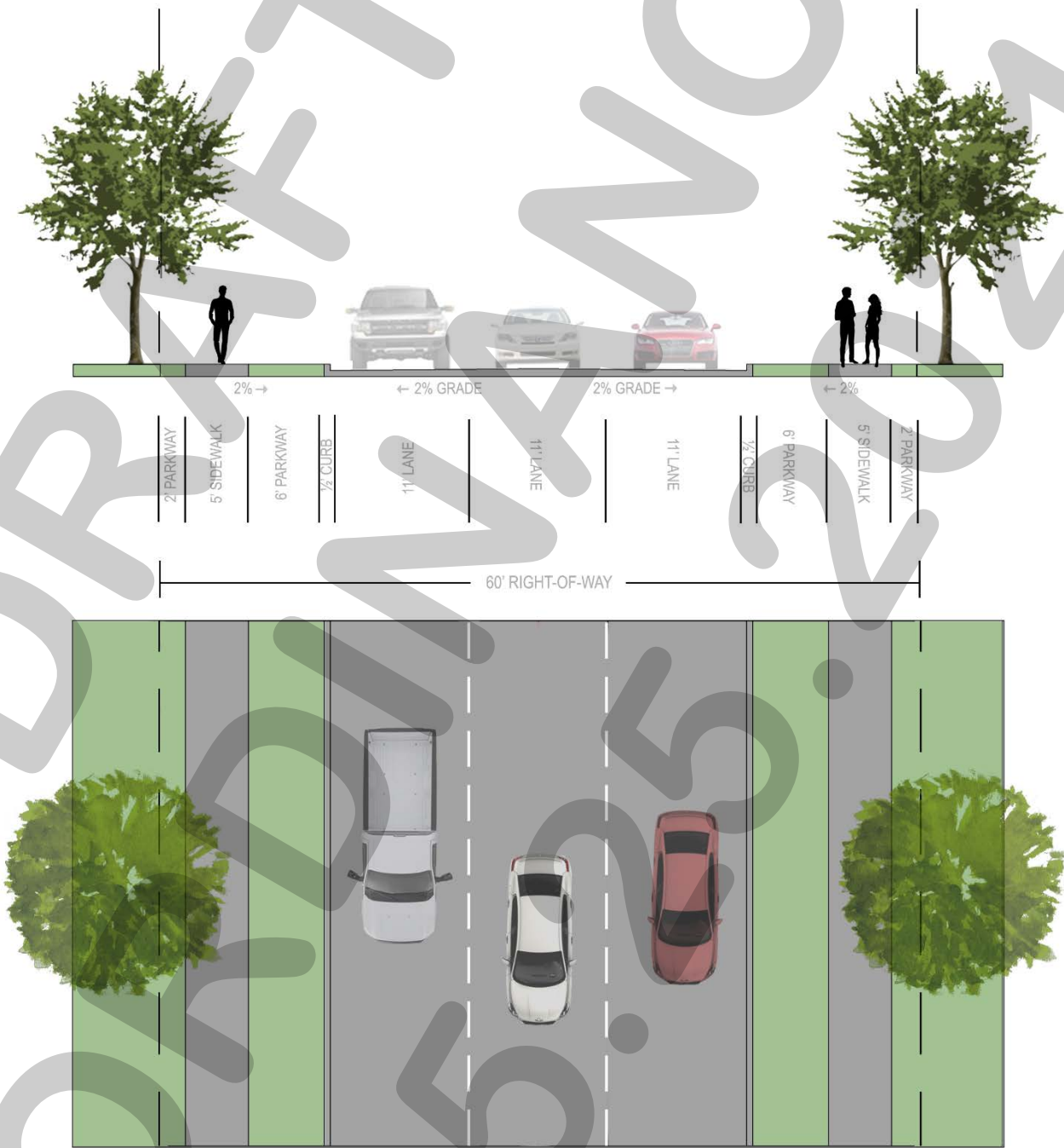
#	DISTRICT (PAGE #)	CURRENT			BUILD OUT		
		Houses	%	Population	Houses	%	Population
01	CENTRAL (1-13)	220	1.10%	488	681	1.61%	1,512
02	DOWNTOWN (1-14)	926	4.63%	2,370	1,037	2.44%	2,639
03	EMPLOYMENT (1-15)	202	1.01%	644	987	2.33%	3,149
04	FAR NORTH ESTATES (1-16)	256	1.28%	791	4,269	10.06%	13,191
05	HARBOR (1-17)	1,292	6.46%	3,915	1,921	4.53%	5,821
06	IH-30 CORRIDOR (1-18)	0	0.00%	0	0	0.00%	0
07	INNOVATION (1-19)	244	1.22%	790	3,861	9.10%	12,530
08	MARINA (1-20)	1,536	7.68%	3,923	1,624	3.83%	4,146
09	MEDICAL (1-21)	0	0.00%	0	0	0.00%	0
10	NORTH LAKESHORE (1-22)	4,052	20.26%	12,206	4,358	10.27%	13,135
11	NORTHEAST RESIDENTIAL (1-23)	625	3.13%	1,844	1,964	4.63%	5,794
12	NORTHWEST RESIDENTIAL (1-24)	904	4.52%	2,671	2,395	5.65%	7,114
13	NORTHERN ESTATES (1-25)	1,782	8.91%	5,328	2,347	5.65%	7,018
14	SCENIC (1-26)	1,040	5.20%	2,309	1,092	2.57%	2,424
15	SOUTH LAKESHORE (1-27)	1,618	8.09%	5,501	1,638	3.86%	5,569
16	SOUTH CENTRAL RESIDENTIAL (1-28)	2,153	10.77%	6,911	3,757	8.86%	12,060
17	SOUTH CENTRAL ESTATES (1-29)	259	1.30%	847	3,868	9.12%	12,419
18	SOUTHWEST RESIDENTIAL (1-30)	2,190	10.95%	7,437	4,251	10.02%	14,108
19	TECHNOLOGY (1-31)	701	3.51%	1,556	2,376	5.60%	6,414
		20,000	100.00%	59,531	42,426	100.00%	129,043



05 STREET CROSS SECTIONS

05 PRINCIPLE ARTERIALS

ROAD TYPE: PRINCIPAL ARTERIAL, THREE (3) LANE, UNDIVIDED ROADWAY
ABBREVIATION: P3U
DESIGN STANDARDS: [1] 60' ROW, [2] NO ON-STREET PARKING, & [3] 45 MPH DESIGN SPEED



04 IMPLEMENTATION PLAN

01 ACTION PLAN

		IMPLEMENTATION TIME PERIOD									
AS # Action Plan Strategy		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
ACTION PLAN	1 Annual Review Process. The <u>Annual Review Process</u> is a review of the previous year's actions and their corresponding effect on the Comprehensive Plan. Through this review City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council can make minor changes to the plan to ensure that it continues to be an effective tool for decision-making and accurate representation of the City's vision.	✓	✓								
	2 5 Year Review Process. The <u>5-Year Review Process</u> is a more in-depth review of the goals, policies and implementation strategies contained in the plan. Through this review the City staff, the Comprehensive Plan Advisory Committee (CPAC) and the City Council have the ability adjust or add goals, policies and implementation strategies.										
	3 10 Year Review Process. The <u>10-Year Review Process</u> is intended to allow the Comprehensive Plan Advisory Committee (CPAC) and the City Council set new goals, policies and implementation strategies, and make any changes to the vision necessary to meet that vision over the next ten (10) years.										
	4 Review all development applications for consistency with this Comprehensive Plan.										
	5 Ensure that all proposed Capital Improvement Projects are consistent with the recommendations of the plan.										
	6 In an effort to make the plan available to all Rockwall citizens, staff should ensure that the plan is available in paper copies at City Hall and various electronic formats through the City's website.	✓									
	7 Create an online version of the plan that can be used to track staff's progress, update the community of any changes to the plan through the review process, and allow for continued community interaction.	✓									
	8 Revise and update the <u>Existing Conditions Report</u> on a five (5) year basis.										

KEY: ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND 1

04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
REGULATIONS	1	Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ). NOTE: On hold due to SB2/HB347 approved in the 86TH Legislative Session.	1	PLANNING AND ZONING DEPARTMENT	HIGH			x				x					
	2	Review the parking standards contained in Article 06, <i>Parking and Loading</i> , of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use, and consider flexibility in cases of redevelopment. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers.	2 6 7 9	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	3	Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety.	5	POLICE AND FIRE DEPARTMENTS	LOW												
	4	Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan.	1 9	PLANNING AND ZONING DEPARTMENT	LOW	✓											
	5	Review the residential and non-residential development standards and regulations contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan.	1 8	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	6	Review the corridor overlay district standards contained in Section 6, <i>Overlay Districts</i> , of Article 05, <i>District Development Standards</i> , of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. In addition, these standards should be reviewed to see if the design standards from the various overlay districts are suitable to apply to development citywide.	7 9	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	7	Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (i.e. <i>residential and non-residential</i>), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work.	2	PLANNING AND ZONING DEPARTMENT	LOW												
	8	Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the <i>Master Trail Plan</i> contained within this Comprehensive Plan.	3	PARKS AND RECREATION DEPARTMENT	LOW												
	9	Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts.	3	PARKS AND RECREATION DEPARTMENT	LOW												
	10	Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: **RED**

04 IMPLEMENTATION PLAN

02 REGULATIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
REGULATIONS	11	Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent.	1	PLANNING AND ZONING DEPARTMENT	LOW		✓										
	12	Ensure that the City's <i>Standards of Design and Construction Manual</i> allows for the implementation of Traditional Neighborhood Development (TND) principles.	4	ENGINEERING DEPARTMENT	LOW												
	13	Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary.	1	PLANNING AND ZONING DEPARTMENT	LOW												
	14	Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principals.	2	PLANNING AND ZONING DEPARTMENT	LOW												
	15	Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction.	7	PLANNING AND ZONING DEPARTMENT	LOW												
	16	Draft model standards for areas zoned for alternative forms of housing (<i>i.e. Townhouses, Condominiums, and Apartments</i>) that can be incorporated in to Article 10, <i>Planned Development Regulations</i> , of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.	8	PLANNING AND ZONING DEPARTMENT	HIGH												
	17	Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW												
	18	Review Article 06, <i>Permissible Uses</i> , of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: **RED**

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
POLICIES & ACTIONS	1	Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community.	1 6	PLANNING AND ZONING DEPARTMENT	MEDIUM	✓											
	2	Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual changes in [1] growth/development patterns, [2] residential and non-residential zoning changes, [3] and changes in the Parks, Recreation and Open Space Master Plan.	1 2 3	PLANNING AND ZONING DEPARTMENT	LOW												
	3	Develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (i.e. industrial, office and retail).	6	ADMINISTRATION	HIGH												
	4	Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community.	1 6	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	5	Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, the plan should be reviewed and revised to account for changes in the City's Master Thoroughfare Plan, and to ensure that plan provides public access points and connectivity and access to all areas in the City.	2 4 7	PARKS & RECREATION DEPARTMENT	LOW												
	6	Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.	3	PARKS & RECREATION DEPARTMENT	LOW												
	7	Work to create an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis.	5	PARKS & RECREATION DEPARTMENT	LOW												
	8	Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.	8	PLANNING AND ZONING DEPARTMENT	LOW												
	9	Review and revise the Master Drainage Study on an as needed basis (i.e. upon the annexation of new land or changing of land use).	4	ENGINEERING DEPARTMENT	LOW												

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND ① | REVISED TARGET DATE:  | NOTES: RED

04 IMPLEMENTATION PLAN

03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
POLICIES & ACTIONS	10	Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.	4	ENGINEERING DEPARTMENT	MEDIUM												
	11	Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines.	5	POLICE DEPARTMENT	LOW	✓											
	12	Evaluate residential initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the future.	5	NEIGHBORHOOD IMPROVEMENT SERVICES	LOW												
	13	Review and update the Downtown Plan (i.e. <i>Downtown Plan: Blue Print for a Downtown Village</i>) and incorporate the findings into this Comprehensive Plan.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND ① | REVISED TARGET DATE:  | NOTES: **RED**

04 IMPLEMENTATION PLAN

04 GUIDELINES IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
GUIDELINES	1	Review the City's community design elements and develop a Community Design Plan that can identify new opportunities for landmarks, monuments and public art, and address the use of street furniture throughout the City.	4 7	PLANNING AND ZONING DEPARTMENT	LOW												
	2	Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground.	7	ENGINEERING DEPARTMENT	LOW												
	3	Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods.	5 8	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	4	Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossing in areas of the City that do not have sidewalks.	5	PLANNING AND ZONING DEPARTMENT	HIGH												
	5	Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', <i>Corridor Plans</i> , of this Comprehensive Plan during the annual update.	6 9	PLANNING AND ZONING DEPARTMENT	HIGH												
	6	Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', <i>Corridor Plans</i> , of this Comprehensive Plan during the annual update.	1	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	7	Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code.	1	PLANNING AND ZONING DEPARTMENT	LOW												
	8	Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate them into Chapter 9, <i>Non-Residential</i> , of this Comprehensive Plan.	9	PLANNING AND ZONING DEPARTMENT	LOW												

KEY: PRIORITY LEVELS: **HIGH**, **MEDIUM** & **LOW** | ONGOING ACTION REQUIRED:  | REVIEW PERIOD:  | IMPLEMENTATION YEAR:  | EVALUATION OF ONGOING PROGRAMS:  | COMPLETED TASKS: ✓ AND ① | REVISED TARGET DATE:  | NOTES: **RED**

04 IMPLEMENTATION PLAN

07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

						IMPLEMENTATION TIME PERIOD											
Schedule	IS #	Implementation Strategy	Chapter Reference	Department Lead	Strategy Priority	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
CAPITAL & FINANCIAL IMPROVEMENTS	1	Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs.	4	PLANNING AND ZONING DEPARTMENT	LOW												
	2	Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions.	4	ENGINEERING DEPARTMENT	HIGH												
	3	Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projects.	4	ENGINEERING DEPARTMENT	HIGH												
	4	Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan.	4	PLANNING AND ZONING DEPARTMENT	LOW												
	5	Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities.	5	INTERNAL OPERATIONS	MEDIUM												
	6	Consider creating a capital project and amenity life-cycle replacement plan that includes projected budget needs.	3	PARKS & RECREATION DEPARTMENT	MEDIUM												
	7	Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development.	6	PLANNING AND ZONING DEPARTMENT	LOW												
	8	Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	9	Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance.	4	PLANNING AND ZONING DEPARTMENT	MEDIUM												
	10	Camera all existing wastewater lines to evaluate the structure integrity and capacity of each segment and log into the Asset Management System.	4	ENGINEERING DEPARTMENT	MEDIUM												
	11	Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses.	4	PLANNING AND ZONING DEPARTMENT	LOW												

KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: [diagonal lines] | REVIEW PERIOD: [orange] | IMPLEMENTATION YEAR: [blue] | EVALUATION OF ONGOING PROGRAMS: [red] | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: [red]



01 PURPOSE

This appendix is intended to focus on the City's various major corridors and the relationship of the roadway to the adjacent land, land uses, and aesthetics of these areas. Each corridor study is intended to provide a framework and design guidelines that can assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

02 CORRIDOR PLANS

02.01 IH-30 CORRIDOR PLAN

- ① Background and Introduction
- ② Plan Framework
- ③ Corridor Strategies
- ④ Implementation Plan

02.02 JOHN KING BOULEVARD CORRIDOR PLAN

- ① Background and Introduction
- ② Issues and Opportunities
- ③ Design Concept and Palette
- ④ Design Elements
- ⑤ Access Policies
- ⑥ Implementation

02.03 SH-276 CORRIDOR PLAN

RESERVED.

LEFT: The image depicts TXDOT contractors working in the IH-30 Corridor along the eastern most boundary of the City.

ACKNOWLEDGEMENTS

CITY COUNCIL

Jim Pruitt, *Mayor*
John Hohenshelt, *Mayor Pro-Tem*
Kevin Fowler
Bennie Daniels
Dana Macalik
Trace Johannesen
Patrick Trowbridge

FORMER CITY COUNCIL

Scott Milder
David White
Mike Townsend
Dennis Lewis

PLANNING AND ZONING COMMISSION

Johnny Lyons, *Chairman*
Eric Chodun, *Vice Chairman*
Tracey Logan
Jerry Welch
Mark Moeller
Annie Fishman
John Womble

STAFF PLANNING COMMITTEE

Ryan Miller, *Director of Planning and Zoning*
David Gonzales, *Planning Manager*
Korey Brooks, *Senior Planner*
Amy Williams, *City Engineer/Director of Public Works*
Ariana Hargrove, *Fire Marshal*
John Ankrum, *[Former] Building Inspections Supervisor*
Lance Singleton, *GIS Supervisor*
Lindsay Gnnan, *GIS Analyst*
Laura Perez, *Executive Secretary*
Lauri Dodd, *Public Information Officer*

ADMINISTRATION

Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Brad Griggs, *Assistant City Manager*

1 BACKGROUND AND INTRODUCTION

The Interstate Highway 30 (IH-30) Corridor serves as the City of Rockwall's principal commercial/retail and transportation corridor. Retail and commercial businesses along this passageway are responsible for a large majority of the sales tax generated within the city. Since Rockwall has become the main commercial/retail generator for the county, IH-30 has served as the primary east/west roadway and acts as not only the gateway for traffic entering and exiting the city, but also the county. In addition, Rockwall's businesses

have greatly benefited from the high volumes of traffic carried by IH-30 on a daily basis; however, as the region grows so do the cities situated east of Rockwall, and as demand for commercial/retail grows in these communities, businesses will be attracted to these areas. To maintain the City's competitiveness in the region, Rockwall's City Council directed staff to study the IH-30 Corridor and provide potential strategies that will: (1) address retail/business retention in the corridor, (2) provide strategies to target regional land uses, and (3) provide a plan for strategically located vacant land along IH-30. The following plan framework, corridor strategies, and implementation plan were drafted as part of a larger corridor plan that was approved by the City Council on March 18, 2019. This document is intended to act as a roadmap for planning the IH-30 Corridor's land uses and development characteristics to ensure the future prosperity of the community.

2 PLAN FRAMEWORK

PLAN FRAMEWORK

Broad planning ideas, goals and objectives form the framework used to develop strategies intended to support existing land uses and to target and attract new regional land uses. From the existing conditions analysis, the retail trade area analysis, the benchmark analysis and the stakeholder engagement workshop, prepared with the IH-30 Corridor Plan, the Staff Planning Committee (SPC) created the broad framework depicted in *Figure 1: Plan Framework*. This framework was used to identify strategies for business retention/attraction in the corridor and to draft an implementation plan. This framework includes:

CORRIDOR ZONES

The *Corridor Zones* (i.e. *Preservation, Transition and Opportunity Zones*) -- which were established by citizens and stakeholders as part of *Station 3: Plan Framework of the stakeholder engagement workshop and reviewed by the SPC* -- are as follows (and depicted in *Figure 1: Plan Framework*):

☑ *Corridor Zone #1:* This zone is situated between Horizon Road (FM-3097) and Ridge Road (FM-740) on the north side of IH-30 and is designated as a *Transitional Zone*. This designation is due to the large amount of vacant property that currently exists in this area, and the uncertainty of how the development of this land will affect adjacent/existing land uses.

☑ *Corridor Zone #2:* This triangular shaped zone is situated within the bounds of Ridge Road (FM-740), Horizon Road (FM-3097), and IH-30, and is identified as a *Transition Zone*. This area contains an older shopping center (i.e. *Carlisle Plaza*) that is currently in the process of transitioning. The public also identified this area as a *Strategically Located Property* in the stakeholder engagement meeting. Due to its redevelopment opportunity.

☑ *Corridor Zone #3:* This zone is divided between two (2) designations due to discrepancies between the public's map and the SPC's map. The portion from Ridge Road (FM-740) to Greencrest Boulevard is identified as a *Preservation Zone*, and the area between Greencrest Boulevard and N. Goliad Street (SH-205) is identified as a *Transition Zone*. The split designation indicates a difference in the development of these two (2) areas, and of how these businesses have changed overtime. This split is also attributed to the new development currently taking place in the area between Greencrest Boulevard and S. Goliad Street (SH-205).

☑ *Corridor Zone #4:* This zone is directly south of *Corridor Zone #3* and extends from Ridge Road (FM-740) to N. Goliad Street (SH-205). This area is identified as a *Preservation Zone*, which is primarily attributed to recently developed shopping centers in this zone. These properties are currently considered highly performing commercial/retail properties.

☑ *Corridor Zone #5:* This zone extends from N. Goliad Street (SH-205) to T. L. Townsend Drive and is identified as an *Opportunity Zone*. The purpose of this designation is tied to the large vacant property in front of the County Courthouse, and to other potential redevelopment opportunities within this area.

☑ *Corridor Zone #6:* This zone extends from S. Goliad Street (SH-205) to T. L. Townsend Drive and is identified as a *Preservation Zone*. This area includes newer development in the IH-30 corridor (i.e. *the CostCo shopping center and adjacent land uses*) that should be preserved moving forward.

☑ *Corridor Zone #7:* This zone is identified as a *Transition Zone* and extends from T. L. Townsend Drive to John King Boulevard. This area incorporates industrial and interim land uses that are considered to be

transitioning. In addition, this land also incorporates strategically located vacant property adjacent to the John King Boulevard.

- ☑ Corridor Zone #8: This zone is also situated between T. L. Townsend Drive and John King Boulevard, south of IH-30. The area is identified as a *Transition Zone*, due to the large amount of transitional or interim land uses along the IH-30 frontage road. In addition, the property has several large tracts of land that are currently vacant. When developed these properties could change the land use pattern for the area. This zone also has a strategically located, vacant property at the southwest corner of John King Boulevard and IH-30.
- ☑ Corridor Zone #9: This corridor zone extends from John King Boulevard to Stodghill Road (FM-3549). Since the majority of these tracts are currently vacant, this zone is identified as an *Opportunity Zone* and all property in this area is identified as strategically located property.
- ☑ Corridor Zone #10: This zone is situated between John King Boulevard and Corporate Crossing, and is identified as a

Transitional Zone. The purpose of this designation is tied to the existing land uses and parcelization pattern of the area (i.e. the way the property has been subdivided over time).

- ☑ Corridor Zone #11: This corridor zone is identified as an *Opportunity Zone* and is located north of IH-30, east of Stodghill Road (FM-3549). This zone is vacant and is directly adjacent to the City's eastern City limit line. This entire zone is considered to be a strategically located property.
- ☑ Corridor Zone #12: The final corridor zone is south of IH-30, east of Corporate Crossing. This zone is primarily vacant and only contains a few interim land uses. Due to the largely undeveloped area in this zone, it is identified as an *Opportunity Zone*. In addition, the zone contains strategically located property at the southeast corner of the intersection of John King Boulevard and IH-30.

STRATEGICALLY LOCATED PROPERTIES
Using the findings from the *Benchmark Analysis -- detailed in Chapter 3, Benchmark Analysis for Strategically Located Properties*,

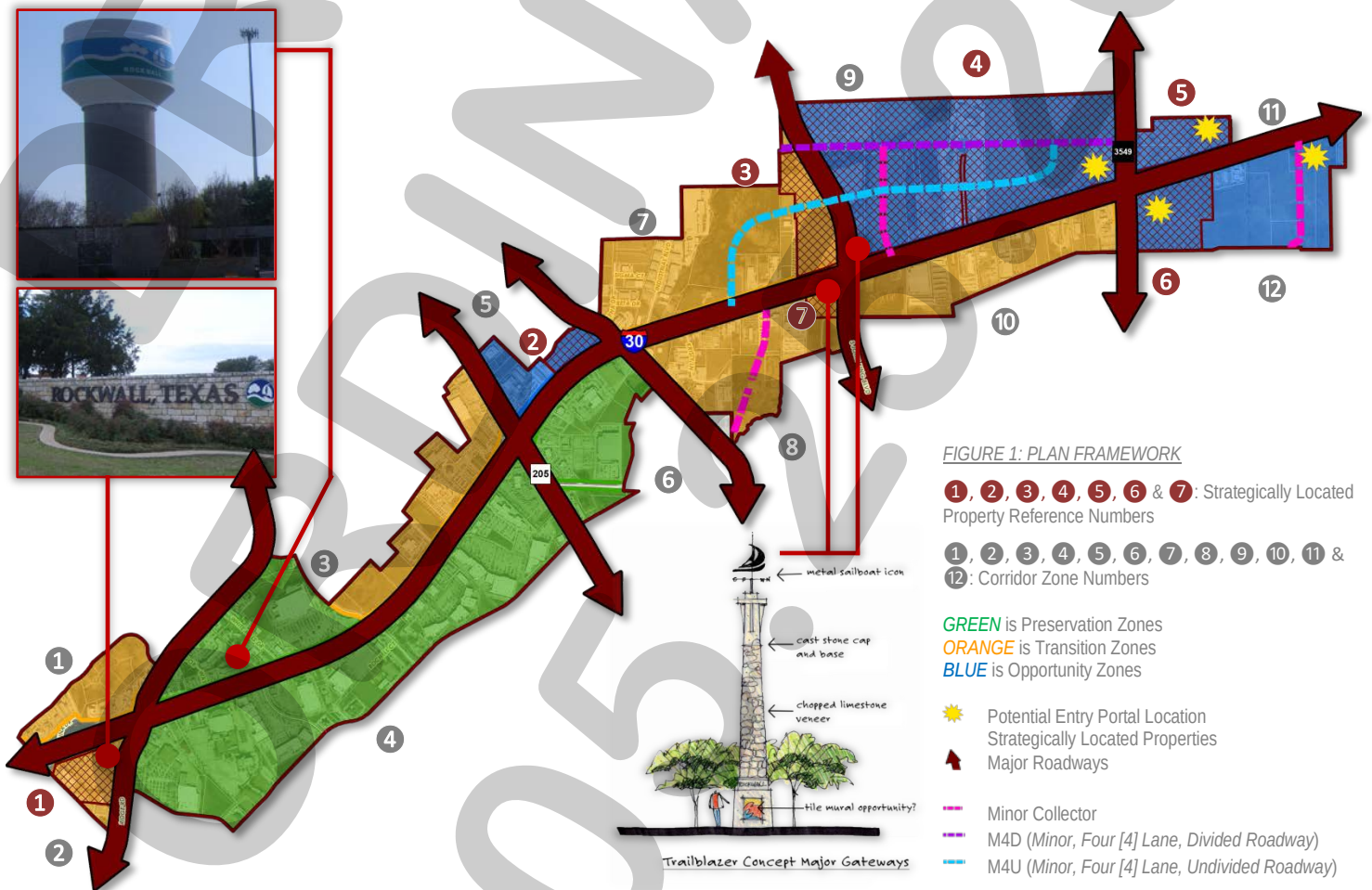
of the *IH-30 Corridor Plan* -- the SPC identified potentially appropriate developments for each of the strategically located properties. The models used in this exercise were as follows:

- (1) Strip Retail Center Model
- (2) Mixed-Use Center Model
- (3) Town Center Model
- (4) Regional Destination Center Model

NOTE: See Section 3, *Benchmark Analysis Findings*, of Chapter 3, *Benchmark Analysis for Strategically Located Properties*, of the *IH-30 Corridor Plan* for definitions/characteristics of each model.

The findings by the SPC are as follows (and depicted in Figure 1: Plan Framework):

- ☑ Strategically Located Property #1: The first strategically located property represents the only redevelopment possibility that was identified by the SPC and/or the public, and could benefit from an adaptive reuse or redevelopment plan. Taking this into consideration the SPC did not apply any of the models to this property. It was simply identified as a *redevelopment opportunity*.
- ☑ Strategically Located Property #2: This strategically located property is situated at the southwest corner of T. L. Townsend



Drive and the IH-30 frontage road, and is currently owned by Rockwall County. The SPC unanimously identified this property as being suitable for a *Strip Retail Center*. It should also be pointed out that this property is currently entitled for this type of development under the Commercial (C) District as defined by the UDC. The SPC felt that despite being a highly visible site this model was appropriate due to the limited access caused by the location of the on/off ramps at John King Boulevard and S. Goliad Street (SH-205).

- ☑ Strategically Located Property #3: This strategic area is located adjacent to the western right-of-way line of John King Boulevard, and is partially zoned Commercial (C) District with the remainder being zoned Light Industrial (LI) District. The SPC identified this property as being suitable for a *Mixed-Use Center* or a *Town Center*. This designation is due to the location and visibility of the property, and that it is located near and accessible from two (2) major roadways (i.e. John King Boulevard and Justin Road) and a major highway (i.e. IH-30). With this being said the property is situated below the highway overpass and as a result the site has limited visibility for a single-story structure. Structures that are two (2) to three (3) stories in height would be better suited for this property.
- ☑ Strategically Located Property #4: This area is located between John King Boulevard and Stodghill Road (FM-3549), north of IH-30. The properties in this area are zoned as Commercial (C), Light Industrial (LI) and Agricultural (AG) Districts. Due to the large acreage of these strategic properties, the SPC broke the designation of this area into three (3) zones. The first was directly adjacent to John King Boulevard and was identified as being suitable for *Strip Retail Center* by the SPC. The second area was located between Security Drive and the golf course (i.e. A1 Golf) and was identified as being suitable for a *Town Center* development. The third area was the remainder of the property and was identified as being suitable for a *Regional Destination Center*. These designations stem from the good visibility and close proximity to major roadways. In addition, this property is in an ideal location for a large commercial/retail development/regional center.
- ☑ Strategically Located Property #5: This property is located at the northeast corner

of Stodghill Road (FM-3549) and IH-30 and is zoned Commercial (C) District. Due to the linear nature of this strategically located property, the SPC identified the *Mixed-Use Center* and *Strip Retail Center* as being potentially appropriate models for development. This property does have limited access and poor visibility from east bound traffic, but is located directly adjacent to *Strategically Located Property # 4* making the possibility for a major intersection at IH-30 and Stodghill Road (FM-3549) highly likely.

- ☑ Strategically Located Property #6: This strategically located property is situated at the southeast corner of Corporate Crossing and IH-30 and is currently zoned Commercial (C) District. The SPC identified this property as being appropriate for both a *Mixed-Use Center* or a *Town Center* based on the location, acreage and its relation to the highway and Corporate Crossing. A *Strip Retail Center* and *Regional Destination Center* were also identified by the SPC as being viable alternatives for this property.
- ☑ Strategically Located Property #7: The final strategically located property is situated at the southwest corner of John King Boulevard and IH-30. The SPC identified this property as predominantly being suitable for a *Strip Retail Center*; however, it was also thought to be a suitable location for a *Mixed-Use Center*. It was ultimately decided by the SPC that this property has the acreage and carrying capacity for both types of centers, but is probably best suited for a *Strip Retail Center* that incorporates a grocery store or other large neighborhood service retailer as a primary anchor. The purpose of this designation is due to the poor visibility caused by the highway overpass and the close proximity to a large amount of residential homes and apartment units. The property is currently zoned Commercial (C) District.

ENTRY PORTALS

Entry portals are an essential element to creating a sense of place and distinguishing a City's boundaries. Currently, the City's western boundary is well defined by Lake Ray Hubbard and the Harbor District. The portals create a defined natural and built edge to the City. The eastern boundary of the City, on the other hand, is undefined. When the SPC examined this area, it was decided that an entry portal was an important element in the plan moving forward; however, the SPC was of

the opinion that it was somewhat difficult to define what an entry portal in this area should look like since these properties remain largely undeveloped. With this the SPC choose several locations where an eastern entry portal could be incorporated at the time the adjacent properties develop. The thinking behind this was that the portal would match the architecture of future development if constructed at the same time as the properties. *Figure 1: Plan Framework* shows the four (4) possible portal locations identified by the SPC along with all existing and proposed monumentation throughout the corridor.

TRANSPORTATION FACILITIES

Looking at the existing and proposed roadway facilities, the corridor is already well circulated, and the future facilities are a good approximation of what will be needed to circulate any future development; however, without knowing exactly what will be developed on these parcels the SPC felt that the current number of roadways depicted on the property between John King Boulevard and Stodghill Road (FM-3549) could be a deterrent to development. With Justin Road extending through the property from east to west and a M4U (minor, four [4] lane, undivided roadway) curving through the property from east to west, two (2) Minor Collectors extending north to south were deemed unnecessary. The SPC was also of the opinion that Commerce Street should be continue in a southwardly direction connecting the IH-30 Frontage Road to T. L. Townsend Drive. These were the only changes to the existing and proposed transportation facilities that appeared to be necessary as a result of this study. *Figure 1: Plan Framework* depicts the proposed roadway amendments.

Staff should point out that these changes were incorporated into the revised Master Thoroughfare Plan contained in this Comprehensive Plan, and that no additional actions would be required with regard to transportation facilities. This was incorporated after the Comprehensive Plan Advisory Committee (CPAC) made similar findings about these areas.

LAND USE PLAN

Looking at the current Future Land Use Plan for the IH-30 Corridor, only about 37.56% of the corridor is identified as a *Special Commercial Corridor*. The remainder of the corridor is scheduled for *Commercial* (38.35%), *Technology/Light Industrial* (13.33%), *Special District* (4.70%), and to a lesser degree *Parks and Open Space*, *High*

Density Residential, Public Uses and Quasi-Public Uses. After reviewing the goals and objectives of this study, the SPC recommended that the majority of the corridor should be designated as a *Special Commercial Corridor*. The only area that the SPC wanted to deviate from this land use scheme, was the area directly adjacent to the railroad tracks between John King Boulevard and Stodghill Road (FM-3549). The SPC felt that this area should be flexible in nature and be designated for either *Technology/Employment Center* and/or *Special Commercial Corridor*. The purpose of this flexibility was to allow industrial or technology firms the ability to locate within the corridor, adjacent to the existing railroad facilities; however, the flexibility would provide for an easy transition to commercial uses should a regional land use be identified for this area. This change was incorporated into Map 1: *Future Land Use Plan* contained in Appendix C, Maps of this Comprehensive Plan.

SUMMARY OF PLAN FRAMEWORK

The assemblage of all this information forms the *Plan Framework* of this study. A map of this framework is depicted in *Figure 1: Plan Framework*. A summary of the recommendations provided by this framework are as follows:

- (1) The corridor zones that were established as part of this study are intended to guide policy decisions for the final recommendations contained in Chapter 6, *Corridor Strategies & Implementation Plan*, of the *IH-30 Corridor Plan* and which are outlined in Subsection 02.01(3), *Corridor Strategies*, of this section of Appendix B, *Corridor Plans*.
- (2) The strategically located properties identified by the SPC were classified based on their potential carrying capacity for retail/regional land uses. This part of the plan framework was to draw attention to these properties and provide various possibilities that would fit the City's desire for regional development.
- (3) Monumentation locations were identified for the purpose of creating an eastern entry portal. The design of these monumentation markers should be incorporated into the site plan approval process to allow for review by the Architectural Review Board (ARB) prior to adoption by the City's Planning and Zoning Commission and City Council.
- (4) The SPC identified potential changes to two (2) roadways on the Master Thoroughfare Plan. This involves an

extension of Commerce Street and the removal of a proposed street running parallel to Security Drive.

- (5) Finally, a coherent land use plan that is tied to the goals of this study was laid out. This plan primarily promotes the future of the corridor being zoned and developed in accordance with the *Special Commercial Corridor* designation of this Comprehensive Plan; however, it does make some allowances for flexible land use (i.e. *office/industrial*).

3 CORRIDOR STRATEGIES

The final objective of the Staff Planning Committee (SPC) was to assemble a list of strategies that could be utilized as part of the implementation plan of this study. In doing this the SPC talked about *Offensive* and *Defensive Strategies*. In this case, the *Defensive Strategies* were thought to be pre-emptive strategies centered on regulation or policy actions that the City could implement for the purpose of addressing potential or perceived issues. *Offensive Strategies*, on the other hand, included proactive actions that involved activities like offering incentives, waivers and assistance. In doing this, the SPC also talked about what zone each strategy would affect and who would be responsible for implementing the strategy. A key to the corridor zones and implementation organizations is as follows:

DEPARTMENTS, BOARDS & COMMISSIONS

- ☒ City Council: CC
- ☒ Planning and Zoning Commission: PZC
- ☒ Architecture Review Board: ARB
- ☒ City Manager/Administration: M
- ☒ City Attorney: CA
- ☒ Building Inspections Department: BI
- ☒ Fire Marshals Division: FM
- ☒ Planning and Zoning Department: PZD
- ☒ Engineering Department: E
- ☒ Neighborhood Improvement Services: NIS

CORRIDOR ZONES

- Transitional Zone
- Preservation Zone
- Opportunity Zone

On March 18, 2019, the City Council approved the following *Offensive* and *Defensive* strategies for use within the IH-30 Corridor:

DEFENSIVE STRATEGIES

STRATEGY 1 PREVENT THE OVERSATURATION OF CERTAIN LAND USES IN THE CORRIDOR ●●

Prevent the oversaturation of certain land uses in the corridor by prohibiting and/or requiring discretionary approvals of these land uses.

Currently, the IH-30 Corridor has a high percentage of automotive (8.99%) and industrial (8.37%) land uses, which are typically incompatible with higher end retail users. In addition, these land uses -- *specifically automotive land uses* -- consume a large portion of the current frontage along IH-30 (~26.69%), which means these uses also have high visibility in the corridor. If the intent of the City is to create a commercial/retail corridor, special attention needs to be paid to what land uses are established on the remaining 45.35% vacant land. This is specifically important with the remaining 28.77% of vacant land with frontage on IH-30. To achieve this staff can review Article 04, *Permissible Uses*, of the Unified Development Code to look for possibilities to incorporate discretionary approvals or limit undesirable land uses along IH-30. In addition, staff can look to prohibit certain land uses (e.g. *outside storage*) that are currently allowed through discretionary approval, but may not be desirable for attracting and establishing a regional retail use.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this is a policy change, there are no anticipated hard costs to be incurred by the City as a result of implementing this strategy. In addition, this strategy can be implemented without assistance from outside consultants.

Estimated Implementation Time: This is estimated to take between 20 to 40-hours of staff time to review the Unified Development Code and draft an ordinance addressing the proposed changes for the City Council's review. This text amendment would be required to be advertised and adopted in accordance with the procedures of the Unified Development Code (i.e. *approximately eight [8] weeks*).

STATUS: ONGOING

STRATEGY 2 INCONSISTENT ZONING REQUESTS ●●●

Zoning approvals that are inconsistent with the *Future Land Use Plan* contained in the Comprehensive Plan should be limited. The *Future Land Use Plan* is a document intended to guide zoning in the City of Rockwall. In addition, zoning approvals not consistent with the *Future Land Use Plan* could have a negative impact on existing land uses, and could have an undesirable effect on the economic stability of the corridor (i.e. *create*

conditions not conducive for retail land uses). Moreover, inconsistent zoning approvals change the *Future Land Use* mix, which is designed to yield an 80% Residential/20% Commercial mix (i.e. intended to yield a 67% residential value/33% commercial value tax base) per this Comprehensive Plan. To better address inconsistent changes in zoning, staff should develop a process to convey how the approval of inconsistent zoning would change the *Future Land Use Plan*. This should be provided with or in staff's case memos to the Planning and Zoning Commission and City Council.

Implementation Responsibility: PZD, CA, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The Planning Division can implement this policy amendment through changes in the current procedures and through the creation and implementation of a tool that will clearly convey the desired information. It should be pointed out that the creation of this process is currently a *strategic goal* on the City's *Strategic Plan* and included in this Comprehensive Plan as an *Implementation Strategy*.

STATUS: ONGOING

STRATEGY ③ DISCOURAGE STRIP DEVELOPMENT ●●

The City of Rockwall has several *Strip Retail Centers* as defined in the findings from the benchmark analysis contained in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*. The establishment of new strip retail centers could have the effect of cannibalizing the businesses that are currently located in the City's existing strip retail centers. This could also create a larger problem for the existing centers due to the transient nature of small businesses that tend to locate in these areas (i.e. *businesses in these shopping centers tend to move to newer developments as they progress along the highway*). To combat this possibility, the City could take steps to discourage strip retail centers by amending the design standards contained in the Unified Development Code. Examples of these changes would include policies targeted at requiring shared facilities (i.e. *parking, access, drive facilities, etc.*), limiting parking fields in the fronts of buildings, requiring the provision

of open space, restricting signage, etc. This would also require provisions that target mixed-used development (e.g. *office land uses mixed with retail/commercial land uses*). It should be noted that while the SPC did identify some of the strategically located properties as being ideal for *Strip Retail Centers*, this would ultimately depend on the carrying capacity of the corridor (i.e. *to avoid cannibalizing existing businesses the demand of the community would need to increase to justify an additional strip retail center*).

Implementation Responsibility: PZD, ARB, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change requires a comprehensive review of the City's commercial design standards, and would take time to prepare the necessary text amendments. The total time necessary to complete this strategy will vary depending on the extent staff will have to amend the ordinances. Staff estimates this could take between 30 to 40-hours to complete. In addition, it may be advantageous to use the Planning and Zoning Commission and/or Architectural Review Board (ARB) as design committees to assist staff in drafting the desired changes. Any ordinance changes would need to be adopted in accordance with the procedures contained in the Unified Development Code (i.e. *approximately eight [8] weeks*).

STATUS: ONGOING

STRATEGY ④ LIMIT SINGLE USE BIG-BOX DEVELOPMENT ●●●

Single use big-boxes can have an immediate and positive effect on a City's ad valorem tax value; however, if abandoned they can also have an effect on the perception of economic health in an area. Currently, the City's big-boxes appear to be economically sound with little to no risk of being abandoned; however, it is a good idea to take a pro-active approach to this issue. Single use big-boxes are typically attractive to businesses that are considered to be category killers and/or discount warehouse stores (e.g. *Wal-Mart, Home Depot, Costco, etc.*). Developing a single big-box is also the typical suburban model for these types of stores. By creating policies that force co-location and mixed-uses the City ensures that

these businesses adapt their models to meet the vision of the community, as opposed to allowing these businesses to dictate the community's appearance. By limiting single use big-boxes moving forward, it also has the added effect of protecting the City's current big-boxes, and perhaps staving off the possibility of having ghost boxes (i.e. *empty big-boxes*) in the future.

To achieve this, the City Council could look at development standards that discourage single use big-box users. These types of policies would include regulations like imposing size caps on single use big-box developments (i.e. *limit individual users to discretionary approvals on buildings that are greater than 20,000 – 30,000 SF*), drafting requirements that provide for roof and façade modulation to allow the buildings to be broken up in the case of abandonment, adopting parking requirements that require parking to be located behind the front façade of the buildings, creating a window requirement, and etcetera.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change would require staff to review the City's current *General Commercial Building Standards*, and draft an ordinance with the necessary text amendments. The total time necessary to complete this strategy could vary; however, staff estimates a completion time of 30 to 40-hours with an additional eight (8) weeks for the adoption of an ordinance change to the Unified Development Code.

STATUS: ONGOING

STRATEGY ⑤ ADAPTIVE REUSE ORDINANCE OR STRATEGY ●●

Building on the previous strategy, one of the main reasons that City's end up with vacant big-box developments are changes in the economics of a property's location (i.e. *the site can no longer support/sustain a larger retail user*). This may mean that a particular site or location is no longer viable as a large retailer. *Adaptive Reuse* ordinances, also referred to as *Ghost Box* ordinances, are ordinances intended to address this common problem. As previously stated, the City of Rockwall has not had issues with empty big-boxes; however, a

proactive approach to this issue could prove to be valuable in the future. Below is a picture of the vacant *Sports Authority* building, which is a single user big-box that was vacated in 2016. Luckily, this building was quickly replaced with an *Academy Sports and Outdoors*; however, this quick replacement may not always be the case.

The City's current ordinance does incorporate an accountability clause that states that "(f)or those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants." This language could be strengthened and the requirement for this accountability clause could be lowered to buildings greater than 30,000 SF. In addition, the City Council could look into establishing ordinances that: (1) creates a fee waiver program for the adaptive reuse of buildings greater than 30,000 SF (*i.e. creating a waiver for building permit fees*), (2) establish a bonding program that is tied to the demolition of the big-box, (3) creates a program that stipulates companies building big-boxes be required to pay into a *Land Conservation Fund*, which can be used for re-greening or converting an abandoned big-box to allow for infill development (*these ordinances are referred to as White Elephant Ordinances*), and/or (4) creates an incentive zone that deals with alternative use/requirements for conversion/redevelopment efforts.



Figure 6.1: Vacant Sports Authority building prior to being converted to an Academy this year.

Implementation Responsibility: PZD, CA, CM, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The time necessary to create an *Adaptive Reuse Ordinance* or policy will depend on the scope

that the City Council chooses. These programs also would need to be vetted by the City Attorney. In this case, it may take several months to prepare and adopt an ordinance creating each of these programs.

STATUS: **IN PROCESS**

STRATEGY 6 PROMOTE THE INCORPORATION OF OPEN SPACE IN LARGER DEVELOPMENTS ●

As was seen in the *Benchmark Analysis* in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*, nearly all of the regional developments surveyed by the SPC contained open/green space. The importance of incorporating open/green space in commercial developments was further validated through the stakeholder engagement process. In both exercises requesting participants to identify their preferred development choice -- *with the choices being those reviewed by the SPC as part of the benchmark analysis* -- the top results were developments incorporating large amounts of open/green space (e.g. *Grandscape* at 26% open space and *Toyota Stadium* at 5% open space and 35% sports fields). In addition, the exercise asking participants to prioritize issues/priorities in the corridor indicated that open/green space was important. Both *Parks/Trail/Walkability* and *Increased Open Space* scored in the top five (5) items identified by the public as priorities and issues. Moving forward provisions requiring a percentage of functional open space -- *above and beyond the required landscape buffer and detention ponds* -- could be incorporated into the design standards for large commercial developments. This would need to be scaled to the development and would not be applicable across the board (*i.e. would not be appropriate for developments with less than 20-acres*).

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): Since this strategy would affect future development the implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy could be completed with an estimated ten (10) to 20-hours of staff time required to prepare an ordinance amendment to the Unified Development Code (*i.e. approximately eight [8] weeks for approval*).

STATUS: **ONGOING**

STRATEGY 7 REVAMP THE CITY'S PARKING STANDARDS ●●●

Commercial developments along the corridor are exclusively made up of surface parking lots situated in the fronts of buildings. Often times these parking areas are two (2) to three (3) times larger than the building it services (see image below).



Figure 6.2: Kohl's Parking Lot, which recently was subdivided to incorporate a Cracker Barrel restaurant at the northeast corner.

In most of these cases the parking lot is rarely if ever full. To address this issue the City Council could choose to establish parking maximums that would limit inefficient uses of land within the corridor. These policies could also promote shared parking agreements and structured parking.

Typically, the argument against structured parking is the high initial cost to establish these facilities; however, if a district wide approach that discourages single use big-boxes is taken by the City, it is not inconceivable to expect more efficient parking solutions. In addition, the City should, where possible, promote shared parking arrangements that are mutually beneficial to developers, property owners and tenants by accounting for varying peak demand. This should have the benefit of increasing the buildable land within the corridor.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: The implementation of this policy change is anticipated to take between ten (10) to 20-hours of staff time to research and prepare an

ordinance amending the parking requirements contained in the Unified Development Code. The ordinance would take approximately eight (8) weeks for approval/adoption.

STATUS: IN PROCESS

STRATEGY 8 CREATE MODEL ZONING ORDINANCE FOR REGIONAL MIXED-USE DEVELOPMENT ●

Article 05, *District Development Standards*, of the Unified Development Code contained standards for a Mixed-Use Overlay (MUO) District (*these standards were recently removed*); however, this district has not been applied to the zoning map. Building off the current standards contained in this section of the code, staff could create a model zoning ordinance for either an overlay district that can be applied to the strategic properties in the corridor or model regulations for a planned development district ordinance -- *similar to the residential standards contained in Article 10, Planned Development Regulations, of the Unified Development Code* -- intended to regulate mixed-use development in the corridor. This could include the information observed by the SPC as part of the *Benchmark Analysis*. This type of ordinance would also layout the City's desired site and building design standards, as well as, address any *incentive zoning* practices intended to incentivize regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a model zoning ordinance could be drafted in two (2) to three (3) weeks. The ordinance would take approximately eight (8) weeks for approval.

STATUS: IN PROCESS

STRATEGY 9 ADOPT POLICIES TARGETED AT SUPPORTING SMALL BUSINESSES ●●●

As part of the *Benchmark Analysis*, the SPC noticed that many of the regional centers they surveyed (*specifically mixed-use centers*) were built with a larger focus on smaller lease spaces. This is directly opposed to the classic

anchor model, which is prevalent in *Strip Retail Centers* and until recently was the preferred model for suburban development by developers. This shift, however, signifies the importance that developers are now placing on small businesses. This may be due to the idea that small businesses have several understated benefits that extend beyond a City's bottom line. For example, small businesses that are successful in a community can shape a unique identity, create a sense of place and enhance community character. In addition, small businesses also have the added benefit of being well suited for adaptive reuse situations, which could play a major role in the economic vitality of the corridor in the future. Rockwall, as a whole, has a healthy history of supporting small businesses -- *especially in the downtown area* -- and there is no reason for this not to continue in the City's primary commercial/retail corridor. To ensure that small businesses are supported in the corridor, staff should look to remove any unintentional barriers in the zoning code that might hinder a small business' ability to open in Rockwall. The majority of these barriers will be in the City's land-use categories, which are somewhat outdated for many of the new types of uses that have been established recently. Addressing this subject, the July 2016 issue of *Zoning Practice* (a periodical released by the *American Planning Association*) identifies four (4) examples of new land uses that have emerged as small businesses recently: (1) specialty food production, (2) industrial design, (3) artisan industrial, and (4) local alcohol production facilities. Under our current use charts these uses, in most cases, would be classified under an *Industrial and Manufacturing* label allowing them to locate in Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts; however, these uses typically depend on the foot traffic generated by commercial-retail areas and would not fare well in the City's industrial districts. An example of this dilemma was recently addressed by the City Council with the text amendment incorporating the *Craft Brewery, Distillery and/or Winery* land use. Prior to the amendment, the code treated all breweries the same, and did not make a distinction between large industrial breweries and small-scale craft brewers. As a result, these uses were relegated to only being permitted in a Light Industrial (LI) or Heavy Industrial (HI) District, when in reality they operate more as a retail/restaurant type of business. By changing the code to allow this use by a Specific Use Permit (SUP), the City Council created discretionary flexibility that allows this land use into areas of the City that

could be better suited to the long-term viability of the business. This flexibility could be beneficial to other land use categories that have undergone fundamental changes in the way they operate. This can be achieved by not only reviewing the City's *Permissible Use Charts*, but also the design standards in the corridor to ensure there are no unreasonable barriers of entry for small businesses.

Another approach the City could take to support small businesses is the continued release of information pertaining to demographics and market analysis. Many small businesses and startups have limited capital to spend on expensive reports and demographic breakdowns of the City. Staff can support these businesses by making reports and studies (e.g. *2017 Existing Conditions Report and this report*) available online to the public. An example of this effort includes the *Retail Shopping Destinations* interactive map, which contains demographic information for the City and its shopping centers. This tool is intended to help small businesses looking to locate in the community.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: Staff estimates that a comprehensive look into the City's *Permissible Use Charts* and commercial design standards could take between 60 to 70-hours to prepare an ordinance making the necessary amendments. The ordinance would take eight (8) weeks for adoption.

With regard to making reports and demographic information online, this has become standard operating procedure for staff and unless directed otherwise staff will continue to make these items available.

STATUS: IN PROCESS | ONGOING

STRATEGY 10 RESIDENTIAL DENSITY BONUSES FOR PROJECTS THAT INCORPORATE A MIXTURE OF LAND USES ●

The City Council could choose to implement policies that would allow high-density residential land uses along IH-30 pending the project incorporate a mix of land uses (e.g. *hotel, restaurant, retail, entertainment, etc.*).

Through the public survey, many citizens indicated a want for higher end retailers and specialty grocers. These uses typically are attracted to areas with high intensity developments that incorporate a higher density residential component. The City Council could use the City's high demand for multi-family, to incentivize a developer proposing a regional mixed-use development along IH-30 by granting density bonuses. This would involve granting densities greater than the current 14 dwelling units per acre permitted in the City's Multi-Family 14 (MF-14) District. It should be noted that this type of strategy would depend on the residential units being integrated into the overall development (i.e. *structured or block styled apartments above retail or office use, which is common in traditional mixed-use developments, would be more desirable under this strategy than garden style apartments – similar to the condominiums constructed at the Harbor*). This strategy depends on the City's demand for multi-family remaining high, which may require other land use strategies moving forward (e.g. *balancing the City's mix of housing units and limiting multi-family development to areas along the IH-30 corridor, away from other single-family neighborhoods, and from any other areas in the city*). Under the City's current housing mix, this policy would only be viable if the multi-family percentage were decreased below an estimated 12%. Currently, this percentage is around 18%. By reducing the percentage and not approving subsequent projects, the City ensures that a high level of demand exists, and that this demand can be leveraged to attract the desired commercial/retail development. It should also be noted that this could be done under an ownership model as opposed to a rental model by using townhomes and/or condominiums.

Implementation Responsibility: PZD, M, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: This policy change would have implications on the policies contained in this Comprehensive Plan. The implementation of this strategy would require staff to review the procedures and design standards in the Unified Development Code to ensure compatibility with the intended objective. Staff estimates this could take between 50 to 60-hours to complete, and would need to be adopted in accordance with the procedures contained in the Unified

Development Code (i.e. *approximately eight [8] weeks*). In addition, since this policy is driven by the demand of multi-family, its implementation would depend on the current multi-family percentage being decreased to a level that can be leveraged for the desired commercial/retail development.

STATUS: **IN PROCESS** | ONGOING

STRATEGY 11 WORK WITH THE REDC AND CHAMBER OF COMMERCE TO COORDINATE BUSINESS RECRUITMENT AND RETENTION EFFORTS ●●●

Intergovernmental cooperation between the City, Rockwall Economic Development Corporation (REDC) and the Chamber Commerce to create a Community Business Retention and Recruitment Program may be advantageous to retaining the businesses we have while targeting a regional commercial retail user. In addition, this cooperation ensures that all agencies are aware of the strategies and efforts of other agencies.

Implementation Responsibility: M

Anticipated Cost(s): This strategy is not anticipated to have any additional costs to any of the agencies listed above.

Estimated Implementation Time: Since this strategy requires coordination between a government, a quasi-government and a private service organization it is difficult to establish a implementation timeline.

STATUS: ONGOING

STRATEGY 12 WORK WITH TXDOT ●●●

Work with the Texas Department of Transportation (TxDOT) to improve circulation and connectivity in the corridor, and to regulate traffic patterns and speed limits. This could also include plans for improved multi-modal mobility and pedestrian access in the corridor.

Implementation Responsibility: E & M

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and will not require the assistance of outside consultants.

Estimated Implementation Time: The City currently works closely with TxDOT, and is in the process of planning the IH-30 corridor for the proposed IH-30 improvements scheduled for 2021.

STATUS: ONGOING

OFFENSIVE STRATEGIES

STRATEGY 1 SMALL AREA PLANS ●

Using the strategically located properties depicted in *Figure 1: Plan Framework*, staff could create small area plans for each of the properties using the findings from the benchmark analysis of this document. By providing small area plans for each of these properties, the City would better convey to the development community the desired outcome for each of these areas. This could help to facilitate a regional development.

Implementation Responsibility: PZD, PZC & CC

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

Estimated Implementation Time: The time frame for the completion of the small area plans will vary. Staff estimates that each plan could be completed in approximately one (1) week to one (1) month depending on the scope and detail of the small area plan.

STATUS: **IN PROCESS**

STRATEGY 2 DEMOLITION PERMIT FEE WAIVER ●

A program creating an administrative waiver of demolition fees could be implemented to assist property owners along IH-30 interested in redeveloping an existing property. While this will not have a major or immediate impact on corridor redevelopment, it is a program that can be implemented easily and can be administered at the staff level (i.e. *as opposed to discretionary oversight of the City Council or other boards or commissions*).

Implementation Responsibility: BI & CC

Anticipated Cost(s): The implementation of this program is not anticipated to have a significant effect on the city's revenues, nor will it be costly to implement. For example, a demolition permit application costs \$50.00, and of the 18 demolition permits issued in 2016, six (6) were in the IH-30 corridor. This would represent a total cost to the City of \$300.00 for a one-year period.

Estimated Implementation Time: It is estimated that this program could be implemented with five (5) to ten (10) hours staff time to research and prepare an ordinance or resolution outlining the process that can be taken to the

City Council for approval. This ordinance can be approved by the City Council without being subject to the requirements of the Unified Development Code (i.e. approximately four [4] weeks for adoption).

STATUS: ONGOING

STRATEGY ③ EXISTING BUILDING CODE ●

Property owners in the IH-30 corridor interested in redevelopment could be allowed to use the 2015 *International Existing Building Code*, which is generally less restrictive than the 2015 *International Building Code* (IBC) and 2015 *International Fire Code* (IFC). The 2015 *International Existing Building Code* is a code that is intended to provide model regulation for existing buildings and is generally less prohibitive than the City's other codes. Currently, the City only utilizes this code in certain circumstances; however, this use could be expanded to ease regulations on existing rehabilitation work. Implementing this strategy would also help to address one (1) of the comments that was expressed at the stakeholder meeting, and which stated that "(e)xisting and older buildings need to grandfathered from any retroactive zoning/building requirements that may be added." While the City does not retroactively apply zoning requirements, new work on existing buildings is typically subject to the building code that is in place at the time of the permit. In this case, it would ease requirements and allow for a code that is expressly intended to regulate existing buildings.

Implementation Responsibility: BI & FM

Anticipated Cost(s): The implementation of this policy change is not expected to incur any additional costs for the City, and should be able to be implemented without the assistance of outside consultants.

Estimated Implementation Time: This policy change can be implemented at an administrative level by changing the City's policy and defining when the 2015 *International Existing Building Code* can be used.

STATUS: ONGOING

STRATEGY ④ CIP PROJECTS ●●

Capital Improvement Projects (CIP) scheduled for the study area and intended to support

existing businesses could be approached with a higher priority than other projects. Currently, there are no anticipated projects intended for the study area; however, this strategy could be used when projects are identified in the future.

Implementation Responsibility: E, M & CC

Anticipated Cost(s): This strategy is not anticipated to have any additional costs associated with it since it deals with the future prioritization of projects on the CIP.

Estimated Implementation Time: This strategy is not anticipated to require a great deal of staff time to implement; however, it would require the foresight and consideration of staff when planning the CIP in the future.

STATUS: ONGOING

STRATEGY ⑤ CITY INITIATED ZONING OF THE CORRIDOR ●

To avoid undesired and unplanned land uses in the corridor the City Council could consider a City initiated action rezoning all property in the corridor to a Commercial (C) District designation. This strategy would ensure that the corridor develops in accordance with the uses permitted in the targeted zoning district; however, this would need to be carefully evaluated and vetted by the City Attorney to avoid any legal hurdles associated with this method. As an alternative strategy, the City could offer the change in zoning classification to property owners on a mass and voluntary basis. This strategy would allow many of the Agricultural (AG) properties within the district the ability to secure Commercial (C) District zoning without having to pay the fees for initiating a zoning case. In addition, this would allow people to market their properties as commercial property.

While the voluntary method is the most desirable, it does not ensure 100% participation from property owners in the corridor. This method could also have the negative effect of entitling property for Commercial (C) District land uses, while not incentivizing a regional mixed-use center. To prevent this, the City Council could consider establishing a new zoning district or planned development district that would have the effect of limiting certain land uses. Under this method, if any residential component was incorporated into the zoning it could fall under *upzoning* (i.e. allowing a greater range of land uses), which could make the request more difficult to challenge. Staff should note that any City initiated zoning request should be

approached under the advisement of the City Attorney.

Implementation Responsibility: CA, M, PZD, PZC & CC

Anticipated Cost(s): All the anticipated costs for this strategy will vary depending on the involvement of the City Attorney.

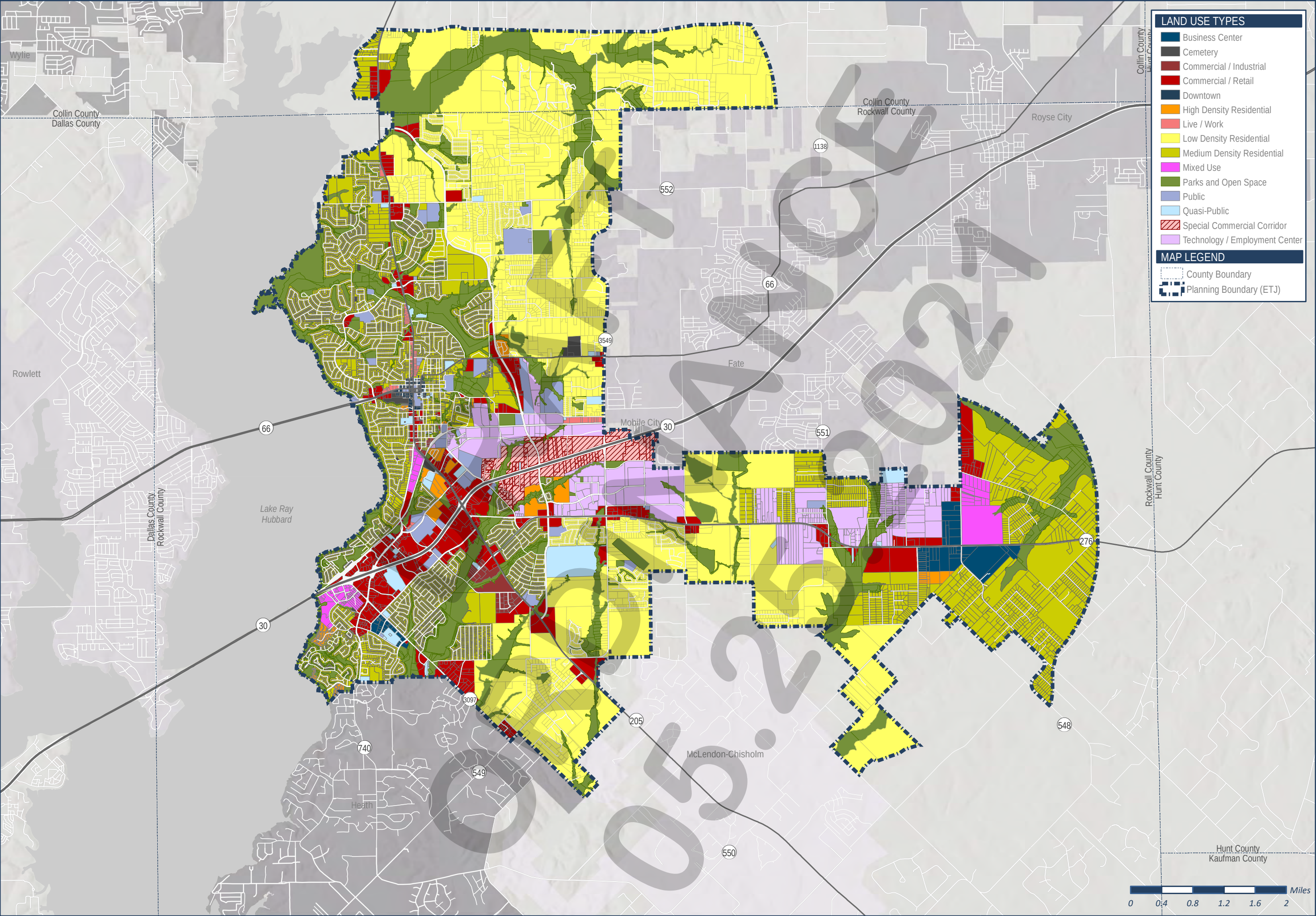
Estimated Implementation Time: The implementation time of this strategy will depend on the approach of the City Council.

STATUS: INCOMPLETE

④ IMPLEMENTATION PLAN

Perhaps the most important thing to point out is that markets are not static, and have a substantial potential to change. This is especially true with regard to commercial/retail development trends. It will be necessary to update the information in this study on a regular basis and to make sure that the direction of this study is still in-line with the community's vision. This is specifically important with regard to the market analysis contained in the *IH-30 Corridor Plan*.

Finally, when making future decisions in the corridor all parties will need to make sure that development requests, policy decisions, discretionary approvals and any other action affecting the study area are looked at in a global sense. Taking a district wide approach to how the corridor develops in the future will ensure that the community is developing in accordance to its vision and not letting individual developments dictate the community's appearance. This will be especially important for staff to relay to applicants looking to develop and/or establish themselves in the IH-30 corridor.



LAND USE TYPES

Business Center

Cemetery

Commercial / Industrial

Commercial / Retail

Downtown

High Density Residential

Live / Work

Low Density Residential

Medium Density Residential

Mixed Use

Parks and Open Space

Public

Quasi-Public

Special Commercial Corridor

Technology / Employment Center

MAP LEGEND

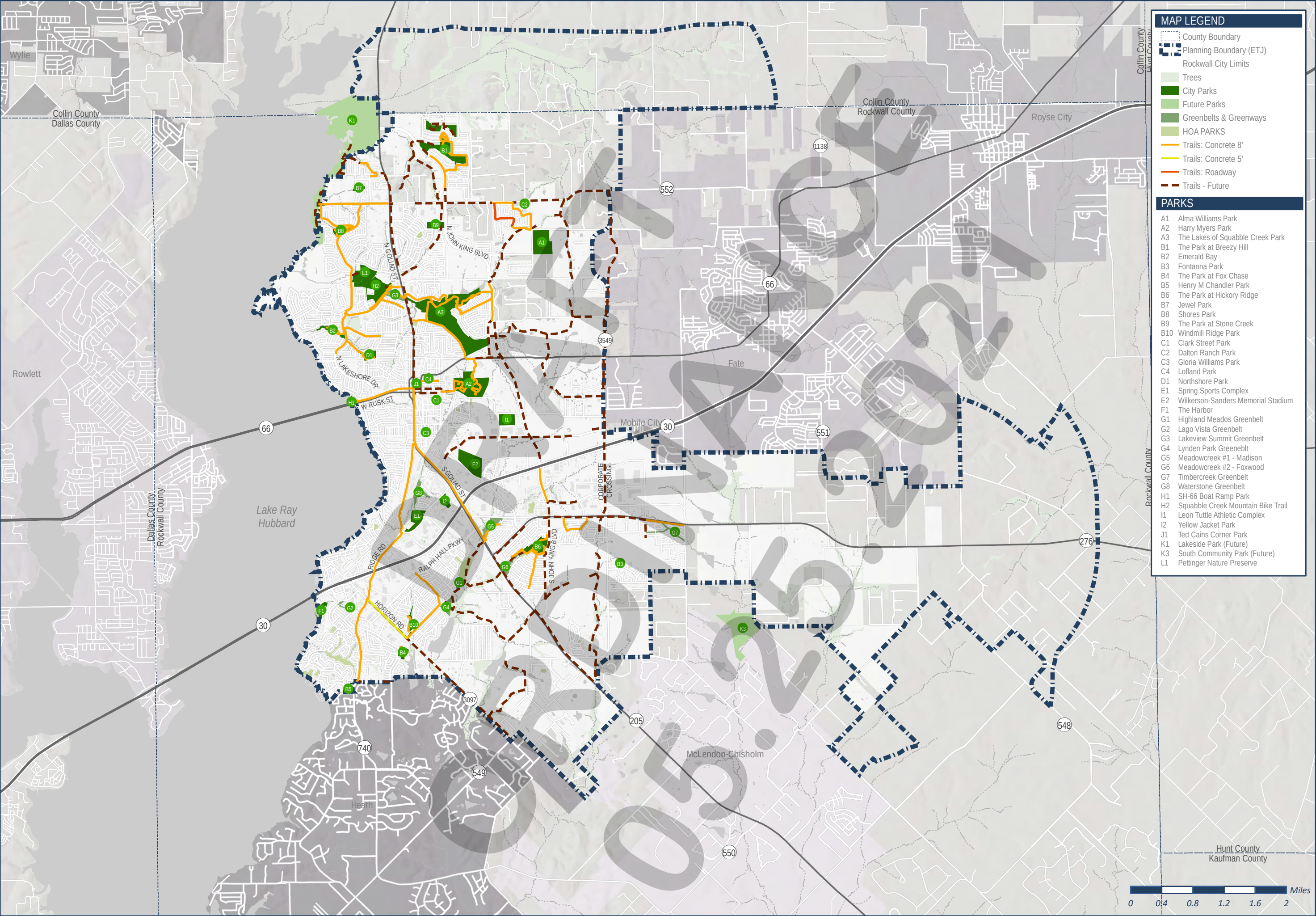
County Boundary

Planning Boundary (ETJ)



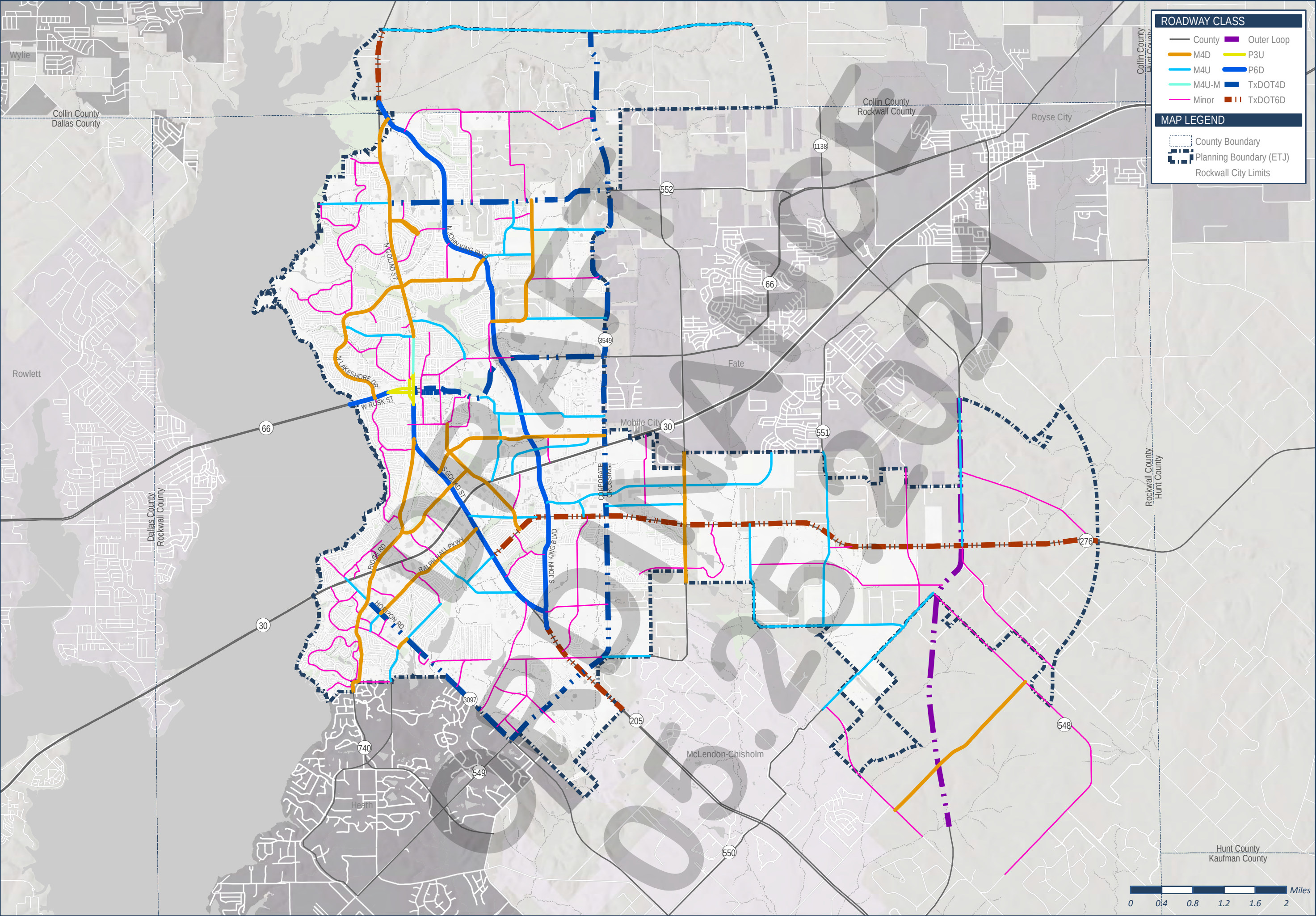
FUTURE
LAND USE PLAN

COMPREHENSIVE PLAN
01 | LAND USE &
GROWTH MANAGEMENT



MASTER TRAIL PLAN

COMPREHENSIVE PLAN 03 | PARKS, OPEN SPACE AND TRAILS



ROADWAY CLASS

County	Outer Loop
M4D	P3U
M4U	P6D
M4U-M	TxDOT4D
Minor	TxDOT6D

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits



MASTER
THOROUGHFARE PLAN

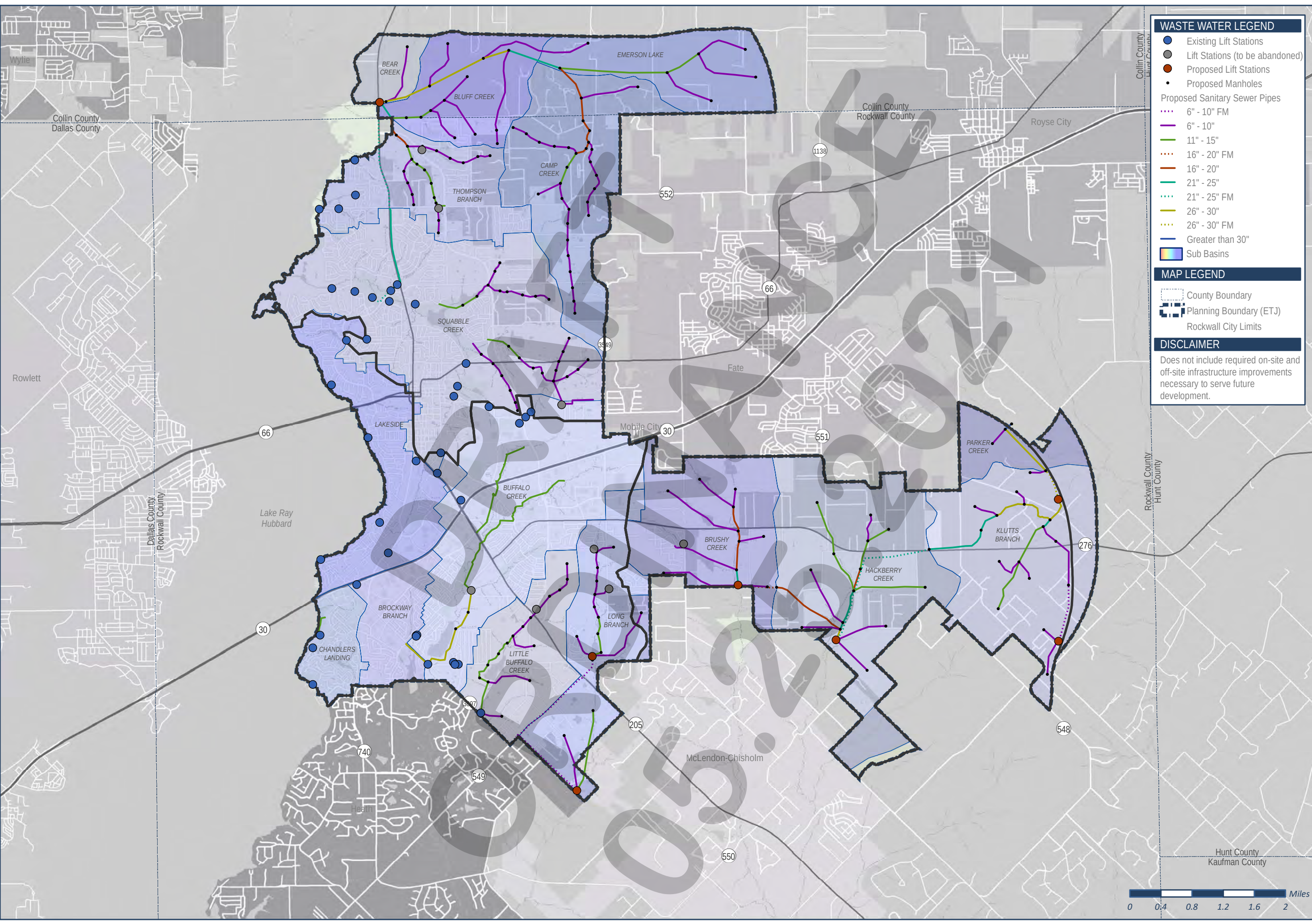
COMPREHENSIVE PLAN
04 | INFRASTRUCTURE



MASTER WASTE WATER PLAN

COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

4



WASTE WATER LEGEND

- Existing Lift Stations
- Lift Stations (to be abandoned)
- Proposed Lift Stations
- Proposed Manholes

Proposed Sanitary Sewer Pipes

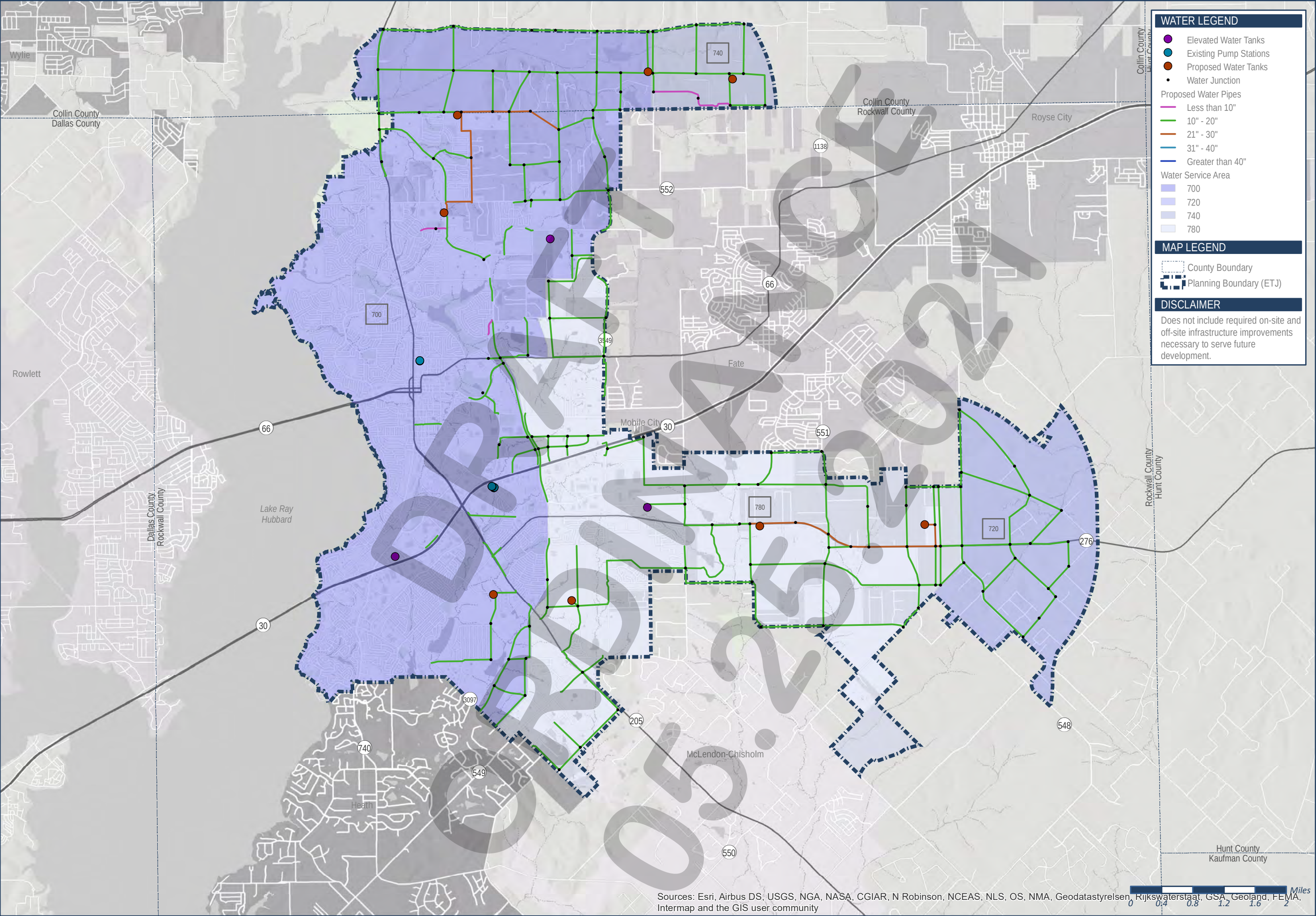
- 6" - 10" FM
- 6" - 10"
- 11" - 15"
- 16" - 20"
- 16" - 20" FM
- 21" - 25"
- 21" - 25" FM
- 26" - 30"
- 26" - 30" FM
- Greater than 30"
- Sub Basins

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

DISCLAIMER

Does not include required on-site and off-site infrastructure improvements necessary to serve future development.



MASTER WATER PLAN

COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-026
PROJECT NAME: Winding Creek
SITE ADDRESS/LOCATIONS: 237 CLEM RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 39 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 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	David Gonzales	05/20/2021	Approved w/ Comments

05/20/2021: P2021-026; Preliminary Plat for the Winding Creek Subdivision

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 39 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 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 David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-026) in the lower right-hand corner of all pages on future submittals.

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

M.5 Indicate the subdivision boundary lines, and acreage and square footage. Verify the acreage for the subject property. PD-91 was approved indicating 38.012-acres. The preliminary plat indicates 36.567-acres. [Ordinance No. 21-17, PD-91]

M.6 Verify the density for the subdivision. PD-91 allows for a maximum density of 1.48 dwelling units per acre. The preliminary plat indicates 1.531-acres. [Ordinance No. 21-17, PD-91]

M.7 The lot width for the following lots do not conform to PD-91 standards. Please make the following adjustments. [Ordinance No. 21-17, PD-91]

a) Lot 4, Block C – minimum 90-ft frontage

b) Lots 6 & 7, Block C – minimum lot frontage on a curvilinear street is 72-ft at the building setback line. Adjust and/or provide a label indicating the minimum lot frontage for these lots.

M.8 Label all proposed streets with the proposed names for GIS approval. Contact Lance Singleton, GIS Supervisor for street name approval at LSingleton@rockwall.com

[Subsection 04.01, of Article 11, UDC]

M.9 Indicate the location and dimensions of any proposed right-of-way dedication. 17.5-ft additional right-of-way to be placed in reserve for FM-1141 (TXDOT Roadway).

[Subsection 04.01, of Article 11, UDC]

M.10 Locate and identify existing and/or proposed median openings and left turn channelization. [Subsection 04.01, of Article 11, UDC]

M.11 Please revise the Treescape Plans per the following comments: [Section 05, of Article 09, UDC]

a) Mitigation required for Hackberry Trees being removed along FM-1141.

b) Remove all trees from page L-1.0 that are not within the city limits of the City of Rockwall. Additionally, remove the same trees from the Treescape Plan Table, page L-1.1 that are being considered for mitigation as these do not count towards mitigation (i.e. not within the corporate limits of the city).

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:

(1) Planning & Zoning work session meeting will be held on May 25, 2021.

(2) Parks and Recreation Board meeting will be held on June 1, 2021.

(3) Planning & Zoning regular meeting will be held on June 15, 2021.

(4) City Council regular meeting will be held on June 21, 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	05/20/2021	Approved w/ Comments

05/20/2021: Informational Comments for continuing the development process.

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 areas. Detention must be above the 100-year Water Surface Elevation.
- I - Must establish 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 the water line on site. Only one use allowed off a dead end line.
- 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.

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:

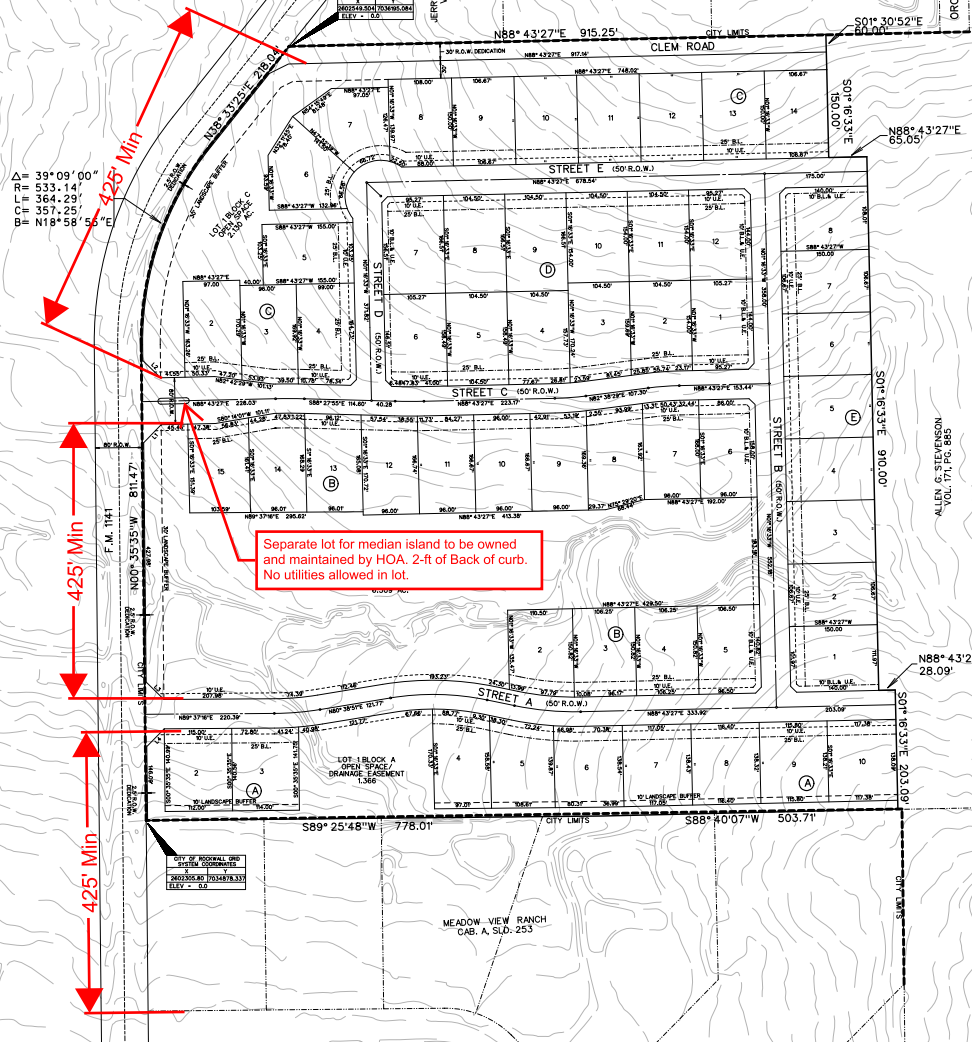
- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved w/ Comments
05/17/2021: 1. P2021-026 (David Gonzalez)			
Park District 8			
Cash in Lieu of Land \$609.00 x 39 = \$23,751.00			

Pro Rata Equipment Fees $\$577.00 \times 39 = \$22,503.00$
Total per lot (1) Lot \$1,186.00 & Total for 39 lots \$46,254.00

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°03'56" E	42.68'
2.	N 45°56'04" W	42.18'
3.	N 45°29'10" W	42.51'
4.	S 44°30'50" W	42.35'



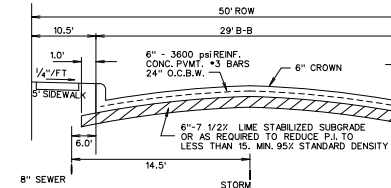
Reviewed for preliminary Approval

Planning & Zoning Commission Chairman Date

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 filed with the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days of approval.

Mayor, City of Rockwall City Secretary City Engineer



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

Block A	Block B	Block C	Block D	Block E
1st 59484	1st 274837	1st 92807	1st 16161	1st 16145
2 16188	2 16045	2 16000	2 16258	2 16000
3 16021	3 16024	3 16018	3 17205	3 16000
4 16138	4 16024	4 17007	4 16555	4 16000
5 16040	5 16012	5 16003	5 16562	5 16000
6 16250	6 16078	6 16061	6 16089	6 16000
7 16209	7 16038	7 16053	7 17478	7 16000
8 16106	8 16027	8 16084	8 17400	8 16151
9 16010	9 16047	9 16000	9 17400	
10 16215	10 16000	10 16000	10 16003	
11 16000	11 16000	11 16000	11 16003	
12 16172	12 16000	12 16000	12 16161	
13 16001	13 16000			
14 16037	14 16000			
15 16002				

* denotes open space

General Items:

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

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

MAY 2021 SCALE 1" = 100'

CASE #P2021-XX



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SE corner of Clem Rd and FM1141

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 39

LOTS [CURRENT] 0

LOTS [PROPOSED] 56

- ☐ **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 Mark Taylor

☒ APPLICANT Humberto Johnson Jr, PE - Skorburg Company

CONTACT PERSON Mark Taylor

CONTACT PERSON Humberto Johnson Jr., PE

ADDRESS 100 N Central Expy
237 Clem Rd

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 972-772-4171

PHONE 214-522-4945

E-MAIL mtaylor1045@gmail.com

E-MAIL jjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

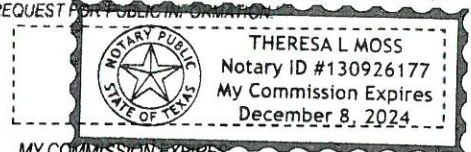
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Taylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 10 DAY OF May, 2021

OWNER'S SIGNATURE Mark Taylor

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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CITY ENGINEER:

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

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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 **CLEM RD @ FM1141 WM Dalton, Tract 17-01**

SUBDIVISION LOT BLOCK

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

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 39	LOTS [CURRENT]	0
		LOTS [PROPOSED]	56

- ☐ **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 Freeman	☒ APPLICANT	Humberto Johnson Jr, PE - Skorborg Company
CONTACT PERSON	Alex Freeman	CONTACT PERSON	Humberto Johnson Jr., PE
ADDRESS	100 N Central Expy STE 1008	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Richardson, TX 75080	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	469-233-4774	PHONE	214-522-4945
E-MAIL	afreeman@pinnclemontessori.com	E-MAIL	jrjohnson@skorborgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

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

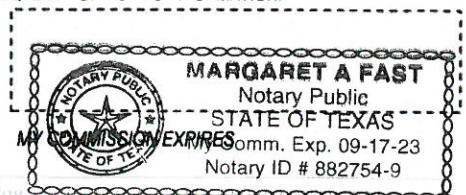
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

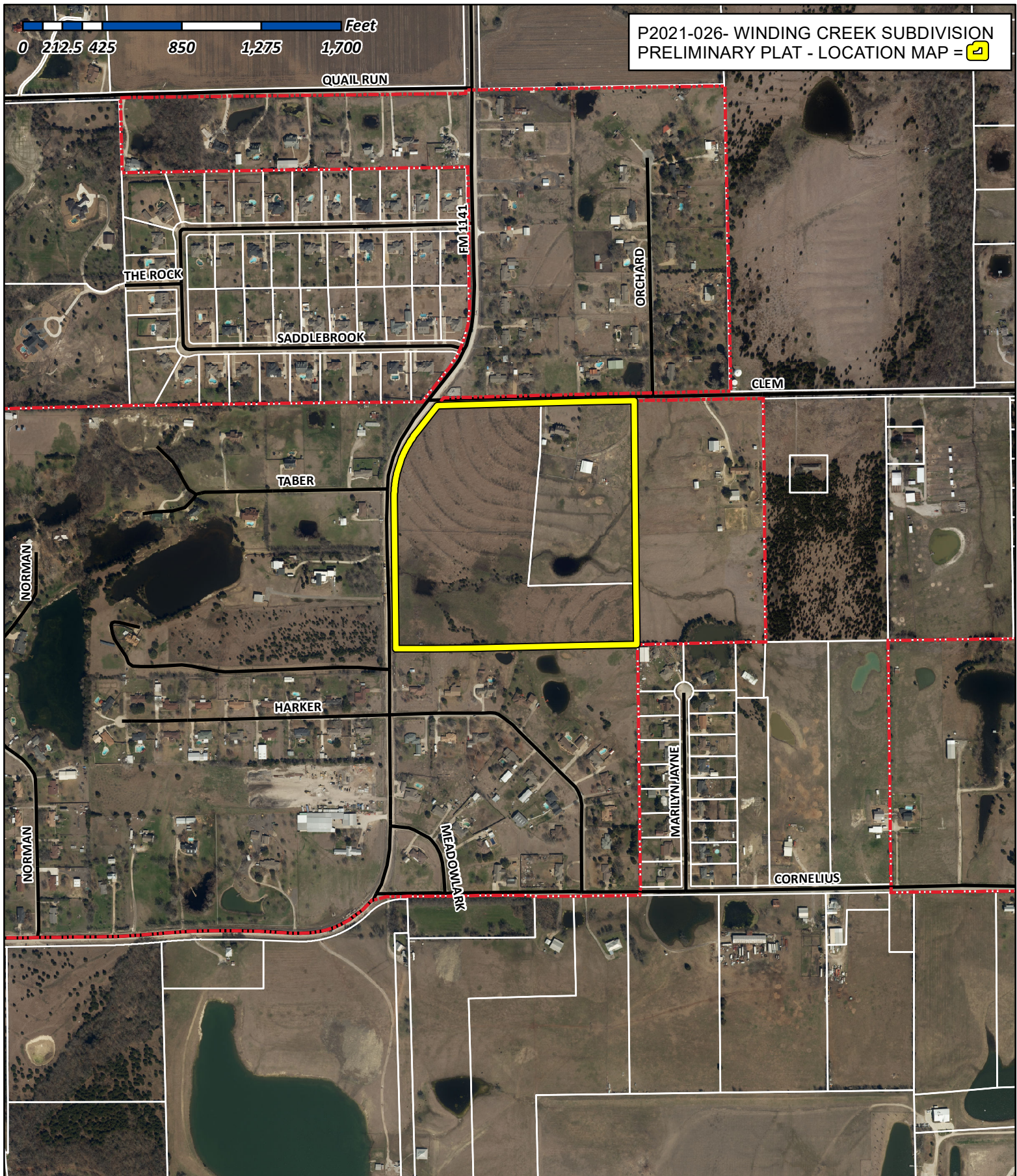
OWNER'S SIGNATURE

Alex Freeman

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Margaret A Fast





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.



$\Delta = 39^{\circ} 09' 00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ} 58' 55'' E$

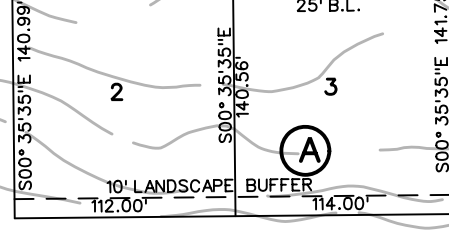


Diagram illustrating the cross-section of a storm sewer installation, showing the following components and dimensions:

- Overall Width:** 50' ROW (Right of Way)
- Storm Sewer Width:** 29' B-B (Bottom to Bottom)
- Side Slopes:** 10.5' on each side.
- Storm Sewer Structure:**
 - 6" - 3600 psi REINF. CONC. PVMT. *3 BARS
 - 24" O.C.B.W. (Overlaid Concrete Base Width)
 - 6" CROWN
- Subgrade:** 6"-7 1/2" LIME STABILIZED SUBGRADE OR AS REQUIRED TO REDUCE P.I. TO LESS THAN 15. MIN. 95% STANDARD DENSITY
- Dimensions:**
 - 1.0' (Top Slope)
 - 1/4" / FT (Slope)
 - 5' SIDEWALK
 - 6.0' (Bottom Slope)
 - 14.5' (Total Width of Storm Sewer Structure)
 - 8" SEWER
 - STORM
 - 8" WATER

WINDING CREEK									
Block A		Block B		Block C		Block D		Block E	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	59484	1*	274837	1*	92807	1	16161	1	16745
2	16188	2	16045	2	16000	2	16258	2	16000
3	16021	3	16024	3	16038	3	17265	3	16000
4	16128	4	16024	4	17007	4	16555	4	16000
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6	16250	6	16078	6	16061	6	16589	6	16000
7	16209	7	16038	7	16053	7	17478	7	16000
8	16106	8	16227	8	16084	8	17400	8	16151
9	16010	9	16047	9	16000	9	17400		
10	16215	10	16000	10	16000	10	16093		
		11	16000	11	16000	11	16093		
		12	16172	12	16000	12	16161		
		13	16001	13	16000				
		14	16037	14	16000				
		15	16002						

* denotes open space

A map showing the intersection of F.M. 552 and F.M. 141. A callout box labeled "PROJECT LOCATION" points to a black square at the intersection. A curved line labeled "JOHN KING" is also shown. A North arrow is present in the upper right corner.

CASE • P2021-XXX



30' LANDSCAPE
BUFFER

30' LANDSCAPE
BUFFER

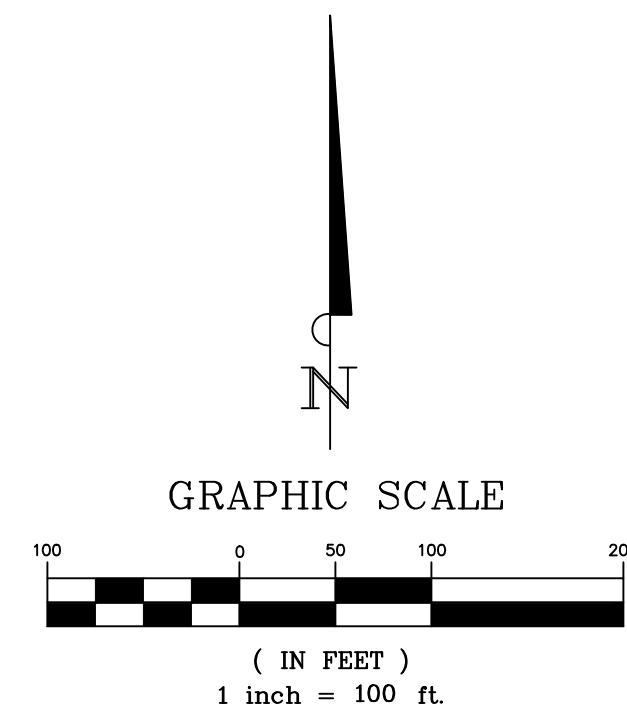
10' WIDE HOA MAINTAINED
LANDSCAPE BUFFER

10' WIDE HOA MAINTAINED
LANDSCAPE BUFFER

JL PEOPLES SUB
A 109

FISHER
3060 140

McBEE
993 98



GRAPHIC SCALE

- TREE LEGEND**
-
-  PRESERVED EXISTING TREE
-  REMOVED EXISTING TREE
-  OFF-SITE OR PUBLIC ROW TREE

SITE DATA
ACREAGE:
LOT COUNT:

OWNER

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

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.

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN

[illegible]

SHEET NUMBER

L-1.0

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	ROW DEDIC	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	ROW DEDIC	-	-	-	-	-
3	15.5	Osage-orange	15	No	Healthy	OUTSIDE DEV	-	-	-	-	-
4	21.2	black w ilow	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
5	18.5	sugarberry	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
6	7.1	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
7	5.2	live oak	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
8	7.2	bur oak	7	No	Healthy	OUTSIDE DEV	-	-	-	-	-
9	7.3	bur oak	7	No	Healthy	OUTSIDE DEV	-	-	-	-	-
10	21.4	Osage-orange	15	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
11	20.7	black w ilow	15	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
12	11.8	sugarberry	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
13	6.5	live oak	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
14	23.0	live oak	20	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
15	20.0	cedar elm	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
16	10.7	live oak	8	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
17	6.8	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
18	27.6	cottonw ood	28	No	Healthy	OUTSIDE DEV	-	-	-	-	-
19	5.1	Bradford pear	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
20	18.3	red mulberry	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
21	5.8	bald cypress	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
22	6.0	bald cypress	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
23	30.6	crape myrtle	16	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
24	17.3	live oak	18	No	Healthy	OUTSIDE DEV	-	-	-	-	-
25	13.7	cedar elm	14	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
26	6.4	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
27	5.7	live oak	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
28	13.4	cedar elm	15	No	Healthy	OUTSIDE DEV	-	-	-	-	-
29	19.2	live oak	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
30	10.4	yaupon	8	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
31	26.6	live oak	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
32	7.9	bald cypress	8	No	Healthy	OUTSIDE DEV	-	-	-	-	-
33	14.0	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
34	13.7	eastern red cedar	12	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
35	20.7	black w ilow	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
38	22.5	black w ilow	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
36	11.3	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
37	37.5	black w ilow	18	Yes	Damaged	OUTSIDE DEV	-	-	-	-	-
39	12.8	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
40	11.1	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
41	11.7	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
42	4.1	common persimmo	4	No	Healthy	OUTSIDE DEV	-	-	-	-	-
43	12.3	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
44	11.5	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
45	13.7	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
46	4.4	common persimmo	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
47	11.2	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
48	11.0	eastern red cedar	11	No	Healthy	OUTSIDE DEV	-	-	-	-	-
49	4.0	gum bumelia	4	No	Healthy	OUTSIDE DEV	-	-	-	-	-
50	11.5	sugarberry	12	No	Damaged	OUTSIDE DEV	-	-	-	-	-
51	11.2	sugarberry	12	No	Damaged	OUTSIDE DEV	-	-	-	-	-
52	13.3	sugarberry	14	No	Healthy	OUTSIDE DEV	-	-	-	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
54	12.9	sugarberry	14	No	Healthy	OUTSIDE DEV	-	-	-	-	-
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	-	-
							106.2	-	33.5	-	-
								Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

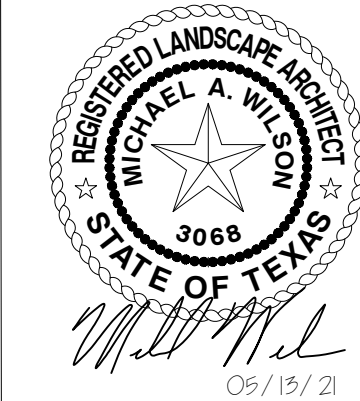
Tree #	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	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	PRESERVED	-	-	-	-	-
507	11.6	sugarberry	11	No	Healthy	ROW DEDIC	-	-	-	-	-
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	ROW DEDIC	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	ROW DEDIC	-	-	-	-	-
525	11.8	sugarberry	12	No	Damaged	ROW DEDIC	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	ROW DEDIC	-	-	-	-	-
527	12.9	sugarberry	18	No	Healthy	ROW DEDIC	-	-	-	-	-
528	12.5	sugarberry	16	No	Damaged	ROW DEDIC	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	ROW DEDIC	-	-	-	-	-
530	11.2	sugarberry	13	No	Healthy	ROW DEDIC	-	-	-	-	-
531	12.5	sugarberry	17	No	Healthy	ROW DEDIC	-	-	-	-	-
532	17.2	sugarberry	20	No	Healthy	ROW DEDIC	-	-	-	-	-
533	21.7	sugarberry	27	No	Damaged	ROW DEDIC	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	ROW DEDIC	-	-	-	-	-
535	22.3	sugarberry	24	No	Damaged	ROW DEDIC	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	ROW DEDIC	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	ROW DEDIC	-	-	-	-	-
539	11.0	sugarberry	13	No	Damaged	ROW DEDIC	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	ROW DEDIC	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
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	PRESERVED	-	-	-	-	-
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
547	24.2	black w ilow	26	Yes	Healthy	REMOVED	-	-	-	N/A	-
548	13.5	black w ilow	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 persimmo	5	No	Healthy	REMOVED	-	4.2	-	-	-
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
							114.6	179.4	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

220.8	179.4	33.5	-	-	433.8
Featured	Protected	Protected	Protected	Preserving	TOTAL

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
GRAPE 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

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)

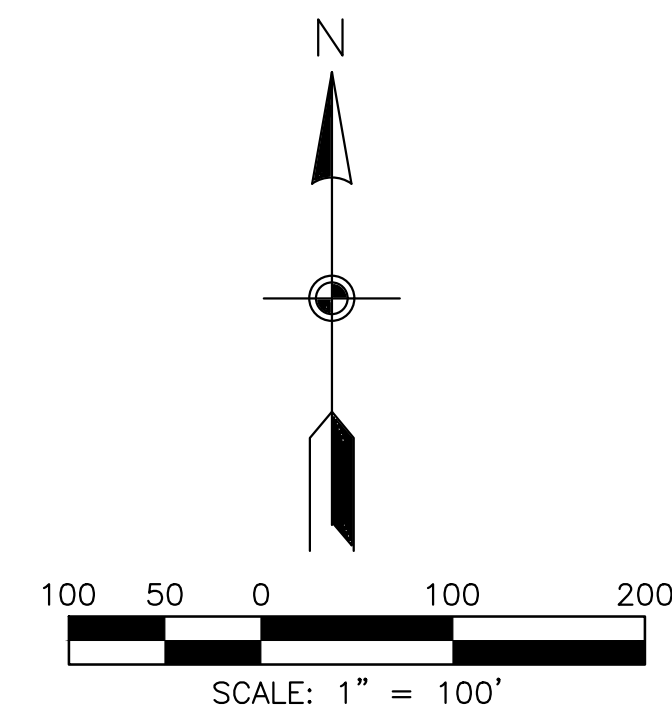
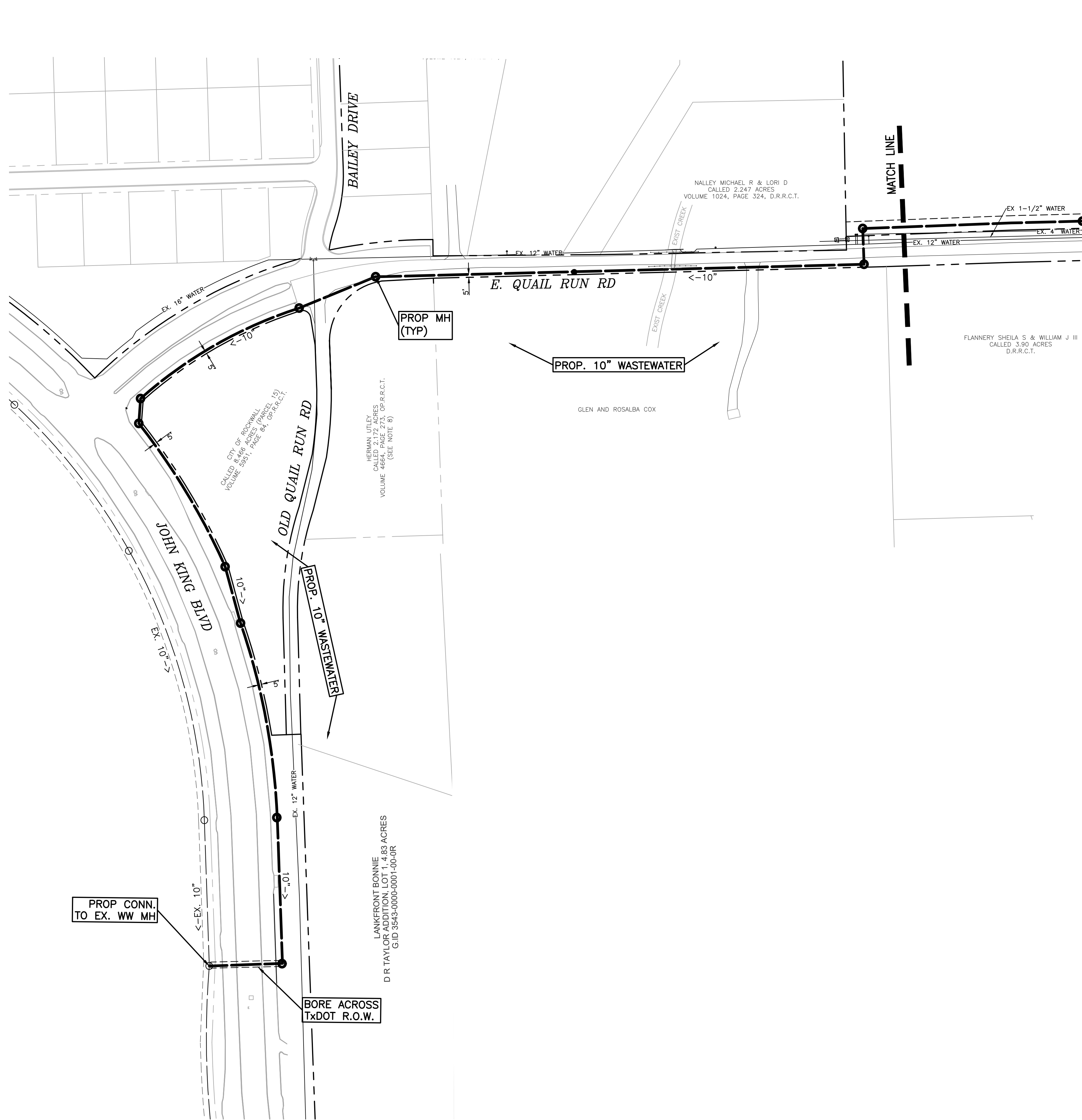


SHEET NUMBER

L-1.1

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.

BANNISTERENGINEERING240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 faxREGISTRATION # F-10599 (TEXAS)



PRELIMINARY
FOR REVIEW ONLY
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN

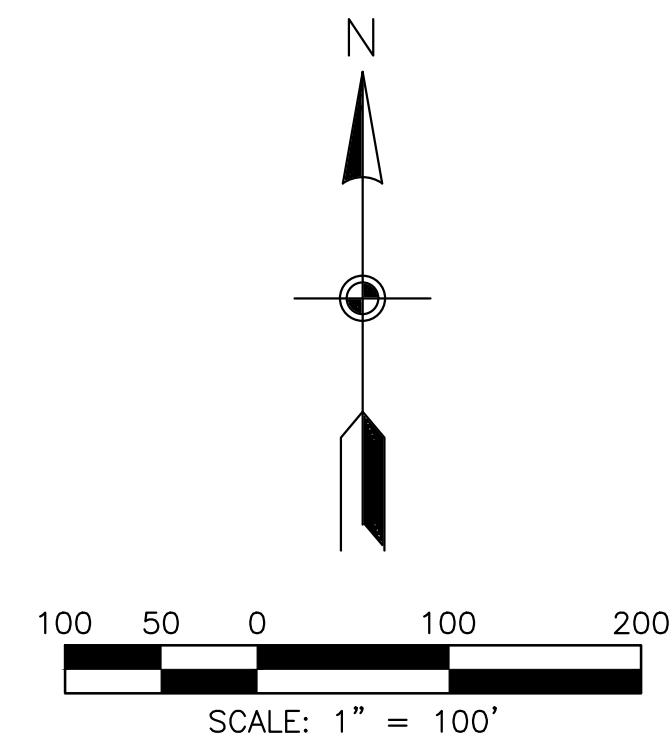
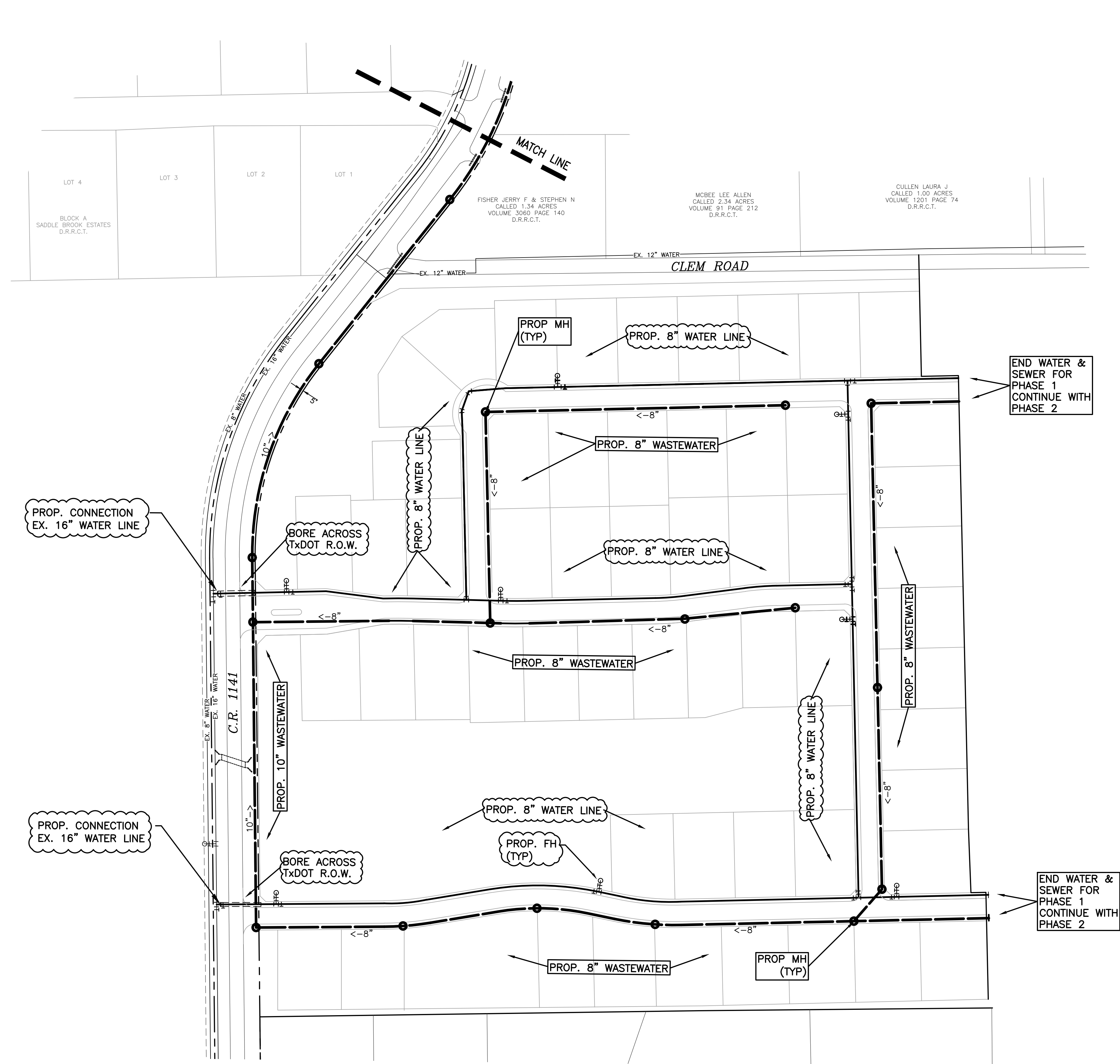
WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



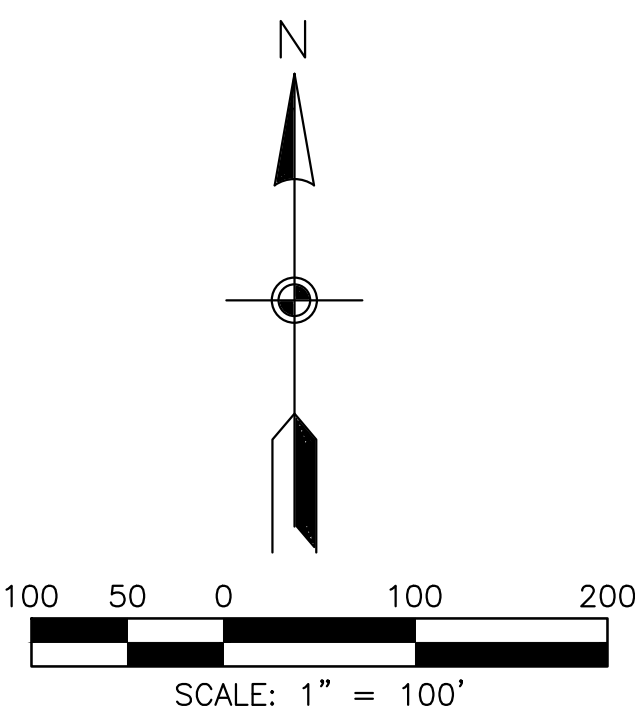
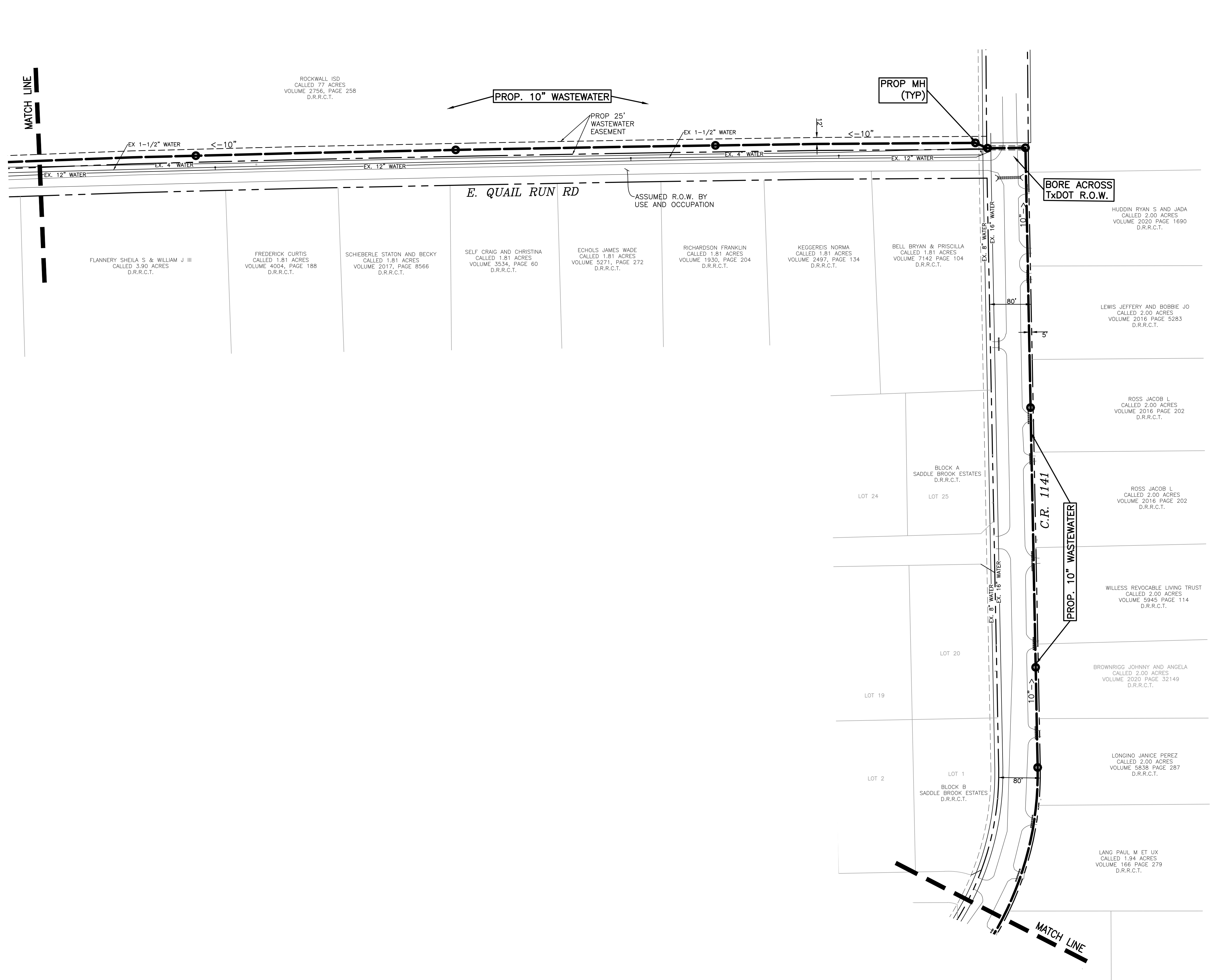
**CIVIL ENGINEERING
DESIGN & CONSULTING**
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
daytonm@macatee-engineering.com
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/14/2021			3 OF 5



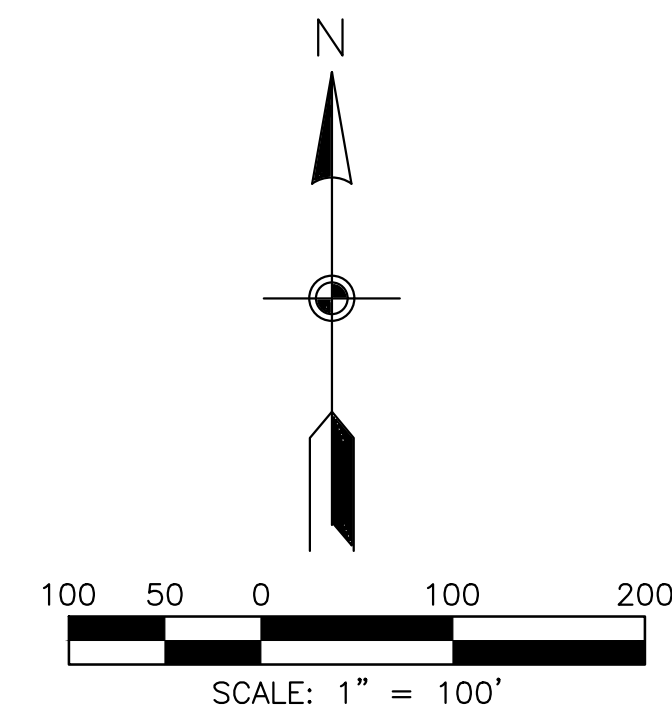
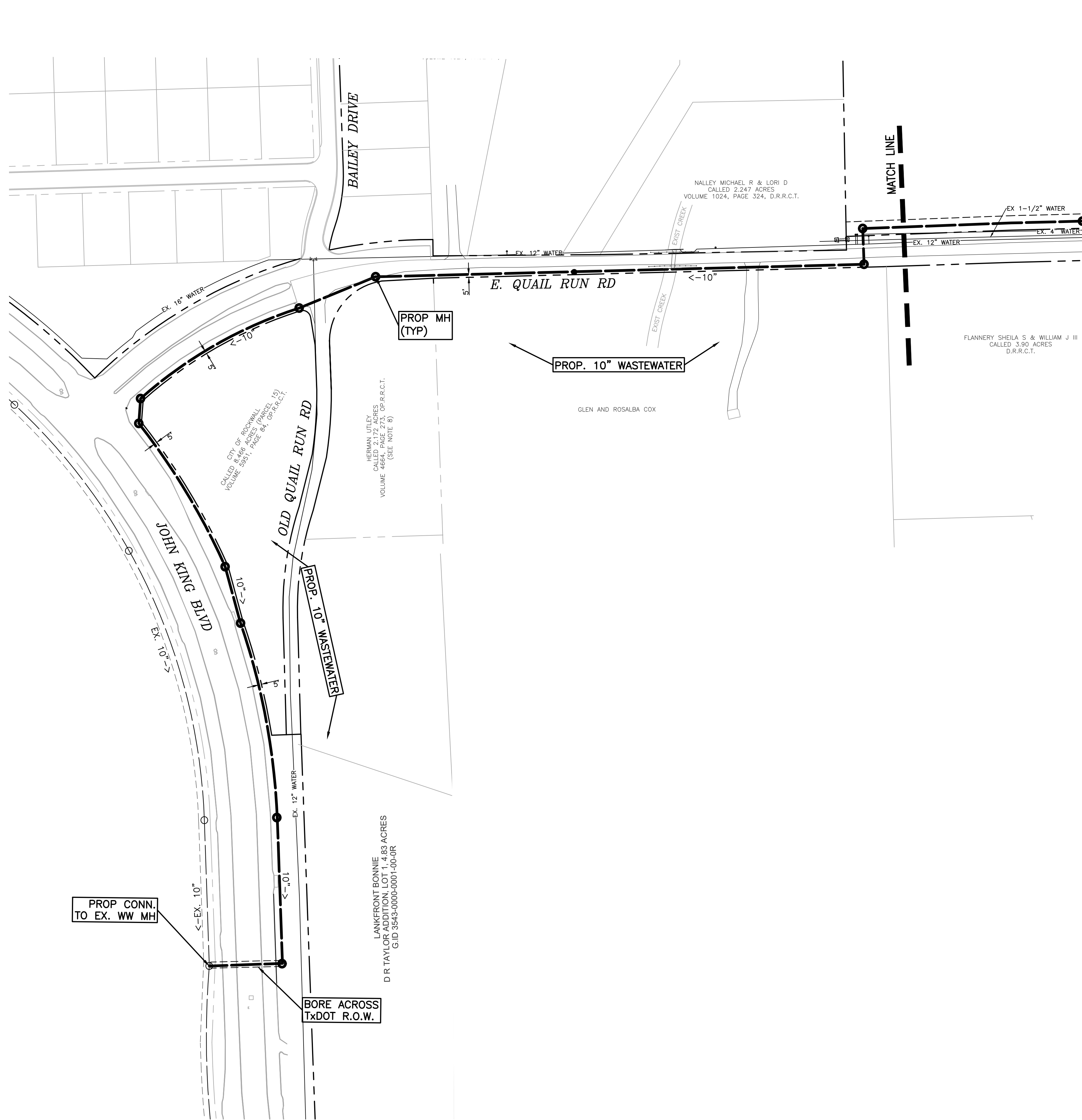
PRELIMINARY
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DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			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.
		05/14/2021			1 OF 5



PRELIMINARY
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CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
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			DESIGNED	CHECKED	DATE
					05/14/2021
			DWG FILE	PROJECT #	SHEET NO.
					2 OF 5



PRELIMINARY
FOR REVIEW ONLY
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**CIVIL ENGINEERING
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DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/14/2021			3 OF 5

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: SP2021-014
PROJECT NAME: Amended Site Plan for 108 St. Mary's Street
SITE ADDRESS/LOCATIONS: 108 ST MARYS ST, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Chuck Vickers of T&C Main Street Holdings, LLC for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments
05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street.			
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.			
M.3 For reference, include the case number (SP2021-014) 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 Residential Office (RO) District standards, and the Development Standards of Article V, that are applicable to the subject property.			
M.5 Site Plan:			
1. The signature block is required on all sheets of the plans. (Subsection 03.04.A, of Article 11)			
2. Remove the drainage plan from the site plan sheet. (Subsection 03.04.A, of Article 11)			
3. Update the date that the plans were drafted. (Subsection 03.04.A, of Article 11)			
4. Indicate the wall lengths of the building on site. (Subsection 03.04. B, of Article 11)			
5. Indicate the distance between the building and the property lines. (Subsection 03.04. B, of Article 11)			
6. Indicate the front yard setback. (Subsection 03.04. B, of Article 11)			
7. Indicate the fire lane as Fire Lane, Public Access, Utility, and Mutual Access Easement. (Subsection 03.04. B, of Article 11)			
8. Identify the adjacent right-of-way. (Subsection 03.04. B, of Article 11)			
9. Indicate the centerline for St Marys Street. (Subsection 03.04. B, of Article 11)			
10. Label the height and type of any proposed or existing fencing. (Subsection 08.02.F, of Article 08)			
11. Show all proposed and existing utility equipment (pad/ground and roof mounted) and their subsequent screening. Pad mounted must be screening from any public ROW and adjacent properties. Roof mounted must not be visible from the street or adjacent properties; consider crosshatching or outlining the units. (Subsection 01.05. C, of Article 05)			
12. Indicate if there is a dumpster, if so meet these requirements: 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)			
13. The subject property has residential adjacency along the east property line. According to the case memo for a pervious site plan case, SP2019-002, on the subject property the			

landscape plan must have canopy trees on 20' on centers and mature shrubs along the east property line. (Subsection 01.06, of Article 05)

M.6 Landscape Plan:

1. Update the site data provided to reflect a maximum building height of 36'. (Section 2.1 of this checklist)
2. A 10' landscape buffer is required along St Marys Street; 1 canopy and 1 accent tree per 50' (i.e. 2 canopy and 2 accent trees are required along St Marys Street). (Subsection 05.01, of Article 08)
3. Canopy trees are a 4" caliper minimum and shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
4. Indicate all proposed and existing trees and shrubs. Include all proposed landscaping into a table that includes species, quantities, and size. (Subsection 05.03. B, of Art. 08)
5. Identify the visibility triangles for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
6. Provide a note that indicates that the irrigation will meet the requirements of the Unified Development Code. (Subsection 015.04., of Article 08)

I.7 All proposed and existing signage will be covered in the building permit.

I.8 The future addition will need an amended site plan before construction.

I.9 The subject property will need to replat to dedicate the right-of-way where the proposed sidewalk is located.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 1, 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 June 1, 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 June 15, 2021 Planning & Zoning Meeting.

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

1) Planning & Zoning Work Session meeting will be held on May 25, 2021.

2) Planning & Zoning meeting/public hearing meeting will be held on June 15, 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	05/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: 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. SP2021-014

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 108 SAINT MARY STREET

Subdivision H.W. BOYSTON Addition, Vol. 3024 pg 225 Lot -

Block -

General Location SEC. GOLIAD & ST. MARY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RESIDENTIAL / COMMERCIAL Current Use N/A

Proposed Zoning SAME Proposed Use OFFICE

Acreage 0.50 AC. Lots [Current] 1 Lots [Proposed] 1

- ☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

☒ Owner T & C MAIN STREET HOLDING, LLC.

☐ Applicant CARROLL ARCHITECTS, INC

Contact Person CHUCK VICKERS

Contact Person JEFF CARROLL

Address 2475 RIDGING CLUB RD

Address 750 E. INTERSTATE 30
110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX

Phone 214. 793. 9794

Phone 214. 632. 1762

E-Mail CASENCHI@gmail.com

E-Mail JCARROLLARCH.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jeff Carroll [Owner] the undersigned, who stated the information on this application to be true and certified the following:

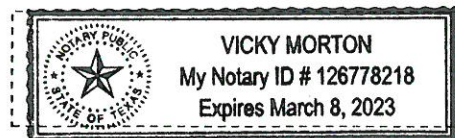
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of May, 20 21. By signing this application, 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 May, 20 21

Owner's Signature

Jeff Carroll

Notary Public in and for the State of Texas



My Commission Expires

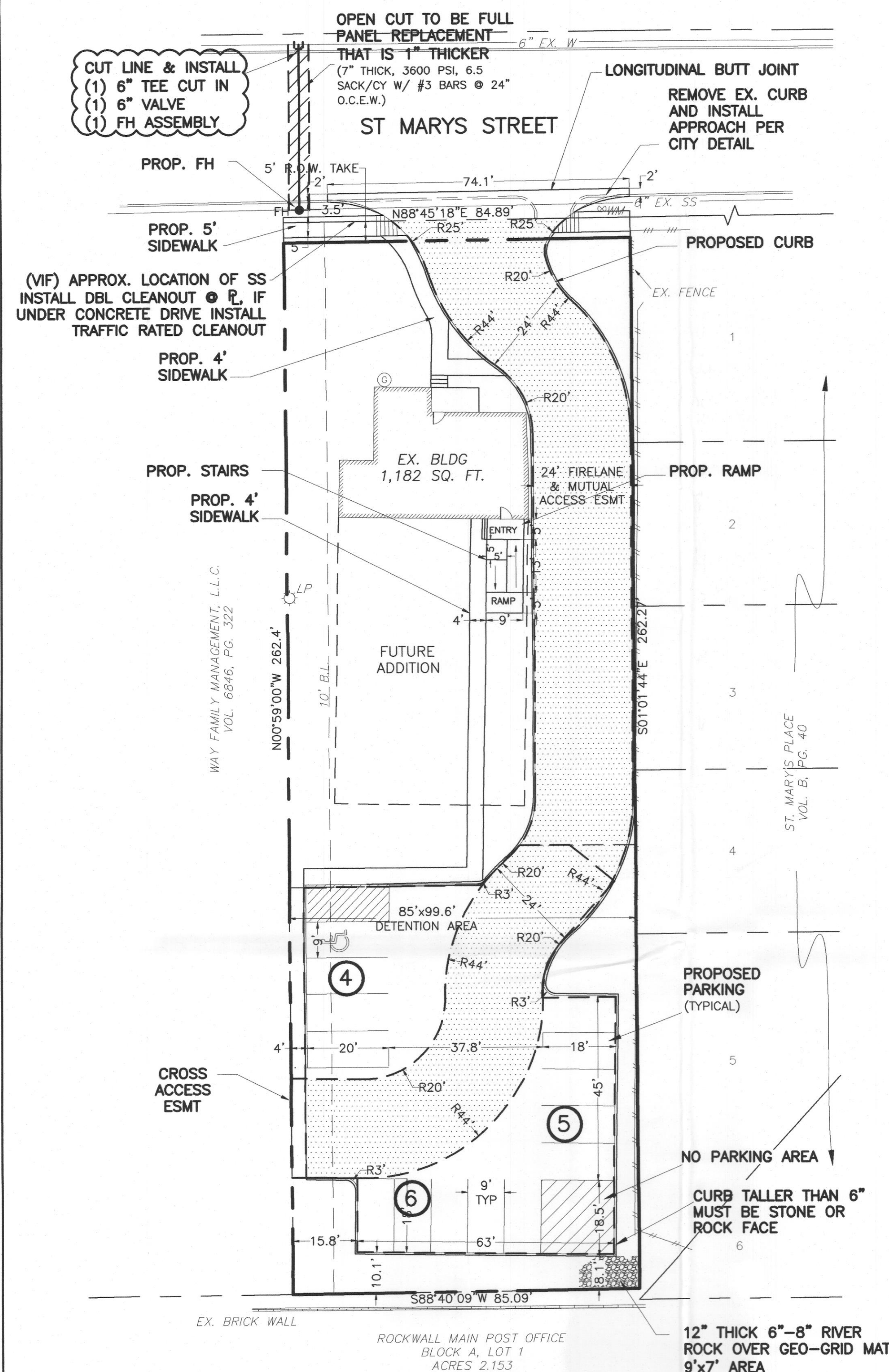


City of Rockwall

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.



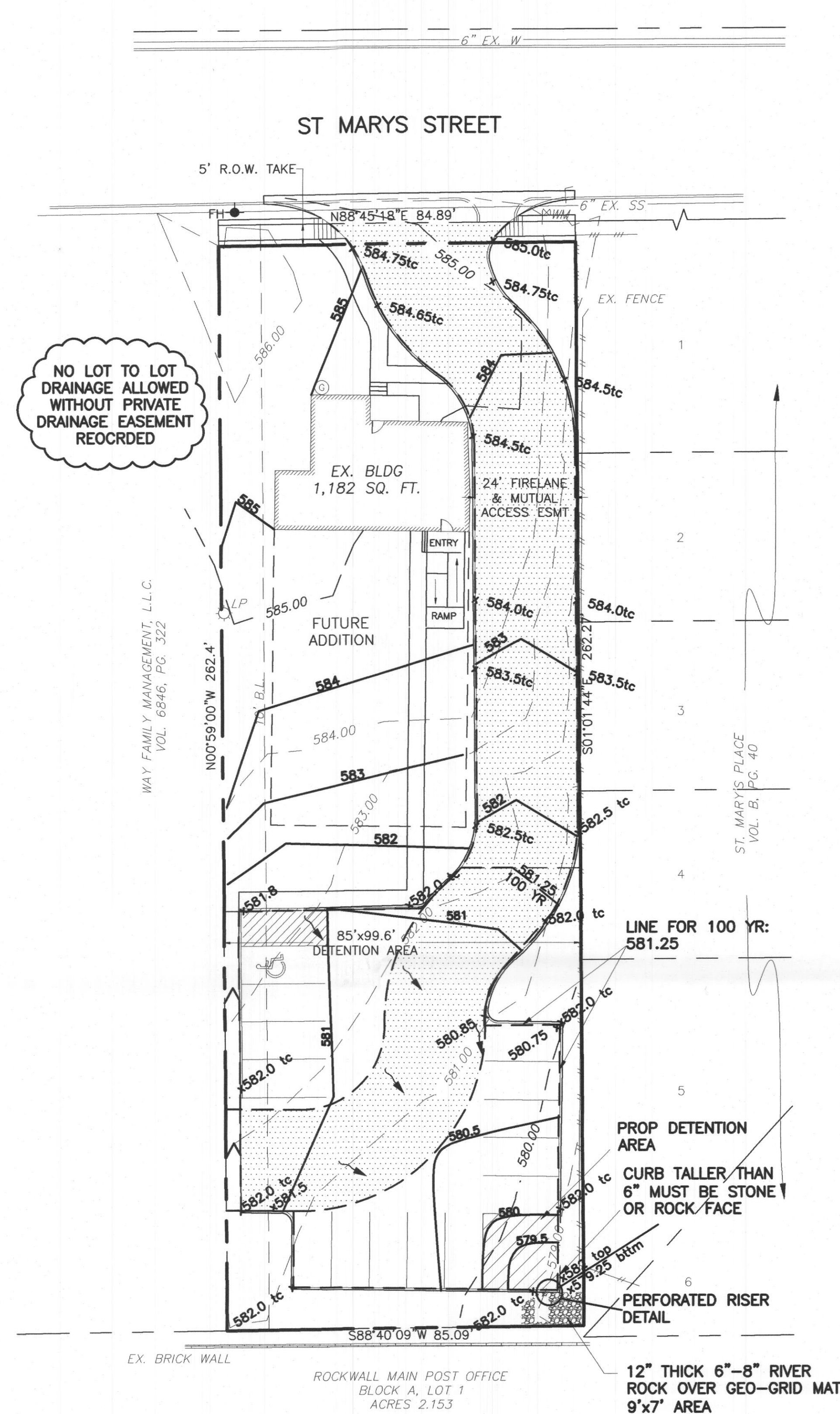


WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION
OR CONSTRUCTION STAKING, IT SHALL BE THE
CONTRACTORS RESPONSIBILITY TO CONTACT THE
CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE
IN POSSESSION OF THE MOST CURRENT SET OF
CONSTRUCTION DOCUMENTS.

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **RHODES SURVEYING OF GARLAND, TEXAS** THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS, ANY COSTS INCURRED AS THE RESULT OF ANY CORRECTING CONDUITS, PIPES, AND STRUCTURES (STORM SEWER) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (R/S&E) WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE RESPONSIBLE FOR DETERMINING THE MOST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 5) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 6) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
- 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
- 8) NO PART OF THE WALL (FOOTINGS, THE BACKS, ETC.) CAN BE OFF-SITE IN EASEMENTS, OR IN RIGHT OF WAY.

PAVING NOTES:

- 1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
- 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 85% OF STD. PROCTOR @ MOISTURE RANGE OF 1% - 4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING SHEEPS' FOOT ROLLER.
- 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
- 5) NO SAND UNDER PAVING.

!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION

SITE DATA:

LOT AREA:
0.51 Acres, 22,278.6 Sq. Ft.
EX. BUILDING AREA:
1,182 sq.ft.
PROPOSED USE:
Office
IMPERVIOUS AREA
(including buildings):
12,632 sq.ft.
PARKING:
Required:(1 space/300) +
Provided:
Standard = 14
Handicapped = 1
Total Provided = 15
LANDSCAPE AREA:
Required: (10%) 2,227.9 s
Provided: 9646.6 sq.ft.

ONLY DRAWINGS STAMPED "RELEASED FOR
CONSTRUCTION" BY THE CITY OF ROCKWALL
TO BE USED FOR CONSTRUCTION.



CASE #: SP2019-002

SITE & GRADING PLAN

108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

owner

CHUCK VICKERS
CASENCHI@GMAIL.COM
214-793-9794

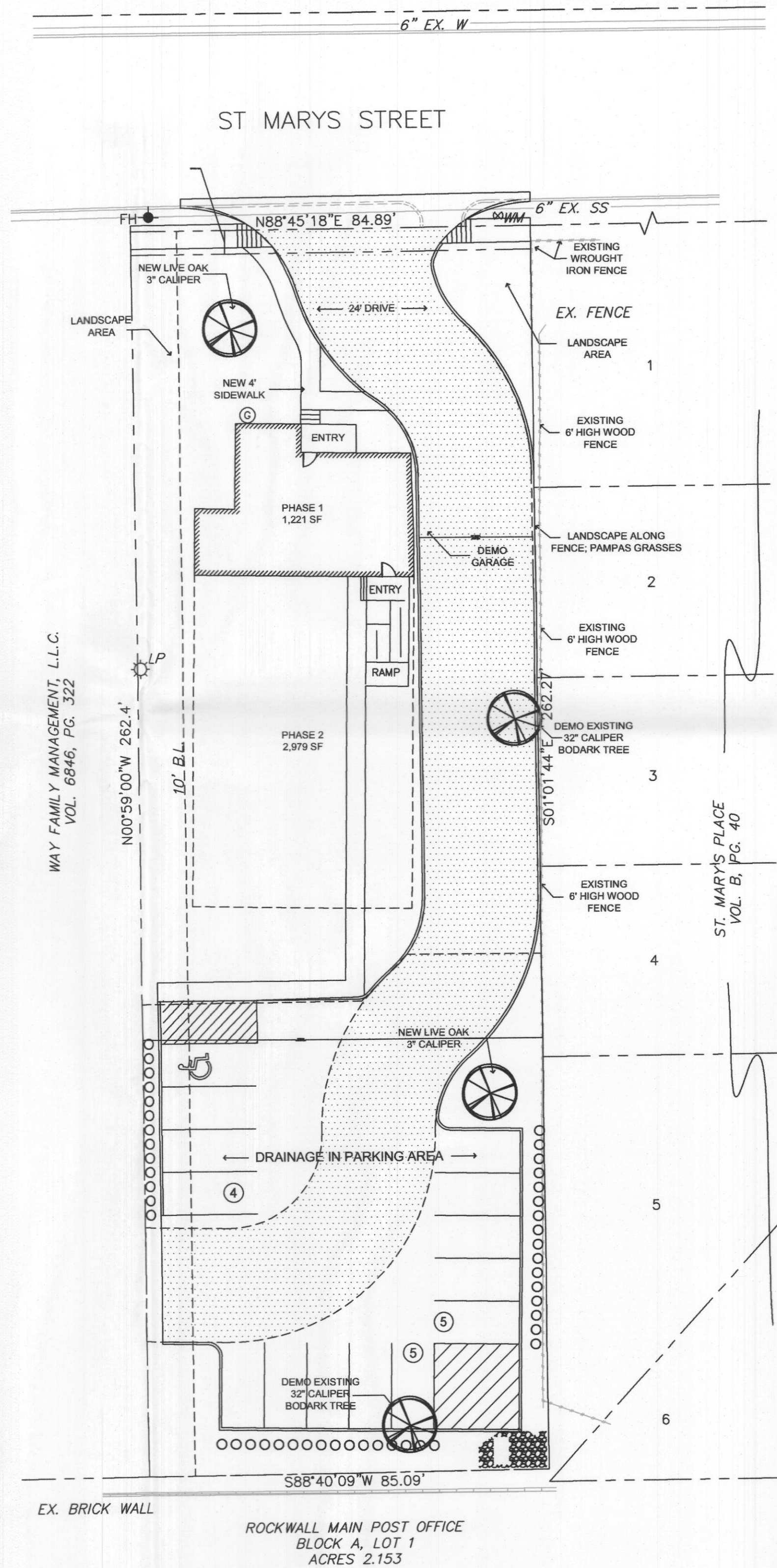
prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

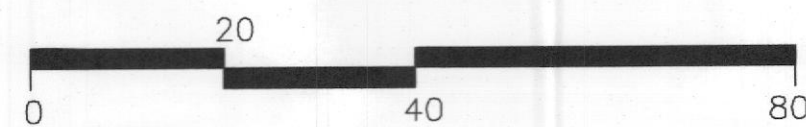
REG NO.: F-2567
• 2020 by Monk Consulting Engineers, Inc., All Rights Reserved

date:	scale:	sheet:
6/16/20	1" = 20'	C10

SP 2021-014



1 SITE PLAN
SCALE: 1:20



SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA-TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	30 ft. MAX	30 ft. MAX

PARKING TABLE		
PROPOSED PARKING-TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

- NOTE:
- Photometric plan N/A. There will be no site lighting on this project.
 - This property will not be subdivided.

LANDSCAPE TABULATION			
PHASE 1			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 39% of 22,279 S.F.	=	8,782 S.F.
PHASE 2			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 27% of 22,279 S.F.	=	6,114 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL		QTY
Frontage 60 LF (NIC DRIVES) = 1 tree - Live Oak, 4" caliper (canopy)		1
Parking 1 tree per 80' radius - 1 tree - Live Oak 4" caliper		1
Total		2
Shrubs for headlight screening. At planting should be 24" tall 36" O.C.		

108 Saint Mary Street	
LEGAL DESCRIPTION AND OR ADDRESS:	
H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
<u>OWNER</u>	
Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087	
<u>APPLICANT</u>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jo@carrollarch.com	
<u>CASE NUMBER</u>	
SP2019-002	

ISSUE:	OWNER REVIEW:
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-08-2019
REVISED	05-22-2020
REVISED	06-22-2020

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INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Rockwall, Texas 75087

VICKERS
CONSTRUCTION

Chuck Vickers
214.793.9794

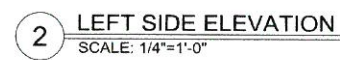
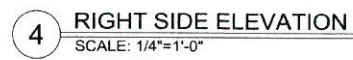


750 E. Interstate 30
Suite 110 TX 75087
Rockwall, Texas
P: 972-732-6085
F: 972-732-8058

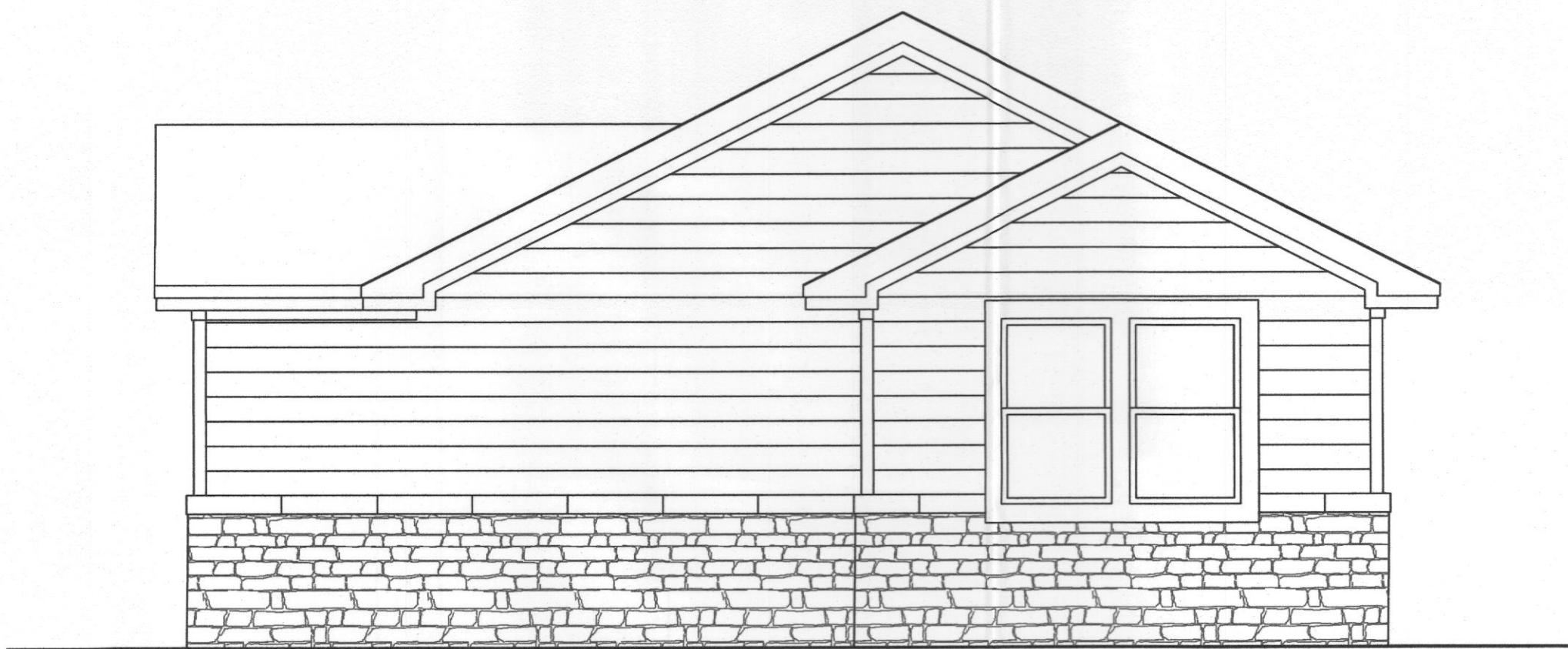
**LANDSCAPE
PLAN**

DATE: JULY 2018 SHEET NO:
PROJECT NO: 2018009
DRAWN BY:
CHECKED BY:

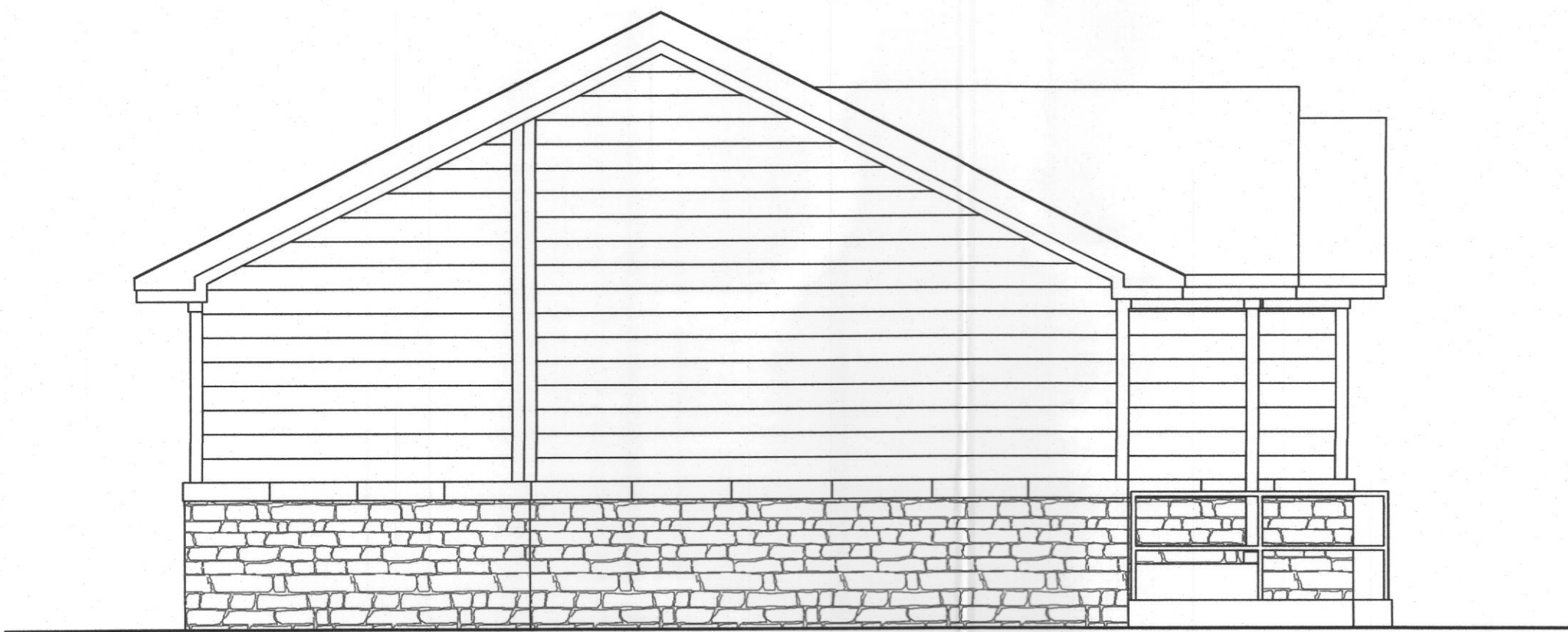
LP1



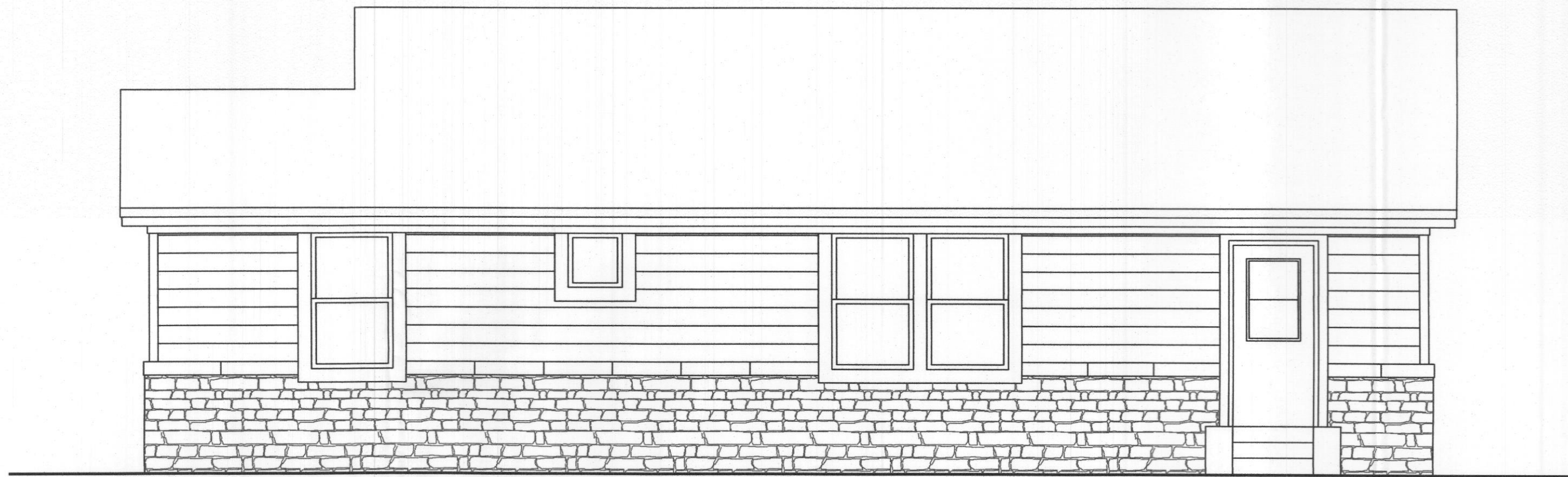
SP2021-014



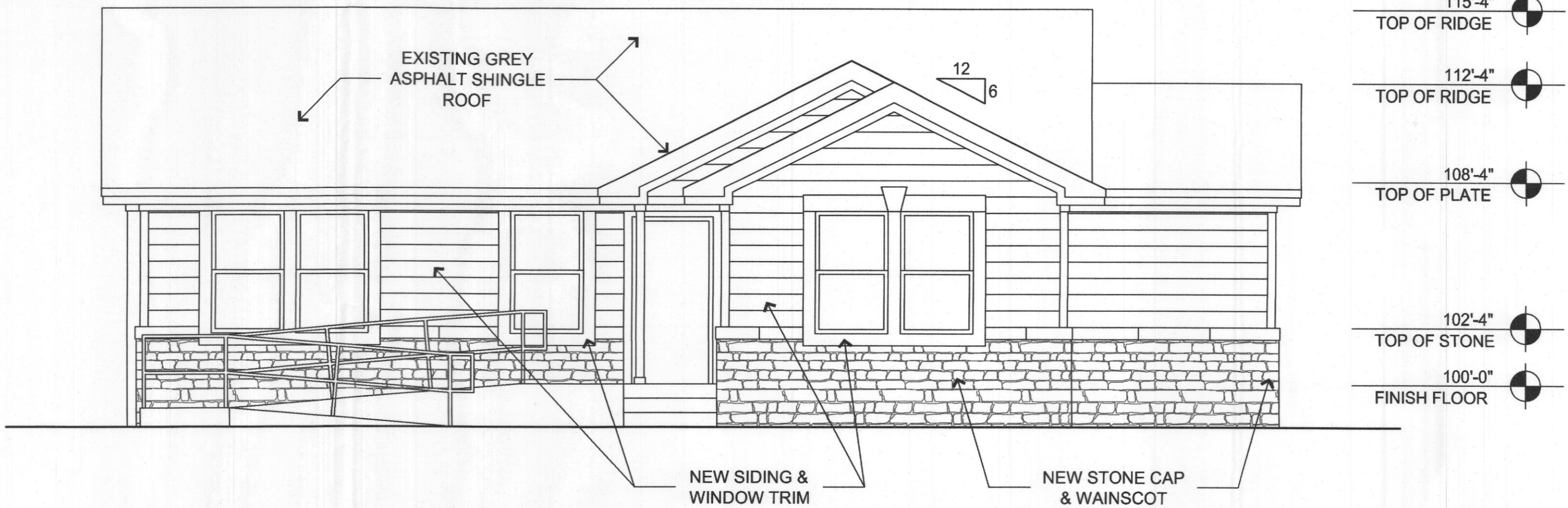
4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

NOTE:

1. New siding applied to all 4 elevations.
2. New stone cap / wainscot applied to all 4 elevations.
3. New insulated windows applied to all 4 elevations.

108 Saint Marys Street

LEGAL DESCRIPTION AND OR ADDRESS:

H.W. Boydston Addition
Rockwall, Texas
Volume 3024, Page 225 of
Deed Records of Rockwall County, Texas
0.51 Acres

OWNER

Chuck Vickers
2475 Riding Club Rd.
Rockwall, TX 75087

APPLICANT

Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
SP2019-002

ISSUE: OWNER REVIEW: 01-17-2018

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INTERIOR REMODEL FOR
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Rockwall, Texas 75087

VICKERS
CONSTRUCTION

Chuck Vickers
214.793.9794



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

ELEVATIONS

DATE: JULY 2018 SHEET NO:
PROJECT NO: 2018009
DRAWN BY:
CHECKED BY:

A501